UCSF Long Range Development Plan (LRDP)

Parnassus Community Workshop #1
October 10, 2012
PROPOSED DRAFT LRDP PLANNING PRINCIPLES
Proposed Draft LRDP Planning Principles

1996 LRDP Goals and Objectives

• UCSF worked hand-in-hand with neighbors to adopt Goals and Objectives to guide UCSF development
• Participation by CAG members, faculty members, leadership, public (at community workshops)

2008 Mission Bay Planning Principles

• Community task force established by UCSF to address concerns about UCSF growth beyond Mission Bay campus into surrounding community
• Participation by CAG members, faculty members, leadership, public (at community workshops)
• Adopted by Regents as LRDP Amendment in July 2008
Proposed Draft LRDP Planning Principles

• Overarching Principles
  – Community Consultation
  – Community Notification
  – Cushioning of Impacts
  – “Fair Share” Funding
  – Community Involvement Mechanism

• Amenities and Services / Public Safety

• Building and Public Realm Design

• Community

• Economic Improvement

• Environmental Planning and Safety

• Housing

• Land Use

• Sustainability

• Transportation
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

Parnassus Heights
• Subject of tonight’s presentation

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

Mount Zion and Mission Center
• Evaluating new buildings and additional parking to address seismic requirements and 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
# Overall LRDP Planning Process

<table>
<thead>
<tr>
<th>LRDP OVERSIGHT COMMITTEE (Monthly Meetings Throughout)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKGROUNDDATA DISCUSSION</td>
</tr>
<tr>
<td>OPTIONS ANALYSIS</td>
</tr>
<tr>
<td>REFINEMENT/FURTHER ANALYSIS</td>
</tr>
<tr>
<td>REVIEW OF DRAFT &amp; FINAL LRDP &amp; EIR</td>
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## Key Steps:

1. **Quantification of 2035 Space Needs**
2. **Analyze Physical Options for Meeting Space Needs**
3. **Develop Preferred Plan and Prepare Draft LRDP**
4. **Prepare Draft EIR**
5. **Prepare Final LRDP**
6. **Prepare Final EIR**
7. **Regents Approval**
8. **Regents EIR Certification**

## Timeline:

- **2011 - LRDP OVERSIGHT COMMITTEE**
- **2012 - LRDP OVERSIGHT COMMITTEE**
- **2013 - LRDP OVERSIGHT COMMITTEE**
- **2014 - LRDP OVERSIGHT COMMITTEE**

## Meetings:

- **Community Workshops**
  - (Meetings throughout)
- **Community Advisory Group**
  - (Meetings throughout)

- **EIR Scoping Meeting**
- **Initial Study**
- **Prepare Draft EIR**
- **Prepare Final EIR**

## Other Events:

- **Public Comment**
- **Regents Approval**
- **Regents EIR Certification**

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**Note:**
- Figures and dates are placeholders for illustrative purposes only.
- The actual dates and events may vary.

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**Image Description:**

- The diagram outlines the overall LRDP Planning Process, highlighting key steps and meeting periods.
- Each step is color-coded, with different shades indicating progress through the planning phases.
- The timeline spans from 2011 to 2014, illustrating the iterative nature of the planning process.
- Key events such as public comment, drafts, and approval milestones are clearly marked.
- The Community Advisory Group and Community Workshops are depicted with meeting dates throughout the planning timeline.
LRDP Schedule for Public Outreach

- **October 2012:** Begin LRDP community workshops on proposed physical options
  - Parnassus Heights: October 10th and early 2013
  - Mission Bay: October 25th and late November
  - Other locations: to be scheduled

- **May 2013:** Complete LRDP community workshops 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
PARNASSUS HEIGHTS BACKGROUND
Parnassus Heights Background

- 107 acres (includes 61 acres of open space)
- Primary location of administrative leadership
- More research space than any other UCSF site
- Major inpatient facilities and outpatient clinics
- Primary location of classroom instruction
- Support services include the library, food service, conference center, recreation facilities, child care and campus housing
1976 Regents’ Resolution

Space Ceiling

- 1976 Regents’ Resolution established a limit of 3.55 million gsf at the Parnassus Heights campus
  - The space ceiling includes all building space, including parking structures, but excludes residential uses in UCSF-owned "Avenue Houses"

- When the 1996 LRDP was adopted the space ceiling total was 3.66 million gsf, or 3.8% over the limit

- The 1996 LRDP proposed to reduce the space ceiling overage by one-half, to 3.615 million gsf, by 2012

- Instead, the space ceiling total has grown to 3.84 million gsf today, or 8.2% over the 3.55 million gsf limit
1976 Regents’ Resolution

Average Daily Population

- The 1976 Regents’ Resolution also includes a goal of limiting the average daily population at Parnassus Heights to 13,400 persons

- When the 1996 LRDP was adopted the average daily population was estimated to be 15,400 persons

