Agenda

- Welcome, Introductions, Agenda Overview, and Review of Last Meeting
- Parnassus Heights Campus Walking Tour
- Citywide Planning Overview
- Draft Plan Alternatives Review
- Initial Framework for CPHP Community Planning and Design Principles
- Design Principles and Emerging Concepts
- Public Comment
- Next Steps
Parnassus Heights Campus Walking Tour
Parnassus Heights Campus Walking Tour
December 14, 2018

A few thoughts we heard from working group members:

- Use glass or external stairs to take advantage of views
- Provide publicly accessible bike cages
- Consider better utilization of Dentistry parking lot
Parnassus Heights Campus Walking Tour
December 14, 2018

Additional thoughts we heard:

- Campus should be more welcoming (buildings, signage)
- Can the UCPD be more of a community resource?
- Utility corridor’s potential impact on neighbors along 5th Avenue
Citywide Planning Overview

San Francisco Planning Department
SF Planning Mission

- The mission of the San Francisco Planning Department, under the direction of the Planning Commission, shapes the future of San Francisco and the region by: generating an extraordinary vision for the General Plan and in neighborhood plans; fostering exemplary design through planning controls; improving our surroundings through environmental analysis; preserving our unique heritage; encouraging a broad range of housing and a diverse job base; and enforcing the Planning Code.
Today’s Agenda

- Focus of Today: Housing
  - Historic Trends
  - Current Housing Crisis (Local, Regional and State)
  - Recently adopted policy solutions
  - Other institutions planning for Housing

- Other areas of land use planning in Cole Valley:
  - retail, especially the retail vacancies
San Francisco’s population has been steadily growing since 1980 consistent with the trend of other major cities.
Housing Production Trend, 1990 - 2017

- Units Authorized for Construction
- Net Change in Number of Units

Axes:
- Y-axis: Units Authorized for Construction (0, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 7,000, 8,000)
Job growth in San Francisco continues

San Francisco Employment 1996-2018
Rents in SF and the Bay Area have also risen dramatically, but have recently plateaued.
Regional Growth Context/Plan Bay Area

- The regional plan is updated every 4 years
  - Typ. 25-30 year horizon

**Plan Bay Area 2040 (Adopted 2017 Update)**

- Plan legally must:
  - Meet state-mandated GHG emission reduction targets (SB 375, AB 32)
  - House all workers in 9-county region (ie no spillage to Central Valley, other regions)
- Growth by 2040: 820K households and 1.3m jobs
- Focus on urban infill Priority Development Areas (PDAs)
Regional Growth Context/Plan Bay Area

San Francisco 2010-2040:

+138K households (approx. 325K residents)

San Francisco growth assumptions must be consistent with the regional plan +/- 1%
Housing Capacity: Pipeline

Total: 70,500 units

• Under Construction 7,500 units

• Approved (individual sites) 14,500 units

• Approved (master plans) 30,000 units

• Proposed Applications 18,500 units

(Excludes proposed projects dependent on rezoning)
Housing Capacity: Existing Zoning

Total: 66,000 units

- **ADUs**
  
  16,000 units

  Est. likely units to be built over 25 years (approx 500 ADUs/yr, approx 11% of eligible buildings)

- **Soft Sites**
  
  41,700 units

  Assumed sites built to <30% of zoning; reduced for historic resources, sites with existing housing

- **Density Bonus Programs**
  
  9,000 units

  PUDs, HOME-SF, State Density Bonus

UNITS

Accessory dwelling units (ADU), soft sites, and density programs
- Accessory Dwelling Units (ADUs)

- HOME-SF
Housing Capacity: Proposed Rezoning

Total: 5,800 units

- The Hub  
  *2,000 units*

- Potrero Power Station  
  *2,700 units*

- Balboa Reservoir  
  *1,100+ units*

*(All are Net Additional Capacity on top of underlying capacity of existing zoning)*
Comprehensive Neighborhood Planning
Housing Capacity: Total

Total: 143,000 units

- Under Construction  
  7,500 units

- Approved (incl. master plans)  
  44,500 units

- Proposed Applications  
  18,500 units

- ADUs  
  16,000 units

- Soft Sites, incl Density Bonus Programs  
  50,700 units

- Proposed Rezonings  
  5,800 units
## Regional and State Action

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<th>CASA Compact</th>
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<td>1. Just Cause Eviction Standards</td>
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<td>2. Emergency Rent Cap</td>
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<td>3. Right to Legal Counsel and Eviction Proceedings</td>
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<td>4. Streamlining for ADUs and Tiny Homes</td>
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<td>5. Minimum Zoning for Housing Near Transit</td>
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<td>6. Effective and Fair State Housing Streamlining (SB 35) Laws</td>
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<td>8. Streamlining of Local Housing Approval Process</td>
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<td>9. Regional Housing Enterprise</td>
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<td>10. New Revenue to Implement the Compact</td>
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Many Public & Private Educational Institutions are Ramping Up Investment in Student & Staff Housing

