Agenda

- Welcome, Introductions, Agenda Overview, and Review of Last Meeting
- Summary of Community Ideas (Working Draft)
  - Community Working Group Discussion
- Preferred Alternative
  - Community Working Group Discussion
- Environmental Review
- Public Comment
- Next Steps
Review of Last Meeting
Review of Last Meeting

Meeting Topics

- Parnassus Heights Campus Walking Tour
- Citywide Planning Overview
- Initial Framework for CPHP Community Planning and Design Principles
- Design Principles and Emerging Concepts

What We Heard

- Think about creative housing solutions, including short-term for patients and their families
- Consider navigation/wayfinding through and within campus
- Explore different ways for people to arrive and flow through the campus
- Consider event space to bring people to campus
Summary of Community Ideas (Working Draft)
Summary of Community Ideas

Working Draft

<table>
<thead>
<tr>
<th>Community Ideas Overview – Major Categories</th>
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<tbody>
<tr>
<td>1</td>
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## Summary of Community Ideas

### Working Draft

1. **Housing**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
<tr>
<td>1.1</td>
<td>Allow for a range of creative housing options on campus that meet the needs of students, faculty, staff.</td>
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<tr>
<td>1.2</td>
<td>Allow for safe and convenient housing for patients and their families through on-campus and off-campus opportunities, including short-term rentals in the neighborhood. UCSF can serve as an information and referral resource for this.</td>
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<tr>
<td>1.3</td>
<td>Avoid displacement of existing residential units or individuals who could be displaced by converting housing to other uses. Continue the UCSF practice of not acquiring existing residential property for non-residential use.</td>
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<tr>
<td>1.4</td>
<td>Minimize impacts of additional housing on traffic and other infrastructure.</td>
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<td>1.5</td>
<td>Consider partnerships with developers to provide workforce housing.</td>
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## Summary of Community Ideas

### Working Draft

#### 2. Campus Design

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<td>2.1</td>
<td>Create a welcoming environment and a framework to the overall site design that helps make it comprehensible.</td>
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<td>2.2</td>
<td>Take advantage of the topography of the site: open up view corridors and provide opportunities both within buildings and in the outdoor spaces to enjoy the views.</td>
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<td>2.3</td>
<td>Provide open spaces and opportunities for social gatherings throughout the campus.</td>
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## Summary of Community Ideas

### Working Draft

<table>
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<tr>
<th>3. Connectivity with Nature</th>
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<tr>
<td><strong>3.1</strong> Connect to open space opportunities such as Golden Gate Park and Mount Sutro.</td>
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<td><strong>3.2</strong> Enhance access to open space within the campus, including to Mount Sutro.</td>
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<td><strong>3.3</strong> Incorporate green design throughout the campus.</td>
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<td><strong>3.4</strong> Enhance landscaping to soften edges along streets and buildings.</td>
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</table>
# Summary of Community Ideas

## Working Draft

## 4. Multi-Modal Mobility

| 4.1 | Address impacts of vehicular trips to and from the Parnassus campus using enhanced Traffic Demand Management strategies. |
| 4.2 | Create a welcoming and accessible environment, including for those arriving by public transit. |
| 4.3 | Implement traffic management and calming measures. |
| 4.4 | Ensure easy pedestrian access through the site using stairs, tunnels and skyways, with consideration to those with mobility challenges. |
## Summary of Community Ideas

### Working Draft

<table>
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<th>5. Public Realm</th>
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<td>5.1</td>
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<td>5.3</td>
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</table>
## Summary of Community Ideas

### Working Draft

### 6. Programs and Amenities that Benefit the Neighborhood

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<td>6.1</td>
<td>Provide space on campus to house local non-profit organizations or community health and wellness services.</td>
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<td>6.2</td>
<td>Create program and event spaces to bring people to campus to encourage evening and weekend activity.</td>
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<td>6.3</td>
<td>Enhance retail, food and recreation opportunities for all campus residents and visitors, both on and off campus.</td>
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<td>6.4</td>
<td>Enhance relationship between UCSF PD and the neighborhood.</td>
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<td>6.5</td>
<td>Make the Parnassus campus easy to navigate through clear and attractive signage and wayfinding methods.</td>
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Community Working Group Discussion
Preferred Alternative
THE CPHP
A FLEXIBLE PLAN

✓ **Bold Vision to Change the Campus**
  • Near-term initiatives
  • Vision at 2040

✓ **Site plan based on “opportunities”**

✓ **Design tools** for bulk/height/scale

✓ **Priority programs** as articulated by faculty working groups and stakeholders—how the vision can address them?