- The 1996 LRDP established a new goal of limiting the average daily population to 16,000 persons

- Since that time the average daily population has increased, and is estimated at 17,950 persons today
1976 Regents’ Resolution

Expansion Restriction Area

- Bounded by Ninth Avenue, Golden Gate Park, Oak Street, Clayton Street and Clarendon Avenue (orange line on map)
- Prohibits UCSF expansion by purchase, condemnation, or gift of property within this area
- Prohibits lease of private residential property within this area
1976 Regents’ Resolution

Mount Sutro Open Space Reserve

- 61 acres
- Designated as permanent open space
PARNASSUS HEIGHTS LONG-TERM NEEDS
UCSF Long-Term Needs at Parnassus

- Must address seismically “poor” buildings
- Must replace Moffitt Hospital on the LPPI site by 2030 to meet more stringent seismic standards for inpatient facilities (approximately 160 beds, 331,500 gsf)
- Strategically renovate existing space to support research, clinical and teaching activities
- Additional outpatient space (estimated up to 54,000 gsf) and off-hours utilization in existing buildings
- Campus life and public realm improvements are desired, including open space enhancements
LRDP Assumptions for Parnassus

- LRDP Planning Horizon of Year 2035
- Must reduce space to move toward compliance with the space ceiling
- Must minimize further Average Daily Population increases
- Must address traffic and other impacts that have resulted from UCSF’s growth in space and population
- Mount Sutro Open Space Reserve will remain
- Must develop a plan that supports UCSF’s mission, takes into account the physical condition of its buildings 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
Approach to Space Overage Reduction

- Reduction of the space ceiling overage could occur by demolishing buildings, or converting buildings to housing (housing does not count towards the ceiling, except Aldea)

- Campus buildings evaluated based on their relative physical condition, and need for investment vs. replacement value

- Buildings performing relatively well and representing significant investment assumed to continue with current occupancy

- Existing housing and child care assumed to remain, except three older Aldea buildings to be demolished by 2024

- Remaining buildings explored in physical options study
Approach to Space Overage Reduction (continued)

- **Seismic Retrofit Planning for UC Hall**
  - 1996 LRDP proposed to demolish UC Hall
  - In 2011-12 UC Hall studied for potential reuse with 3 floors of housing and 3 floors of offices
  - Now also considering potential reuse with all housing, along with original demolition option
PARNASSUS HEIGHTS PHYSICAL OPTIONS
Scope of Consultant Work

• **Perkins + Will (Urban Design)**
  - Develop physical options for five major campus sites, including capacity analyses for potential new building sites and open space areas
  - For Parnassus this includes:
    • Reducing the space ceiling overage
    • Options for improving the public realm

• **Fehr & Peers and Adavant (Transportation)**
  - Calculate travel, parking and loading demand of options
  - Identify and assess potential mitigation / “cushioning actions”

• **Nelson\Nygaard (Shuttle Operations)**
  - Assess existing shuttle operations
  - Advise on best ways to meet future shuttle needs
EXTRA SLIDES
# Potential Space Ceiling Changes

<table>
<thead>
<tr>
<th>Description</th>
<th>Change in GSF</th>
<th>Overage %*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2012 ACTUAL</strong></td>
<td></td>
<td>8.2%</td>
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<tr>
<td><strong>UCH REUSE PROPOSAL (OFFICE/HOUSING) AND CUSHIONING ACTIONS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convert UCH to 3 floors office/3 floors housing</td>
<td>(79,100)</td>
<td>5.9%</td>
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<tr>
<td>UCH Cushioning Actions (Demo 7 small buildings)</td>
<td>(64,600)</td>
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<td><strong>MOFFITT HOSPITAL REPLACEMENT</strong></td>
<td></td>
<td></td>
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<td>Demolish LPPI</td>
<td>(111,600)</td>
<td>1.0%</td>
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<tr>
<td>Build Moffitt Hospital Replacement at 331,500 gsf</td>
<td>331,500</td>
<td>10.3%</td>
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<tr>
<td><strong>POTENTIAL NEW SPACE REDUCTION ACTIONS</strong></td>
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<tr>
<td>Reduce Hospital Replacement size by 26,500 gsf</td>
<td>(26,500)</td>
<td>9.6%</td>
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<tr>
<td>Convert UCH office floors to housing (or demo UCH)</td>
<td>(67,800)</td>
<td>7.7%</td>
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<tr>
<td>Convert Millberry Towers to housing</td>
<td>(46,000)</td>
<td>6.4%</td>
</tr>
<tr>
<td>Demolish Koret</td>
<td>(40,000)</td>
<td>5.2%</td>
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*Over 1976 Space Ceiling of 3,550,000 gsf
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<tr>
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<td>Build Moffitt Hospital Replacement at 331,500 gsf</td>
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<td>3,775,900</td>
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<td>6.4%</td>
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<tr>
<td>Demolish Koret</td>
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