UCSF 2014 Long Range Development Plan (LRDP)

www.ucsf.edu/LRDP

Mission Bay Citizens Advisory Committee

July 10, 2014
Upcoming LRDP Milestones

- August 2014: Publish Draft Environmental Impact Report (60-day public comment period)
- September 2014: Draft EIR Public Hearing
- Feedback on Draft LRDP accepted through September 30
- Late 2014/Early 2015: Publish Final LRDP and EIR and present to UC Regents for consideration
Agenda

1. Overview of UCSF and LRDP Planning Process
2. Guide to the Draft LRDP
3. Growth Projections through 2035
4. LRDP Objectives
5. Physical Proposals for Mission Bay
6. Upcoming Milestones
7. Questions and Comments
UCSF Overview

- Focus is solely on graduate health sciences
- 2,790 students, 1,100 postdoctoral scholars, and 1,660 clinical residents
- 24,500 faculty and staff
  - Second largest employer in San Francisco, after the city itself
- UCSF Medical Center recognized as a world leader in health care
- 198 acres (61 acres are Open Space Reserve)
- 9.2 million sf completed and under construction (includes leased space; excludes parking)
- Long-standing affiliations with San Francisco General Hospital and the Veterans Affairs Medical Center
- UCSF produces an estimated direct and indirect economic impact totaling $6.2 billion per year in the Bay Area
Current UCSF Locations
## Activities at Major UCSF Locations

<table>
<thead>
<tr>
<th>Location</th>
<th>Acreage</th>
<th>GSF*</th>
<th>Inpatient</th>
<th>Outpatient</th>
<th>Research &amp; Office/Admin</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parnassus</td>
<td>107.0</td>
<td>3,302,000</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>Mission Bay</td>
<td>56.4</td>
<td>1,927,000</td>
<td>Opens 2015</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Mount Zion</td>
<td>7.6</td>
<td>776,000</td>
<td>Through 2015</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Mission Center</td>
<td>3.1</td>
<td>291,000</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Laurel Heights</td>
<td>10.3</td>
<td>363,000</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>SFGH**</td>
<td>--</td>
<td>258,000 *</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

* Excludes parking
** UCSF provides clinical staff and conducts research in City-owned facilities at SFGH
Drivers of UCSF’s Growth

• Research Funding
  – Contract and grants from the National Institutes of Health more than doubled between 1997 and 2013 ($517 million in 2013)
  – More than any other public institution in the country, and second among all institutions nationwide

• Clinical Volume
  – Inpatient census increased 11% since 1997
  – Outpatient volume increased 93% since 1997

• Philanthropy
  – Significant driver of capital construction

• Proposed LRDP capacity accommodates projected growth through 2035

• Overall deceleration of growth is anticipated
Medical Center Plans

- **Mission Bay**
  - Open new specialty hospitals for children’s, women’s and cancer services in February 2015

- **Mount Zion**
  - Close inpatient services and repurpose as a major outpatient hub with diagnostic and treatment services

- **Parnassus Heights**
  - Build New Hospital Addition to replace inpatient functions in Moffitt Hospital by 2030; repurpose Moffitt for non-inpatient uses

- **Affiliations**
  - Children’s Hospital and Research Center Oakland, others
The LRDP guides physical development over a period of 15-20 years
- Existing 1996 LRDP has planning horizon of 2012
- Proposed 2014 LRDP has planning horizon of 2035

The LRDP is informed by strategic and academic planning and projected space needs

The LRDP is accompanied by an Environmental Impact Report (EIR)

The Regents certify the EIR, and approve the LRDP and Major Amendments
Community Participation in the LRDP Process

- Seven community workshops held at Mission Bay, Parnassus Heights, Mission Center and Mount Zion to generate discussion and solicit feedback from neighbors on proposed physical options.
- Information on UCSF’s proposals shared with the San Francisco Planning Commission, and successor to the San Francisco Redevelopment Agency.
- UCSF’s Community Advisory Group (CAG) continues to meet throughout the LRDP process and beyond.
- *Community Planning Principles* developed to inform communications with neighbors throughout LRDP implementation.
- Community meetings to present the Draft LRDP on June 16 and 18, 2014; feedback on Draft LRDP accepted through September 30, 2014.
GUIDE TO THE DRAFT LRDP
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2 PLANNING CONTEXT
   2.1 Purpose of the LRDP
   2.2 UCSF Overview
   2.3 UCSF Historic Development
   2.4 UCSF Long Range Development Plans
   2.5 UCSF Physical Design Framework
   2.6 UCSF Academic and Clinical Programs
   2.7 LRDP Planning Process

3 LRDP FRAMEWORK
   3.1 LRDP Objectives
   3.2 Plan Elements
   3.3 LRDP Existing and Proposed Space Program
   3.4 Existing and Projected Population
   3.5 Community Planning Principles

4 PARNASSUS HEIGHTS
   4.1 Existing Setting
   4.2 Existing Planning Agreements
   4.3 Parnassus Heights Site-Specific Objectives
   4.4 Parnassus Heights Plan Elements
   4.5 Regents' Resolution Regarding the Parnassus Heights Campus Site
   4.6 Updates to Aldea Agreements
   4.7 Measurement and Accountability

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6 MOUNT ZION
   6.1 Existing Setting
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   6.4 Population

7 SAN FRANCISCO GENERAL HOSPITAL
   7.1 Existing Setting
   7.2 SFGH Planning Efforts

8 VETERANS AFFAIRS MEDICAL CENTER
   8.1 Existing Setting
   8.2 SFVAMC Planning Efforts

9 SMALLER OWNED SITES
   9.1 Mission Center
   9.2 Laurel Heights
   9.3 654 Minnesota Street
   9.4 Buchanan Dental Center
   9.5 Hunters Point
   9.6 Oyster Point
   9.7 UCSF Fresno Center for Medical Education and Research

