UCSF Long Range Development Plan (LRDP)

Further information: www.ucsf.edu/LRDP

UCSF Parnassus Community Workshop #3
February 11, 2014
Agenda

1. Welcome
2. Agenda Overview
3. LRDP Proposals Presented at Prior Workshops
4. Recap of Prior Community Feedback
5. LRDP Proposals in Response to Community Feedback and Additional Proposals
   A. Parnassus Streetscape Update
   B. Transportation Improvements
   C. Campus Housing
   D. Parnassus Space Ceiling Update
   E. Community Investment/Involvement
6. Measurement and Accountability
7. LRDP Schedule
8. Community Feedback
LRDP PROPOSALS PRESENTED AT PRIOR WORKSHOPS
Demolish 374 and 735 Parnassus
Facilitate and Fund Traffic Calming at Fifth and Kirkham
Build Mount Sutro Trail Access and Stairs from Koret Way
Demolish Radiobiology and MR 4
Demolish Surge and Woods and add footprint areas to Open Space Reserve
Convert Top 3 Floors of UC Hall to Housing
Demolish Proctor and Convert to Potential New Housing or Open Space
Potential New Housing on 5th and Parnassus Site
Demolish 3 Older Aldea Housing Buildings
Demolish Langley Porter Psychiatric Institute (LPPI) and Build New Hospital Addition
Convert Millberry Union Towers and Bottom 3 Floors of UC Hall to Housing
Demolish Koret
Demolish Environmental Health & Safety building and add footprint to Open Space Reserve
Implement Transportation and Loading Improvements and Phased Streetscape Improvements to Parnassus Avenue
Complete the Conversion of Fifth Avenue Houses to Faculty Housing
RECAP OF PRIOR COMMUNITY FEEDBACK
Major Community Issues
Discussed at LRDP Workshops #1 and #2

1. Reducing campus congestion and truck traffic
2. Improving pedestrian & vehicular circulation
3. Creating a more attractive and efficient campus
4. Respecting the space ceiling
5. Upholding UCSF’s commitments to the community
Guiding Principles

• Maintain UCSF’s excellence

• Be a good neighbor

• Be transparent

• Live up to our commitments
LRDP PROPOSALS IN RESPONSE TO COMMUNITY FEEDBACK AND ADDITIONAL PROPOSALS
A. Parnassus Streetscape Update
Parnassus Streetscape Plan

Phase 1 (2015-2019)

Phase 2

Phase 3

Source: BKF + ehdd + Fehr & Peers + WRT
B. Transportation Improvements
Transportation Improvements

GOAL: Create a safe, attractive, efficient and more functional Parnassus campus

OUTCOMES:
• Minimize vehicular congestion on and around campus
• Provide more effective loading and delivery system
• Improve safety for all users on Parnassus Avenue
Parnassus Campus Data Collection Effort

- An unprecedented two-day data collection effort was completed in October 2013 to help UCSF evaluate how it can best address congestion and loading concerns.
- All vehicles entering and exiting ‘campus gateways’ were counted and classified by type i.e. private vehicle, delivery truck, Muni, etc.
- All pedestrians crossing in Parnassus Avenue and Irving Street crosswalks were counted.
- Key off-street loading areas were recorded to understand amount, type, and duration of use.
- All Parnassus Avenue on-street parking was surveyed to better inform supply/demand and amount and duration of double-parking.
Parnassus Campus Gateway Traffic Counts

8,500 daily vehicles

1,600 daily vehicles

7,800 daily vehicles

Note: Daily refers to the weekday hours between 7 AM and 7 PM.
Parnassus Campus Gateway Traffic Classification (breakdown of data collected on slide 28)
Parnassus Campus Surveyed Off-Street Loading Areas

- Irving & Arguello (1)
- Millberry Tunnel (2)
- Dentistry (1)
- Nursing (2)
- Central Receiving (3)
- Long Hospital (3)
- Koret (2)

