1. **What is the Long Range Development Plan (LRDP)?**

The 2014 LRDP is a comprehensive planning document that will guide future campus growth and physical development through the year 2035. The LRDP carefully balances the university’s goals with City and community needs and concerns, based on widespread consultation with those groups. The LRDP covers all of UCSF’s campus sites and includes physical development proposals for the Parnassus Heights, Mission Bay, Mount Zion, and Mission Center locations. It also addresses the potential for UCSF to construct a new, seismically safe building at San Francisco General Hospital and Trauma Center (SFGH) to consolidate space that UCSF currently occupies in buildings owned by the City. The proposals contained in the LRDP represents the current list of activities anticipated by the campus to be proposed as part of implementing the LRDP. However, this does not reflect project approval or a financial commitment to any of these projects.

2. **What is the timing of the LRDP?**

The draft 2014 LRDP was published in May 2014, and following community review, the Regents’ Final LRDP was published in November 2014. The Board of Regents approved the Final LRDP at their November Regents’ meeting following the certification of the Final LRDP Environmental Impact Report (EIR).

3. **Does the community have any input on the plan?**

The development of LRDPs is a long process and includes many opportunities for people on campus and in the surrounding community to comment and contribute to the plan. The current draft has been four years in the making. A total of seven LRDP community workshops have been held at Parnassus Heights, Mission Bay, Mount Zion, and Mission Center since Fall 2012. Additional community meetings were held in June 2014 at Parnassus Heights and Mission Bay, after the community had an opportunity to review the draft document. The draft EIR was published in August 2014. Following the publication of the draft EIR, a public hearing was held on September 22, 2014. There was a 60-day public comment period on the draft EIR that ended on October 14, 2014.

4. **What are the biggest changes between the last LRDP and this one?**
Every LRDP has a slightly different focus, based on the needs and goals of both the University and the community during that time frame. The 1996 LRDP primarily focused on the acquisition of, and planning for, a major new site, which led to the selection of the Mission Bay campus site, to which UCSF has directed much of its capital resources in the intervening years. In contrast, the 2014 LRDP emphasizes investment in existing facilities and older sites, along with further development at Mission Bay. This includes complying with seismic policy and accommodating UCSF’s needs for instruction, research, clinical, support and housing space through 2035. It also addresses concerns within the community regarding parking, housing and growth.

With increased constraints on operating budgets, this LRDP also strives to address UCSF’s goal of improving operational efficiency through better utilization and consolidation of, and investment in, existing facilities.

The new LRDP also proposes removing several buildings at Parnassus; building a new, seismically safe hospital addition on that site; and doubling the number of UCSF’s on-campus housing units at Parnassus Heights and Mission Bay, to reduce traffic impacts, enhance campus vitality and support Citywide housing goals.

5. Does the LRDP address parking issues around Parnassus Heights?

The LRDP proposes transportation, parking, and loading improvements to create a more efficient and functional campus site. These improvements are expected to reduce congestion around the Parnassus Heights site and reduce competition for on-street parking by designating off-street parking for contractors.

In conformance with UCSF parking policy, parking is prioritized for patients and staff with patient care responsibilities. Limited parking permits are allocated for employee parking at sites with major patient populations. Over the LRDP horizon, the cost of employee parking is expected to gradually increase to reach parity with market rates, to further discourage driving. In addition, UCSF proposes to expand existing carpool, vanpool, City CarShare, and rideshare programs to further encourage alternatives to single occupancy vehicle trips for UCSF employees and students.

6. Does the LRDP address housing issues around Parnassus Heights?

UCSF currently offers a variety of on-campus housing for students, postdoctoral scholars, residents, clinical fellows, and faculty. UCSF housing rates are lower
than typical San Francisco market rate housing and are in high demand, with a wait list of more than 700 people. The new LRDP proposes to double the number of housing units on the Parnassus Heights campus site by retaining all existing housing, converting UC Hall and the Millberry Union towers to housing, and potentially building new housing at Fifth and Parnassus Avenues and at the Proctor building site. The additional housing would allow UCSF to address some of its own housing needs, as well as support the Citywide housing goals.

Providing on-campus housing is an additional method of lessening traffic impacts because it reduces commute travel to the campus site. Under the LRDP, there would be limited parking for non-faculty tenants in the proposed new housing, which is similar to current arrangements.

