UCSF Long Range Development Plan (LRDP)

Further information: www.ucsf.edu/LRDP

Mount Zion Community Workshop
April 25, 2013
Agenda

1. Welcome
2. Agenda Overview
3. LRDP Planning Process Overview
4. LRDP: Proposed Physical Plan for Mount Zion
   A. Site Information and Context
   B. Urban Design Analysis and Recommendations
   C. Physical Options
   D. Access and Transportation
5. Discussion
6. Adjourn
LRDP PLANNING PROCESS
Planning Framework

• The LRDP guides physical development over a period of 15-20 years
  – Current LRDP adopted January 1997, with 2012 planning horizon
  – Next LRDP expected to have a planning horizon of Year 2035

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

• The Regents certify the EIR, and approve the LRDP and Major Amendments

• Strategic and academic planning informs space needs and program requirements, which drive the LRDP
Current UCSF Locations

Legend
- Owned Space - 3 million gsf
- LRDP Entitlement

Major Leased Sites
1. 350 Parnassus Ave
2. 3360 Geary Blvd
3. 1635 Divisadero Street
4. 2380 Sutter Street
5. 2233 Post Street
6. 1930 Market Street
7. 220 Montgomery Street
8. 50 Beale Street
9. 982 Mission Street
10. 185 Berry Street
11. 1500 Owens Street
12. 2300 Harrison Street
13. 2727 Mariposa Street
14. San Francisco General Hospital
15. 250 Executive Park Blvd
LRDP Planning for UCSF Sites

Mount Zion
• Subject of tonight’s presentation

Parnassus Heights
• Evaluating options for addressing seismic requirements, reducing space and planning for future Moffitt Hospital replacement

Mission Bay
• Evaluating an increase in campus’ development entitlement, informed by potential traffic impacts and mitigations

Mission Center
• Evaluating new building and parking to support potential growth

Laurel Heights
• Evaluating potential alternatives for long-term use of the site

SFGH
• In discussions with the City on options to address seismic issues
LRDP Schedule for Public Outreach

• Oct 2012 - June 2013: LRDP community workshops on proposed physical options for all major campus sites

• July 2013: EIR Scoping Meeting

• April 2014: Publish Draft LRDP and EIR (45-day public comment period)

• November 2014: Publish Final EIR and present to UC Regents for approval
LRDP Assumptions for Mount Zion

- LRDP Planning Horizon of Year 2035
- Options for potential future development of the site are being considered as part of a “capacity analysis” for the LRDP, but a specific development project is not currently proposed
- Must develop a plan that supports UCSF’s mission and is financially feasible
- Due to the long-term horizon of a 2035 LRDP and uncertainties about potential funding in the future, LRDP proposals must be flexible and may not all be implemented within this timeframe
Scope of Consultant Work

• Perkins + Will (Urban Design)
  – Develop physical options for four major campus sites, including capacity analyses for new building sites and open space areas
  – For Mount Zion this includes:
    • Options for the potential future development of the “Main Block”
    • Options for improving the public realm

• Adavant and Fehr & Peers (Transportation Planning)
  – Calculate travel and parking demand of options

• Nelson\Nygaard (Shuttle Operations)
  – Assess existing shuttle operations
  – Advise on best ways to meet future shuttle needs
MOUNT ZION
SITE INFORMATION + CONTEXT
General Information - Existing

- 7.58 acres owned on six contiguous city blocks
- 821,600 gross square feet (gsf) of program space
- 776,300 gsf owned + 45,300 gsf leased by UCSF
- Over 1,800 employees
General Information - Existing

• Home to:
  – UCSF Medical Center at Mount Zion,
  – Helen Diller Family Comprehensive Cancer Center,
  – Women’s Health Center,
  – Osher Center for Integrative Medicine and other programs

• Including 90 inpatient beds with an average daily census of 50 beds

• Outpatient programs = 318,000 annual visits and 1,274 daily visits
Medical Center Plans – Near Term Future

- Close inpatient care February 1, 2015, moving functions to UCSF Mission Bay Campus
- Repurpose the hospital as an ambulatory care center
- Use operating rooms as an ambulatory surgery center
- Backfill vacated space with:
  - Cancer program growth
  - Expansion of outpatient treatments such as IV therapy
  - Infusions and pain management
  - Clinical offices and support
Divisadero Entrance / Pedestrian Crossing

A

B

C

SUTTER ST

DIVISADERO ST

POST ST

SCOTT ST
MOUNT ZION

URBAN DESIGN ANALYSIS AND RECOMMENDATIONS
New Mid-Block Usable Open Space & Pedestrian Connections
New Loading Zone Configuration