- To stay attractive and competitive to students and faculty alike, institutions have realized they need to provide more guaranteed affordable housing

- These include:
  - SFSU
  - City College
  - CCA
  - USF
  - SFUSD
  - Conservatory of Music
  - And others…

SFSU Future State Vision
Draft Plan Alternatives Review
COMPREHENSIVE PARNASSUS HEIGHTS PLAN

DRAFT ALTERNATIVES REVIEW
PARK TO PEAK
A VERTICAL CAMPUS

CONSOLIDATED CAMPUS DISTRICTS

IRVING ST. CONNECTS TO THE COMMUNITY

PARNASSUS AVE. IS THE CAMPUS MAIN STREET

CREATE THE CAMPUS HEART

CONCOURSE FOR CONVERGENCE

PARK TO PEAK A VERTICAL CAMPUS

CONSOLIDATED CAMPUS DISTRICTS

PARNASSUS AVE. IS THE CAMPUS MAIN STREET

CREATE THE CAMPUS HEART

CONCOURSE FOR CONVERGENCE
STARTING POINT – DRAFT ALTERNATIVES

- Tests the density, fit, shape and scale of buildings on site
- Explores access, challenges and solutions

ALTERNATIVE A
“Selective Improvements”

ALTERNATIVE B
“Expanded Saunders”

ALTERNATIVE C
“Transformation”
ALTERNATIVE A - “SELECTIVE IMPROVEMENTS”
ALTERNATIVE A - “SELECTIVE IMPROVEMENTS”

- Western “front door”
- Internal campus concourse
- New arrival sequence
- New panoramic public space on remodeled garage roof
- New “front door” on Parnassus
- New interdisciplinary building site
- Service corridor “utilidor”
- Options for new residential
- Refaced buildings by Saunders

Parnassus Heights Re-envisioning Process Community Working Group Meeting #4
ALTERNATIVE A – CHANGES

New Programs

1. Contemporary building site
2. Opportunity site – ACC garage expansion
3. Active frontage on Irving
4. West side housing + parking opportunities
5. Child care at Proctor site
6. Patient family housing at Lucia site
7. New “front door” at Parnassus

* Moffitt assumed to renovated after the New Hospital is constructed.
ALTERNATIVE B - “EXPANDED SAUNDERS”
ALTERNATIVE B - “EXPANDED SAUNDERS”

- New “grand” arrival
- Consolidated clinical, bridge or tunnel
- More transparent facades around Saunders
- Service corridor “utilidor”
- Replacement of existing with contemporary buildings
- Park, parking + residential opportunity
- Western “front door” with 4th Ave
- Campus concourse
New Programs

1. New contemporary building #1
2. New contemporary building #2
3. Housing west side + parking structure
4. Campus amenities + forum at Saunders
5. Irving to Parnassus program spaces
6. Library expansion – program
7. Aldea child care
8. Patient family housing at Lucia site
9. Housing at Proctor site

*Moffitt assumed to be renovated after the new hospital is constructed.*
ALTERNATIVE C - “TRANSFORMATION”
ALTERNATIVE C - “TRANSFORMATION”

“Front door” and 4th Ave. reconnected

Replacement of existing with contemporary buildings

Enclosed atrium

Service corridor “utilidor”

Parking and residential opportunity

A porous street front

New arrival sequence

Consolidated clinical
ALTERNATIVE C - CHANGES

New Programs

1. Contemporary building #1
2. Contemporary building #2
3. Housing opportunity
4. Campus amenities
5. Concourse + forum
6. ACC podium expansion
7. ACC tower expansion
8. New program building
9. Replacement parking
10. Child care at 4th Ave
11. Patient family housing at Lucia site
12. Housing at Proctor site

*Moffitt assumed to be renovated after the New Hospital is constructed.