✓ **Siting criteria** and suggested locations for programs

✓ **Implementation priorities**

✓ **Illustrative concepts** for select elements
WHERE WE’VE BEEN

UCSF VISIONING

6 BIG IDEAS

DRAFT ALTERNATIVES

INPUT
Utility Master Planning

INPUT
Benchmarking Peer Institutions

INPUT
Structural feasibility study

INPUT
UCSF Department Feedback

INPUT
High Level Costing and Circulation Impact assessment

INPUT
Building Code compliance survey

INPUT
Faculty Working Group Reports

Public INPUT
Community Working Group (on-going)

Public INPUT
Neighbor And Employee Survey

Public INPUT
Public Open House (ongoing)

PREFERRED ALTERNATIVE

FINAL PLAN

IMPLEMENTATION STRATEGIES
UCSF’S PERSPECTIVE ON SHAPING THE PLAN

- A range of solutions is possible – UCSF is seeking flexibility to be responsive to changing and unknown conditions
- Building conditions are still under study, results in March
  - Preferred Alternative assumes that some larger buildings on campus may be replaced
- Parnassus Heights continues to be the seat of the four professional schools and the Graduate Division, prioritizes improving the patient experience and improving select areas of advanced research
- “What We Heard” UCSF project priorities:
  - Enhance patient and visitor experience
  - Contemporize research space
  - Be bold! Engage philanthropic community
**FLEXIBLE OPPORTUNITIES**

- CHPH proposed renovations / improvements
- New build opportunity sites
- CHPH proposed demolitions

**Assumption for Preferred Alternative:** Existing programs in buildings to be demolished would remain on campus.
COMMUNITY IDEAS

✓ Campus Design
✓ Public Realm
✓ Connection with Nature
✓ Multi-Modal Mobility
✓ Housing
✓ Neighborhood Programs and Amenities
CAMPUS DESIGN | Overall Site Design

**ACADEMIC + RESEARCH COMMONS**
Create convergence between research, education and clinical uses; design new connections; create the campus heart.

**WEST SIDE**
Extend the campus. Include new park-to-peak connections and access routes. Explore options for housing and research programs.

**NORTH SIDE GATEWAY**
Orient patients and visitors with improved arrival and strategically locate programs to integrate with the neighborhood (learning, wellness, food, hospitality).

**ACADEMIC + RESEARCH COMMONS (SOUTH)**

**CLINICAL EAST END**
Focus clinical activities, improve wayfinding, access and logistics.

**SERVICE CORRIDOR**
Improve functionality, emergency access, long-term resilience, service and distribution.

**ALDEA**
Update and increase housing stock to better meet student and trainee housing demand.
CAMPUS DESIGN | Existing San Francisco Height Limits

- 40 feet (3 Stories)
- 65 feet (5 Stories)
- 80 feet (6 Stories)
- 130 feet (8 Stories)
- 220 feet (15 Stories Max)

Established in 1972, based on building heights at the time.
Flexibility will allow for rejuvenated Irving St. and future arrival.

Opportunity sites against hillside

Transition zone – potential for student housing, extended campus programs.

Transition zone to neighborhood

New hospital opportunity site

Opportunity sites against hillside

HSIR – 15 stories

CAMPUS DESIGN | Zoning and Heights

- (40') 3 Stories
- (65') 5 Stories
- (80') 6 Stories
- (130') 8 Stories
- (220') 15 Stories

RH-2 (residential) zoning
CAMPUS DESIGN | Topography and Scale

- Propose a new campus image with Millberry Garage and MSB façade reskinning
- Position taller buildings to rear along the hillside
- Maintain visual connection to Mount Sutro by preserving building sites and scale

DRAFT FOR DISCUSSION
CAMPUS DESIGN | Welcoming Environment

- Make public access areas more comprehensible
- Improve sightlines, clarify reception areas with generous lobbies
- Strategically locate active uses to ground floor spaces (retail, food services, event spaces)
PUBLIC REALM | Enhance Arrival at Irving Street, Connecting to Parnassus Avenue

- To Irving & Muni N-Judah
- To Millberry Programs
- To Ambulatory Care
- To Improved Terrace
- Improve Grade Crossing
- Express Elevator/Escalators
- Generous Welcome Lobby + Atrium
- Explore Grade Separated Crossing
- Patients, service, staff to Hospital
PUBLIC REALM | Arrival at Irving Street, Connecting to Parnassus Avenue

- Explore Opportunities Street Facing Program
- Indoor/Outdoor Gathering Area - Food Service
- Explore Programs (Patient/Family, Integrated Wellness, Learning)
- Partner for Muni Improvements
- Expanded Loading
- Sidewalk Improvements
- Renew Facades
- Wayfinding “Express” Connection to Parnassus
- Explore Programs (Clinical Support, Research Learning)
- Moffitt
Parnassus Heights Re-envisioning Process Community Working Group Meeting #5

PUBLIC REALM | Arrival at Irving Street

Reskinned garage facades

Welcoming entrance for improved wayfinding

Better transit integration

Increased drop-off opportunities with better curb space
Food court blocks views to Parnassus Ave.