7. **What is the Parnassus Avenue Streetscape Plan?**

UCSF has long been interested in improving the safety and aesthetics of Parnassus Avenue through the campus site. As part of the upcoming renovation of the Clinical Sciences building and UC Hall, UCSF proposes to partner with the City to implement the first part of the Parnassus Avenue Streetscape Plan. This plan aims to improve safety for pedestrians, bicyclists and vehicles; reorganize and improve transit and UCSF shuttle operations; create more usable outdoor space; strengthen UCSF’s identity; and enhance the public realm.

Improvements would include new paving, street furniture, lighting and street trees. The plan also includes sidewalk and crosswalk widening and more defined campus gateways at either end of Parnassus Avenue as it passes through the UCSF site. The improvements would occur in phases, starting near the Clinical Sciences building on the south side of Parnassus Avenue near Fifth Avenue, through the middle of the campus frontage along Parnassus Avenue (the campus core) and along the front of the hospital addition at Medical Center Way when it is built in 2030.

8. **Does the LRDP make any changes to Mount Sutro?**

The LRDP proposes to create new trails in the Mount Sutro Reserve and to continue to manage the Mount Sutro Open Space Reserve. However, because the Mount Sutro Hazard Reduction Measures project already is undergoing its own environmental review process, it is not addressed broadly in the 2014 LRDP.
9. How do you plan to address the space ceiling overage?

The 2014 LRDP includes a number of changes that aim to address neighbors’ concerns about growth on campus, as reflected in the space limitations referred to as the space ceiling. These changes include demolition of several buildings on campus, while addressing the increased need for housing in the Parnassus Heights area by converting existing facilities to housing for faculty, staff and students and their families.

The LRDP proposes to remove all campus housing from the space ceiling calculation, so that housing is treated consistently. All non-residential space would continue to be included in the space ceiling calculation, including areas such as the Millberry Union food court, which is not included in the current measurements.

The exclusion of all residential space from the space ceiling calculation, plus the physical proposals for the Parnassus Heights campus site described in the LRDP, would decrease the amount of space subject to the space ceiling to approximately 3.61 million gsf by the LRDP horizon year of 2035, or approximately 60,600 gsf (1.7%) above the 3.55 million gsf space ceiling limit. In addition, UCSF will continue to address parking and circulation impacts resulting from the uses at the Parnassus Heights campus site.

10. What changes does the 2014 LRDP propose for Mission Bay?

The majority of UCSF’s growth under the 2014 LRDP is expected to occur at the Mission Bay campus site, where the most undeveloped land is available in close proximity to existing and planned facilities for research, clinical use and other activities. In the near-term, the new Global Health and Clinical Sciences building, known as Mission Hall, recently opened and Phase 1 of the Medical Center at Mission Bay will open in February 2015. These projects were covered under the 1996 LRDP.

In addition to the remaining clinical capacity for the Medical Center at Mission Bay, the new plan for Mission Bay includes additional research and office capacity, new housing, and open space on the existing campus site. In August, 2014, UCSF acquired Mission Bay Blocks 33 and 34, a 3.8-acre parcel referred to as the East Campus, located directly across Third Street from the South Campus. The East Campus is projected to accommodate 500,000 gsf of development plus 500 parking spaces, and is expected to serve as a consolidation location for both
owned and leased properties to reduce operating and occupancy costs, improve efficiency and collaboration, and provide programmatic flexibility among its campus sites.

All of these proposals taken together would result in approximately 2.07 million gsf of new program space that may be built at the Mission Bay campus site through 2035. Including the 1.13 million gsf that is currently under construction, the Mission Bay campus site would grow to about 5.14 million gsf by 2035.

11. Are there any expected changes in UCSF’s plans at Mission Bay due to the new Warriors Stadium that has been proposed across the street?

UCSF intends to work closely with the Warriors as they develop plans for the new facility. No changes to the LRDP are anticipated as a result of that purchase.

12. How will it affect the Laurel Heights campus site?

UCSF is currently considering a long-term ground lease of the Laurel Heights property to a third-party developer for a non-University use. If an agreement is reached, any future development plans for the site would be subject to City entitlement, including environmental review under the California Environmental Quality Act (CEQA).

If UCSF leases the site to a third party, it currently anticipates that it would continue to occupy the site for about five years. No change in use would occur during that time. Because a final decision on where or when to relocate programs from Laurel Heights has not yet occurred, no changes for the Laurel Heights campus site are proposed in this LRDP.