Loading Area:
- Used frequently (≥ 50%)
- Used less frequently (< 50%)

Note: Daily refers to the weekday hours between 7 AM and 7 PM

Existing parking

Number of loading spaces (2)
Key Data Collection Results

- A similar amount of daily vehicle traffic travels through 5th/Parnassus (8,500) and Parnassus/Medical Center Way (7,800). About 1,600 vehicles travel through 5th/Kirkham.
- Daily average campus foot-traffic has changed very little over the past five years.
- Pedestrian crossings are particularly high on either side of the Moffitt Hospital entrance.
- Loading facilities are most heavily used before 10 AM.
- Existing loading supply is adequate to meet demand.
- General metered and non-metered spaces on Parnassus Avenue are heavily used.
- Parnassus Avenue loading spaces are typically about half full at any one time.
- More Parnassus Avenue parking/loading is available than generally perceived.
Transportation Improvements

Reduce the proportion of single occupancy vehicles by:

- Expanding existing alternative transportation options
  - UCSF Vanpool Program (add new vanpools and subsidize costs to attract new riders)
  - UCSF’s Carpool Matching
  - City CarShare, city’s Rideshare program
  - Increase bicyclists’ access to showers, lockers
  - Shuttle system Wi-Fi and Next Bus

- Limiting parking for non-faculty tenants in new housing

- Increasing the cost of employee parking over time to meet market rates (NEW)

- Promoting flexible work schedules, as possible
Parking and Loading Improvements (NEW)

- Reduce competition for street parking by providing additional off-street contractor parking
- Increase parking enforcement
- Improve loading and delivery operations to maximize efficiency and minimize impacts on neighbors
- No new loading spaces are proposed through Fifth/Kirkham or Parnassus/Medical Center Way
Delivery Optimization Strategy (NEW)

Cross-docking: vendors deliver to Oyster Point where goods are consolidated onto UCSF vehicles for delivery to campus.

Successfully negotiated cross-docking efforts to Oyster Point with Office Max, Airgas, and two key scientific equipment vendors.

Recommendations

- Leverage UCSF fleets/Oyster Point hub for both inbound and outbound parcel shipments (requirements in the Fed Ex/UPS RFP currently in progress)
- Move other major suppliers to the cross-dock model
- Reengineer configuration/operation of Central Receiving (“The Pit”), including a Dockmaster, scheduling system
- Restrict on-site delivery times/vehicle sizes during contract renewal

Loading and delivery improvements would reduce campus congestion.
Proposed Parking and Loading Plan
Phase 1: 2014-2019

Implement cross-docking for parcel delivery and vendor spaces at Oyster Point

Implement streetscape improvements

Proposed loading spaces
Proposed contractor spaces
Proposed UCSF spaces

Existing parking
Demolished building

Station dockmaster

+2
+30
+10-20
+5
+20

Proposed Parking and Loading Plan
Phase 2: 2020-2030

Implement streetscape improvements
Proposed Parking and Loading Plan
Phase 3: 2031-2035

- Proposed contractor spaces
- Proposed loading spaces
- Existing parking
- Demolished building

- Site of new drop-off
- Implement streetscape improvements
- Site of new hospital addition
- +30
- +5
C. Campus Housing
Campus Housing

- As discussed at the January 2013 LRDP workshop, UCSF proposes to increase campus housing by:
  - Converting UC Hall and Millberry Union Towers to housing
  - Considering new housing at 5th/Parnassus and Proctor

- Providing additional housing allows UCSF to respond to its own housing need and support Citywide housing goals

- On-campus housing lessens traffic impacts and enhances campus vitality
## Existing and Proposed Parnassus Housing