10 LEASED SITES
   10.1 Space Leased by UCSF
   10.2 Leases within 1/4 Mile of a Main Campus Site
   10.3 Leases farther than 1/4 Mile from a Main Campus Site

11 CROSS-CAMPUS SUPPORT
   11.1 Housing
   11.2 Child Care
   11.3 Transportation
   11.4 Food Service
   11.5 Recreation and Fitness
   11.6 Public Safety
   11.7 Information Technology

12 ACKNOWLEDGEMENTS
   12.1 Contributors
   12.2 Photo Credits

A APPENDICES
   Appendix A: Existing and Proposed Space Program
   Appendix B: Buildings by Campus Site
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GROWTH PROJECTIONS THROUGH 2035
# Proposed Space

<table>
<thead>
<tr>
<th>Gross Square Footage (GSF) Existing and Under Construction</th>
<th>GSF Proposed by 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Space</td>
<td>9,180,800</td>
<td>11,576,000</td>
</tr>
</tbody>
</table>

Total space includes owned and leased space and excludes 1.6M gsf of structured parking across all sites.

Most growth would occur on land owned at Mission Bay
## Projected Population

<table>
<thead>
<tr>
<th></th>
<th>Existing and Forecast for Buildings Under Construction *</th>
<th>Projected 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>41,800</td>
<td>54,270</td>
<td>30%</td>
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</tbody>
</table>

* Includes population forecast for buildings under construction (Mission Hall and the Phase 1 Medical Center at Mission Bay) which will be completed and occupied in late 2014/early 2015
# Proposed Housing

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Units</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parnassus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>653</td>
<td>1,505</td>
<td>130%</td>
</tr>
<tr>
<td><strong>Beds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parnassus</td>
<td>325</td>
<td>713</td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td>596</td>
<td>1,370</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>921</td>
<td>2,083</td>
<td>126%</td>
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## Proposed Child Care Slots

<table>
<thead>
<tr>
<th>District</th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
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</thead>
<tbody>
<tr>
<td>Parnassus</td>
<td>96</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td>85</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Laurel Heights</td>
<td>116</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>297</strong></td>
<td><strong>432</strong></td>
<td><strong>45%</strong></td>
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</table>
## Proposed Clinical Capacity

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2020</th>
<th>Proposed 2035</th>
<th>% Increase from Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Inpatient</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parnassus</td>
<td>568</td>
<td>452</td>
<td>439</td>
<td></td>
</tr>
<tr>
<td>Mount Zion*</td>
<td>90</td>
<td>--</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Mission Bay</td>
<td>--</td>
<td>289</td>
<td>289</td>
<td></td>
</tr>
<tr>
<td><strong>Total Beds</strong></td>
<td>658</td>
<td>741</td>
<td>728</td>
<td>11%</td>
</tr>
<tr>
<td><strong>Outpatient</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Exam Rooms</strong></td>
<td>574</td>
<td>788</td>
<td>989</td>
<td>72%</td>
</tr>
</tbody>
</table>

* Inpatient facilities at Mount Zion would be decommissioned after the Medical Center at Mission Bay opens in 2015.
LRDP OBJECTIVES
LRDP Objectives

1. Respond to the City and Community Context
2. Accommodate UCSF’s Growth through 2035
3. Ensure UCSF’s Facilities are Seismically Safe
4. Promote Environmental Sustainability
5. Minimize Facility Costs
PHYSICAL PROPOSALS FOR MISSION BAY
LRDP Functional Zone Categories

- Land use designations are described in the LRDP using six “functional zone” categories:
  - Research
  - Clinical
  - Support
  - Housing
  - Open Space
  - Parking

- Instruction space is distributed throughout the research, clinical, and support zones
Mission Bay

- Site-Specific Objectives
  - Accommodate UCSF’s growth
  - Allow for leased and remote sites consolidation
  - Expand research and education programs at Mission Bay to support the new Medical Center at Mission Bay
  - Maximize development capacity on the North Campus
  - Complete Phase 1 Medical Center
  - Expand campus housing, child care and improve public realm with sports field and retail
  - Relocate complementary programs from Parnassus Heights to Mission Bay
PROPOSALS FOR MISSION BAY

- Develop additional research capacity (Blocks 16, 18A, 23A, and 25B)
- Develop new housing (Block 15)
- Complete Phase 1 of the Medical Center (South Campus)
- Expand the Mission Bay campus site to include Blocks 33 and 34 (East Campus)
- Develop additional open space (Blocks 15, 16, and 23A)
- Develop outdoor recreation space (Block 18C)
- Develop additional structured parking (Block 18B)
- Complete the street network
- Increase bicycle and motorcycle parking capacity
- Consider a central utility plant (Block 16)
## Housing and Child Care at Mission Bay

### Housing at Mission Bay

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Units</strong></td>
<td>431</td>
<td>954</td>
<td>121%</td>
</tr>
<tr>
<td><strong>Beds</strong></td>
<td>596</td>
<td>1,370</td>
<td>130%</td>
</tr>
</tbody>
</table>

### Child Care Slots at Mission Bay

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Bay</td>
<td>85</td>
<td>200</td>
<td>135%</td>
</tr>
</tbody>
</table>
Mission Bay Proposed Open Space Plan
Mission Bay Proposed Circulation Plan
Mission Bay Proposed Parking and Loading
UPCOMING MILESTONES
Upcoming LRDP Milestones

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