- 2380 Sutter St
- Women's Health Building J
- Cancer Research Building L
- Loading Zone
- Garage Entry
- Entry Zone
- Outpatient Cancer Building H
- Hospital Entry Building R
- Main Hospital Building A
- Main Hospital Building B
- 1701 Divisadero
- 1635 Divisadero
- 2235 Post St Garage
- 2299 Post St
- Building N
- 2233 Post St
- 2211 Post St
- Sutter St
- Divisadero St
- Scott St
- Post St
Potential Public Realm Improvements

DEVELOPMENT OPPORTUNITY AREA
MOUNT ZION

PHYSICAL OPTIONS
Planning Assumptions – For LRDP 2035

- Hellman (C), Brunn (E) and Dialysis (G) buildings are proposed for demolition
  - Hellman and Brunn are seismically poor
  - Occupants of Hellman will be absorbed in Buildings A and B
- New square footage for 90 exam rooms
- Some programs relocated from Parnassus Heights
- A new childcare center
- Moving uses in leased space into UCSF owned space
- By request, new usable open space on the main block with an improved pedestrian experience
- Parking to support future outpatient growth, either on the main block or nearby
Program Assumptions for New Space

- Outpatient growth projections through 2035: 75,500 gsf
- Brunn/Dialysis occupants, childcare or on-site lease consolidation: 60,000 gsf
- Programs displaced from Parnassus Heights: 121,800 gsf
- Total New Program: 257,300 gsf

Notes:
- The above net new program represents a 21% increase over total existing program in UCSF owned and leased buildings at Mount Zion
Additional Objectives

Urban design recommendations seek to:

• Arrivals: meet the needs of increased arrivals to ambulatory care center – patient centered, accessible, convenient and safe
• Experience: focus on security, clarity, comfort, nature, privacy
• Site Context: connect to local activity, respect neighbors, improve immediate context
• Use Program: meet needs for growth and relocation
Additional Objectives

Transportation & parking recommendations:

• Transit: recognize and promote excellent transit proximity - local and citywide Muni and UCSF shuttle routes

• Pedestrian: transform pedestrian routes to recognize new demands and increased numbers of pedestrians through the day

• Parking: work to meet campus-wide parking needs while recognizing City transit and campus parking policies.
Option A1
Compliant w/ height + bulk, no on-site parking

- Projected Program: 257,300 sf
- Total New: 175,000 sf
- Difference: -82,300 sf
- Parking Spaces: 0

Projected Program: 257,300 sf
Total New: 175,000 sf
Difference: -82,300 sf
Parking Spaces: 0

Physical Design Options

NEW OPEN SPACE IN MIDDLE OF MAIN BLOCK
MID-BLOCK PEDESTRIAN CONNECTION

8 flrs @ 13’/flr
65’
5 flrs @ 13’/flr
40’
3 flrs @ 13’/flr
18’ SETBACK ALONG POST STREET
Option A2
Compliant w/ height + bulk, above-grade parking

Projected Program  257,300 sf
Total New          132,000 sf
Difference         -125,300 sf
Parking Spaces    185

Physical Design Options

Above-Grade Parking
4 flrs @ 10’/flr

8 flrs @ 13’/flr

5 flrs @ 13’/flr

18’ set back
Along Post Street
Option A3
Compliant w/height + bulk, below-grade parking

Projected Program  257,300 sf
Total New           175,000 sf
Difference          -82,300 sf
Parking Spaces      185

Physical Design Options

BELOW-GRADE PARKING
2 flrs @ 10'/flr

105'
8 flrs @ 13'/flr

65'
5 flrs @ 13'/flr

40'
3 flrs @ 13'/flr

120'

Option B1
Full program massing, no on-site parking

Projected Program: 257,300 sf
Total New: 257,300 sf
Difference: 0 sf

Parking Spaces: 0
### Option B2

Equivalent massing to Opt. B1 w/ above-grade parking

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<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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<tr>
<td>Projected Program</td>
<td>257,300 sf</td>
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<tr>
<td>Total New</td>
<td>213,000 sf</td>
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<tr>
<td>Difference</td>
<td>-44,300 sf</td>
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<tr>
<td>Parking Spaces</td>
<td>185</td>
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</tbody>
</table>