Opportunity for views and gathering space currently used for parking
PUBLIC REALM | Potential Millberry Terrace

- MSB “front door”
- Improved connection to Parnassus Ave.
- Transparent ground levels with retail
- Indoor/outdoor gathering spaces with views
Difficult to discern campus arrival

4-story building scale

Faculty housing, historic homes

5th and Parnassus Today
PUBLIC REALM | Potential Arrival at 5th and Parnassus

- Western arrival at Parnassus Avenue and 5th Avenue
- Enhance street presence, create a “comprehensible campus”
PUBLIC REALM | Potential 5th and Kirkham

Opportunity for taller buildings along the hillside

Opportunity for new, expanded child care

Opportunity for housing

5th AVE

4th AVE

Kirkham Ave
MULTI-MODAL MOBILITY | Access Improvements

- Renew option for 4th Avenue to serve west campus
- Address need to expand passenger drop-off and ride hail
- Implement the Parnassus Avenue Streetscape Plan

**Streetscape improvement**

**Opportunity sites for additional drop-off areas**

**New fire access**

**New 4th Ave. connection**

**Locations for additional drop-off areas and the impact on circulation is under study. A “future of mobility” assessment helps future-proof solutions.**
MULTI-MODAL MOBILITY | Logistics, Delivery, Fire Access

- Upgrade emergency access
- Modernize delivery systems
- Expand existing capacity at docks in coordination with future buildings
- Support resilience and sustainability goals with infrastructure and utility upgrades
- Long-term plan for new pedestrian park-to-peak link
- Future service/delivery route with connection into new 4th Avenue

New fire access
Utility Loop
Security checkpoint
MULTI-MODAL MOBILITY | Pedestrian and Patient Safety

- Improve access between acute care and ambulatory care to avoid unnecessary vehicle trips and need to cross Parnassus Avenue
- Improve patient and visitor safety
- Support research and clinical collaborations for UCSF workforce
- Clarify path from visitor arrival to hospital entry
- Support resilience and sustainability goals with Utility Loop completion
 CONNECTION WITH NATURE | Park to Peak

- Improve access to Mount Sutro Open Space Reserve with new Sunset Trail (Park to Peak)
- Create clear routes through campus
- Bring Mount Sutro into campus with landscape and outdoor terraces
NATURE CONNECTIVITY | Park to Peak

- Extend Saunders Court towards the west
- Potential for new park on the west side of campus

Opportunity to expand Saunders Ct.

New open space at Millberry Terrace

Westside connections to Mount Sutro
CONNECTION WITH NATURE | Design for Climate

- Design indoor/outdoor spaces that are usable year-round and protect visitors from weather elements
- Strategically locate campus public space to enhance views and comfort
- Account for site challenges (prevailing winds, topography, fog) and site opportunities (views, exposure, nature proximity)
HOUSING | Preferred Alternative Approaches

Explore housing expansion in coordination with planned new housing projects

- Residential city zoning

- Sites under study for patient family hotel

- Housing to remain

- Explore opportunity for student housing and/or multifamily on west side

- Explore increasing capacity at Aldea to better meet 2025 student/trainee demand
1. Hospitality lounge space within new hospital

2. Front door to outpatient services, lounge and marketplace

3. Wellness: outdoor spaces, healthy food, physical therapy, gym

4. Community-facing program spaces—allow for teaching, learning and seminar support spaces

5. Collaboration and convening on-campus
Community Working Group Discussion
Environmental Review
Environmental Impact Report (EIR)

## Timeline

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<tr>
<th>Event</th>
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<tr>
<td>Draft EIR Publication</td>
<td>Spring 2020</td>
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<tr>
<td>Public Review and Hearing</td>
<td>Spring 2020</td>
</tr>
<tr>
<td>Responses to Comments</td>
<td>Summer 2020</td>
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<tr>
<td>Final EIR Certification by Regents</td>
<td>Fall 2020</td>
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Public Comment
Next Steps
Next Steps

- Next meeting date
  - Thursday, April 25, 2019
    Millberry Union
    6:30 p.m.

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