<table>
<thead>
<tr>
<th></th>
<th>Existing 2014</th>
<th>Proposed Total in 2035</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Square Footage</strong></td>
<td>243,200</td>
<td>511,600</td>
<td>110%</td>
</tr>
<tr>
<td><strong>Units</strong></td>
<td>238</td>
<td>567</td>
<td>138%</td>
</tr>
<tr>
<td><strong>Beds</strong></td>
<td>424</td>
<td>812</td>
<td>92%</td>
</tr>
</tbody>
</table>
Campus Housing

• In addition to the housing proposals discussed at the January 2013 workshop, UCSF now also proposes to retain the 3 oldest Aldea housing buildings (42, one-bedroom apartments) which were previously proposed for demolition by 2024 solely to address the space ceiling limit

• UCSF proposes to ask the Regents to modify the space ceiling resolution to exclude all housing from the space ceiling calculation
D. Parnassus Space Ceiling Update
Parnassus Space Ceiling Update

• Since the January 2013 LRDP workshop:
  – Demolished 735 Parnassus (2,766 gsf)
  – Converted 1486-1488 Fifth Avenue from office to housing (3,121 gsf)

• Two additional buildings are scheduled to be demolished in 2014:
  – 374 Parnassus (6,253 gsf)
  – Laboratory of Radiobiology (18,219 gsf)
Parnassus Space Ceiling Update

• As part of the 2014 LRDP, UCSF has engaged in a comprehensive effort to validate the accuracy of space measured at Parnassus Heights

• It was determined that an additional 10,700 gsf of existing space (0.30% of the 3.55 million gsf limit) should be counted towards the space ceiling
  – Enclosure of the Millberry Union food court
  – Former mechanical space in Moffitt Hospital converted to occupied space
  – More accurate measurement of space using computer drawings
# Parnassus Space Ceiling Update

<table>
<thead>
<tr>
<th>Change in GSF</th>
<th>GSF</th>
<th>% Overage&lt;sup&gt;1&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSF reported at January 2013 Workshop</td>
<td>3,840,000</td>
<td>8.2%</td>
</tr>
<tr>
<td>Demolished or Converted since January 2013 Workshop</td>
<td>(-5,900)</td>
<td>3,834,100</td>
</tr>
<tr>
<td>GSF at February 2014 Workshop (Re-measuring of Parnassus Space)</td>
<td>10,700</td>
<td>3,844,800</td>
</tr>
</tbody>
</table>

<sup>1</sup> Over existing space ceiling limit of 3,550,000 gsf
Reaffirm UCSF’s Commitment to:

• Preserve the 61-acre reserve on Mount Sutro as permanent open space
  – Upon demolition of the Surge, Woods and EH&S buildings, those footprints would be added to the open space reserve
Reaffirm UCSF’s Commitment to:

- Adhere to the Parnassus campus boundary
Reaffirm UCSF’s Commitment to:

• Limit property acquisition and lease of private residential property by UCSF
  
  – Does not prohibit lease of commercial properties or the affiliation with other public agencies within this area
Proposed Modification:

Reaffirm the intent of the 3.55 million gross square foot space ceiling, but exclude all housing from the calculation

- The existing resolution is not consistent in how housing is treated in the space ceiling calculation
- This recognizes growing community sentiment that UCSF should provide on-campus housing—and this is something to be fostered, not penalized
- For clarity and consistency, UCSF proposes to modify the 1976 Resolution to exclude all housing from the space ceiling calculation
  - Aldea Housing (125,700 gsf) and University House (6,700 gsf) are currently included in the space ceiling calculation, but would now be excluded
  - Space in all non-residential buildings would continue to be counted, using the same methodology established in 1976
# Parnassus Space Ceiling Update

<table>
<thead>
<tr>
<th>Change in GSF</th>
<th>GSF</th>
<th>% Overage&lt;sup&gt;1&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSF reported at January 2013 Workshop</td>
<td>3,840,000</td>
<td>8.2%</td>
</tr>
<tr>
<td>Demolished or Converted since January 2013 Workshop</td>
<td>(-5,900)</td>
<td>3,834,100</td>
</tr>
<tr>
<td>GSF at February 2014 Workshop (Re-measuring of Parnassus Space)</td>
<td>10,700</td>
<td>3,844,800</td>
</tr>
<tr>
<td>Projected GSF in 2035</td>
<td></td>
<td>3,610,000</td>
</tr>
</tbody>
</table>