**Physical Design Options**

**ABOVE-GRADE PARKING**
- 4 flrs @ 10’/flr

**20’ STEPBACKS ON SCOTT + SUTTER STREETS**
- 8 flrs @ 13’/flr

**18’ SETBACK ALONG POST STREET**
- 3 flrs @ 13’/flr

**120’**
- 5 flrs @ 13’/flr

**105’**
- 6 flrs @ 13’/flr

**SUTTER STREETS**
- 4 flrs @ 10’/flr
Option B3
Full program massing, below-grade parking

Projected Program 257,300 sf
Total New 257,300 sf
Difference 0 sf
Parking Spaces 185

Physical Design Options

BELOW-GRADE PARKING
2 flrs @ 10'/flr

105'
8 flrs @ 13'/flr

120'
3 flrs @ 13'/flr

20' STEPBACKS
ON SCOTT + SUTTER STREETS

5 flrs @ 13'/flr
Public Realm Improvements

INTERIOR PASSAGE THROUGH BUILDING

IMPROVED STREETSCAPE & LANDSCAPE ASSOCIATED W/ NEW BUILDING
MOUNT ZION
TRANSPORTATION ASSESSMENT
Existing Travel

• Daily population: 4,500 employees/patients/visitors

• Approximately 4,700 person trips each way by all modes combined to/from the Mount Zion campus site on a daily basis

• 70% of the Mount Zion population use modes of transportation other than single-occupancy vehicles

• 10% of the population walk or bike to the campus

• Provide space for van-pools
PM Peak Hour Private Vehicle Trips

- **Options A1 & A3**: 750 trips, +25% over Existing 750 trips
- **Option A2**: 750 trips, +19% over Existing 750 trips
- **Options B1 & B3**: 750 trips, +36% over Existing 750 trips
- **Option B2**: 750 trips, +31% over Existing 750 trips
Existing Parking Conditions

- Parking at UCSF facilities is prioritized for patients and essential healthcare providers
  - Permit parking for essential health care providers
  - Market-rate self-park and attendant parking for patients and visitors
  - Market-rate parking for other employees

- UCSF controls approximately 450 parking spaces in four UCSF owned facilities, a parking supply ratio of 0.55 spaces per 1,000 GSF

- The SF Planning Code (if applicable) would require a minimum average supply of approximately 2 off-street parking spaces per 1,000 GSF
Existing Parking Demand

• The existing total peak parking demand* ratio at Mount Zion is 1.22 parking spaces per 1,000 GSF

• Existing estimated peak parking demand* at Mount Zion:
  - At off-street parking facilities 700 spaces
  - On the street 300 spaces
  - Total 1,000 spaces

* At midday between 11 a.m. and 3 p.m.
Existing Parking Demand

- **Parking demand is very price sensitive:**
  - Not everyone is willing to pay the parking rates at off-street facilities ($6 to $12 per hour; $15 to $60 daily)
  - Of all the UCSF employees who drive to Mount Zion, about 45% park on the street and walk an average of 4½ blocks to their work site

- **Existing off-street parking facilities have available parking spaces:**
  - UCSF garage at 2420 Sutter St which opened in 2012 provided 228 additional spaces
  - Approximately 130 spaces are currently available at the 2420 Sutter St and 1635 Divisadero St garages
Existing Parking Availability

Approximately 130 spaces available
Existing and Future Parking Demand

- **Options A1 & A3**:
  - Existing: 1,000 (23% over)
  - New: 1,230

- **Option A2**:
  - Existing: 1,000 (17% over)
  - New: 1,170

- **Options B1 & B3**:
  - Existing: 1,000 (34% over)
  - New: 1,340

- **Option B2**:
  - Existing: 1,000 (28% over)
  - New: 1,280
Future Parking Demand

• The majority of the future parking demand will be needed to support the growth in outpatient programs

• The number of additional spaces needed range between 170 (Option A2) to 340 (Options B1 and B3)

• Future increases in parking demand would have to be absorbed primarily by off-street parking facilities either on the site or elsewhere

• About 130 existing off-street parking spaces are available to accommodate future parking demand

• On-street parking supply will not increase; it will remain at current levels or could decrease as part of SFpark or similar program

• The parking supply ratio of only UCSF owned facilities would range between 0.46 (Option B1) to 0.74 (Option A2) as compared to the current ratio of 0.55 space/1,000 GSF
Future Parking Demand

- Option A1: Deficit 100, Nearby 130
- Option A2: On-site 170
- Option A3: On-site 185, Nearby 45
- Option B1: Deficit 210, Nearby 130
- Option B2: On-site 185, Nearby 95
- Option B3: On-site 185, Deficit 25

Number of Parking Spaces