
Summary Report

Welcome & Overview

Rachael Kagan, Chief Communications Officer for San Francisco General Hospital (SFGH), opened the workshop, welcomed participants (on behalf of Sue Currin, Chief Executive Officer at SFGH). Sue Carlisle, Vice Dean of the UCSF School of Medicine, invited attendees to share their ideas and questions related to a number of proposals, including the development of a new UCSF research building at SFGH. The meeting facilitator, Daniel Iacofano of MIG, Inc., then gave an overview of the evening's agenda.

Background Presentation and Discussion

Lori Yamauchi, Assistant Vice Chancellor for UCSF Campus Planning, provided a background presentation on UCSF's Long Range Development Plan (LRDP), and how the leased space and UCSF programs on the SFGH campus fit into that framework. Next, Kathy Jung, Director of Facilities & Support Services Planning & Facility Development for SFGH, offered information about planned changes to the campus following rebuilding of the new hospital.

Proposals: Presentation and Discussion

The next segment of the meeting focused on three elements under consideration: UCSF interim seismic work on the red brick buildings 1, 10/20 and 30/40; the proposed UCSF research building at SFGH (current site of the B/C parking lot); and parking options. Dr. Carlisle described the interim seismic work being contemplated to meet UC policy for building safety. These improvements could take place by the end of 2013, as soon as the City's environmental review can be completed. She next described the new research building as housing both "wet" and "dry" labs, with the building footprint yet to be determined. Kathy Jung then covered the parking options under study, which included adding capacity to the existing parking garage at 23rd Street and San Bruno Ave.

Following these presentations, Mr. Iacofano facilitated questions and comments from the public, summarized as follows. Also included here are questions and comments received in writing on comment cards after the meeting. Responses are in *italics*.

Proposed UCSF Research Building at SFGH

- What is the height of the proposed research building?
 - *The programs need about 150,000 to 200,000 square feet, but as yet we don't have a footprint. We are coming to you very early in the process and do not have plans drawn. We do not yet know about bulk and height.*
- What is the status for retrofitting Buildings 80 and 90?
 - *We do not yet have a timeline--this will be part of the SFGH Master Plan, currently under development.*
- Will the new research building involve a net increase of UCSF employees on site?
 - *Currently we envision re-locating a small number staff from our a few off-site programs (50).*
- Could planning for the proposed new research building wait until there is a study of re-purposing buildings that will be emptied as a result of the Rebuild?
 - *We have studied retrofitting the brick buildings for research use, and determined that it is most effective to build a new facility. Our goal is to vacate the brick buildings by 2019.*

- Why not move research into the old hospital?
 - *The old hospital structure would be very inefficient for research. The City will likely use the old hospital to house consolidated programs and outpatient clinics.*
- Is there a way to replace the brick buildings instead of building on what is now the parking lot?
 - *The buildings are considered historically significant and cannot be demolished.*
- Since the new hospital and the proposed new research building are taking away large pieces of open space, we would like to see UCSF and SFGH create green roofs or roof gardens.
 - *We agree, and will work to incorporate sustainable green features in the new building design.*
- Did you consider creating a temporary research structure in the B/C lot while the other buildings are being seismically and functionally retrofitted?
 - *We have determined that we need permanent, long-term replacement space. The configurations of the existing buildings simply are not conducive to research use.*
- Did you consider consolidating all research at Mission Bay?
 - *There is a strong value to the patients, researchers, UCSF and the City in locating our research function in close proximity to patient care.*
- There are concerns about losing air and sunlight in the neighborhood if the research building is constructed on the B/C lot.
 - *We are sensitive to these issues, and there will be a shadow study done as part of the design process for the new building.*
- What is the budget for furniture, fixtures and equipment for the new hospital?
 - *We are working with a funding goal of \$170 million to be raised through a partnership between the City and SFGH Foundation.*

Parking Options Under Study

- With the new research building displacing the existing B/C parking lot, where will the Emergency Department parking be?
 - *This parking will be on the north side of the new hospital, next to the relocated Emergency Department. In addition, UCSF is in discussions with the City regarding expansion of the existing parking garage at 23rd Street and San Bruno Ave.*
- Was consideration given to creating underground or street-level parking in conjunction with the new research building?
 - *We found this approach to be infeasible due to the prohibitive expense which is further compounded by an underground network of utility lines.*
- We are concerned about parking impacts on Kansas and Vermont Streets, as well as traffic congestion along 23rd Street.
 - *SFGH has implemented a number of traffic and parking mitigation strategies, including maintaining the hospital-to-BART shuttles; providing satellite lots with shuttles during Rebuild construction; increasing the number of bike lockers on-site; continuing our Transit First policies; providing Next Bus technology in our clinics.*

- There was a promise made at the time the parking garage was developed that it would not go any higher.
 - *The garage was designed for potential future expansion on the surface parking area south of the structure. We are not considering adding floors to the existing structure.*
- Address the net loss of parking and/or provide parking for increased demand.

Other Comments/Questions:

- We are concerned about Muni re-routing the # 33. Can UCSF and SFGH advocate for keeping it?
 - *This will be addressed at the March 26th Rebuild community meeting and Potrero Ave. Streetscape Workshop, SFGH, Cafeteria at 6:30 p.m.*
- Will shuttles be open to residents?
 - *UCSF will continue to allow the public to use our shuttles whenever there is capacity.*
- What will be the impact of emergency vehicle access along 22nd Street? Have you considered changing from 90 degree parking to parallel so cars don't back out into ambulance traffic?
 - *That will be studied as part of the Rebuild project.*
- What was the outreach conducted for this meeting?
 - *Bilingual advertisements were published in 3 newspapers – El Tecolote, San Francisco Bay View and the Potrero View.*
 - *Supervisors Campo, Avalos and Cohen posted notices of the meeting in their email notification lists and newsletters for their constituents.*
 - *Bilingual meeting notices sent to nearly 2,800 neighborhood businesses, residents and organizations*
 - *Emails to over 500 community contacts and announcements on blogs*
- During planning for the Rebuild, UCSF promised to pay for fixing up the brick buildings.
 - *Subsequent to the meeting, research revealed that UCSF agreed to study this matter. However, results of the study showed that the brick structures were not viable for research purposes.*
- Improve safety for MUNI passengers along 23rd Street with traffic controls for crossing the street to the hospital at peak hours.
- Provide funding for improvements along Potrero Avenue streetscape.
- It does not seem as though there is an architectural master plan for the SFGH campus.

For additional information, please access this link to web page with the agenda and PowerPoint presentation from the meeting. This page also includes information about UCSF Research at SFGH, our longstanding partnership and describes the proposed seismic work:

<http://www.ucsf.edu/about/cgr/current-projects/lrdp>