<sup>1</sup> Over existing space ceiling limit of 3,550,000 gsf
Proposed Modification:

Reaffirm the principle of tracking the average daily population and tie projections to the current LRDP Environmental Impact Report

• Currently, UCSF estimates its average daily population to be 18,000

• The projected average daily population in 2035 is 18,600, an increase of 2.8%

• UCSF commits to continuing to track and report its average daily population estimates
E. Community Investment/Involvement
Community Investment/Involvement

- The Inner Sunset Merchants Association may be forming a Community Benefit District (CBD) to fund improvements such as lighting, benches and street beautification
  - UCSF is considering a voluntary financial contribution to the Inner Sunset CBD
- UCSF is an annual sponsor of Inner Sunset Sundays and Cole Valley Fair
- UCSF and Walgreens are opening a new patient-centered pharmacy to serve the community
- Neighbor memberships at Millberry Union Fitness Center
- Give Kids a Smile Day and other free health services provided to neighbors
MEASUREMENT AND ACCOUNTABILITY
Measurement and Accountability

1. Continue to measure the percentage of UCSF employees who commute to and from the Parnassus Heights campus site via single occupancy vehicles versus other modes of travel

2. Monitor the success of proposed loading and delivery improvements by measuring the number of vehicles making deliveries through key gateways every two years

3. Prior to starting construction of the new hospital addition, complete the demolition of 374 Parnassus, Radiobiology, MR 4, Surge, Woods, EH&S and LPPI, and the conversion of 3 floors of UC Hall to housing
Measurement and Accountability

4. Hold an annual community discussion in the same month every year on progress towards the space ceiling, status of campus population, and efforts to manage transportation impacts, via the Community Advisory Group

5. Verify and publicly communicate UCSF’s ongoing allocation of financial resources (via UCSF’s ten-year Capital Financial Plan) towards the implementation of LRDP proposals
LRDP SCHEDULE
Upcoming LRDP Milestones

- May 2014: Publish Draft LRDP and EIR (60-day public comment period)
- May/June 2014: Additional Community Meetings
- June 2014: Draft EIR Public Hearing
- November 2014: Publish Final LRDP and EIR and present to UC Regents for approval
EXTRA SLIDES
Fifth and Kirkham Traffic Calming

[Diagram of traffic calming measures, including planted medians, low plantings, and tree strips.]

[Legend: STOP, 5TH AVENUE, EXISTING LOW PRESSURE FIRE HYDRANT, KIRKHAM STREET, PLANTED MEDIAN, LOW PLANTINGS AND TREE.]
Parnassus Campus Pedestrian Counts

Total Daily Pedestrians
2007: 25,300
2013: 26,000

Note: Daily refers to the weekday hours between 7 AM and 7 PM
Parnassus Avenue On-Street Parking/Loading Summary

Number of Parking/Loading Spaces

<table>
<thead>
<tr>
<th>Time</th>
<th>Passenger Loading</th>
<th>Commercial Loading</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>38%</td>
<td>56%</td>
</tr>
<tr>
<td>Midday</td>
<td>53%</td>
<td>51%</td>
</tr>
<tr>
<td>PM</td>
<td>53%</td>
<td>69%</td>
</tr>
</tbody>
</table>

- **2 h**
  - AM: 76%
  - Midday: 79%
  - PM: 77%

- **2 hour hour limit**
  - AM: 96%
  - Midday: 94%
  - PM: 78%

- **30 m**
  - AM: 72%
  - Midday: 96%
  - PM: 97%

- Average Occupancy: xx%

- Available
- Occupied

Availability: 38% 53% 53%