Major CPHP renovations
Opportunity for New build
Initial Framework for CPHP
Community Planning and Design Principles
Community Planning and Design Principles

Information Sources

- Community Survey (August 2018)
- Open House (November 2018)
- Community Working Group (October to December 2018)
- Walking Tour (December 2018)
Community Planning and Design Principles

Major Cross-Cutting Themes

- Housing
- Campus Design
- Nature Connectivity
- Multimodal Mobility
- Public Realm
- Programs and Amenities that Benefit the Neighborhood
Community Planning and Design Principles

Major Cross-Cutting Themes: **Housing**

- Providing for students, faculty, researchers, workforce
- Accommodating patients and their families
- Offering creative options

Credit: Verde Design

UCSF MISSION BAY HOUSING
Community Planning and Design Principles

Major Cross-Cutting Themes: **Campus Design**

- Creating a welcoming environment
- Increasing building transparency
- Making the campus more porous
- Providing social gathering spaces
Community Planning and Design Principles

Major Cross-Cutting Themes: **Nature Connectivity**

- Maximizing views
- Taking advantage of topography
- Linking Mount Sutro and Golden Gate Park
- Increasing open space
Community Planning and Design Principles

Major Cross-Cutting Themes: **Multimodal Mobility**

- Reducing vehicular trips
- Managing traffic including ride-sharing services
- Designing for bicycles and pedestrians
Community Planning and Design Principles

Major Cross-Cutting Themes: **Public Realm Enhancements**

- Activating Irving Street
- Improving Parnassus Avenue
- Integrating campus with surrounding neighborhoods
- Softening campus edges
Community Planning and Design Principles

Major Cross-Cutting Themes:
Programs and Amenities that Benefit the Neighborhood

- Providing space for non-profits or community health wellness services
- Activating campus in evening
Design Principles and Emerging Concepts
DESIGN PRINCIPLES AND EMERGING CONCEPTS

**Housing**

**ALDEA** Explore potential increase of family oriented housing

**Support Corridor** Consolidate separate services and material handling

**Academic + Research Commons** Connect research programs to education spaces, and science on display

**West Side** Diversify and intensify land uses to support UCSF mission

**Clinical East End** Consolidate clinical activities to East End
DESIGN PRINCIPLES AND EMERGING CONCEPTS

- Campus Design
- Nature Connectivity

Welcome, social interaction and inclusion

New connections, wayfinding, access
DESIGN PRINCIPLES AND EMERGING CONCEPTS

- Nature Connectivity
- Multimodal Mobility
- Public Realm Enhancements

Relationship of buildings to public street.

PARNASSUS AS CAMPUS “MAIN STREET”

PARK TO PEAK

Opportunity for more public ground floors.
DESIGN PRINCIPLES AND EMERGING CONCEPTS

- Multimodal Mobility
- Public Realm Enhancements
- Neighborhood Amenities
- Campus Design

- Visual connections, relationships between new and older buildings
- Front doors and emphasis on entries

Ground floor, public facing uses; i.e. lobby, reception, galleries.

PARNASSUS AVE AS CAMPUS MAIN STREET
DESIGN PRINCIPLES AND EMERGING CONCEPTS

- Multimodal Mobility
- Public Realm Enhancements
- Campus Design

Access – loading zones, sidewalk enhancements

Coordinate for N-Judah enhancements

Renew building facades

PARK TO PEAK

IRVING ST. CONNECTS TO THE COMMUNITY
DESIGN PRINCIPLES AND EMERGING CONCEPTS

- Multimodal Mobility
- Public Realm Enhancements
- Campus Design

Location, massing, height

CONNECTIONS FOR CONVERGENCE

CREATE THE CAMPUS HEART

Design and location of open spaces (solar access, climate, wind)

Internal and external views
Campus services, security and risk mitigation, loading access

Pedestrian/bike connection through campus.

DESIGN PRINCIPLES AND EMERGING CONCEPTS
- Multimodal Mobility
- Nature Connectivity

CONSOLIDATED CAMPUS DISTRICTS

PARK TO PEAK

CONSOLIDATED CAMPUS DISTRICTS

Campus services, security and risk mitigation, loading access
Design Principles and Emerging Concepts
Major Cross-Cutting Themes Discussion

- Housing
- Campus Design
- Nature Connectivity
- Multimodal Mobility
- Public Realm
- Programs and Amenities that Benefit the Neighborhood
Public Comment
Next Steps
Next Steps

- Next meeting date:
  - Wednesday, February 27, 2019
    Millberry Union
    6:30 p.m.

- Community Open House #2
  - Wednesday, March 20, 2019
    Millberry Union
    6:30 p.m.