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Cushioning of Impacts on Parnassus Heights Neighborhood

CAG Study Group Meeting

April 27, 2011

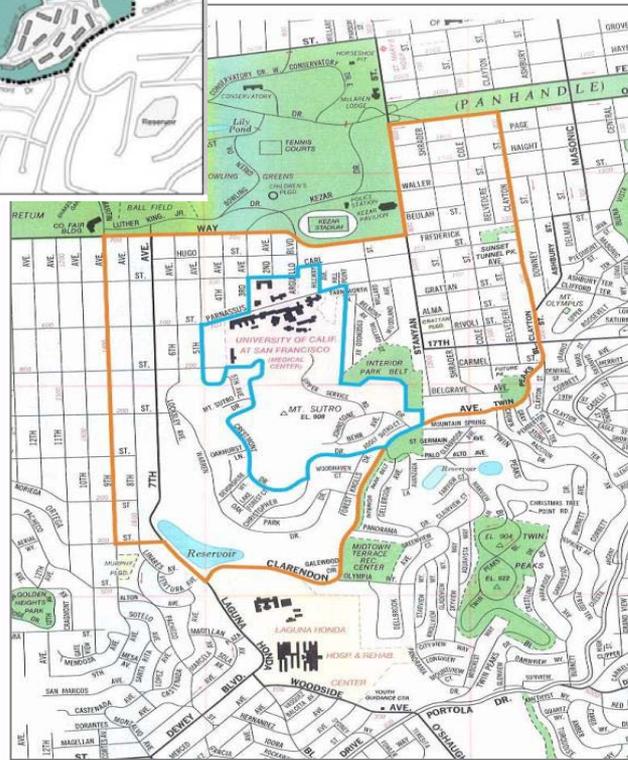
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Cushioning of Impacts on Parnassus Neighborhood

- 1976 Regents Resolution: Commitments, Purpose
- History of UCSF Actions to Cushion Impacts on Neighborhood
- Potential Future Cushioning Actions

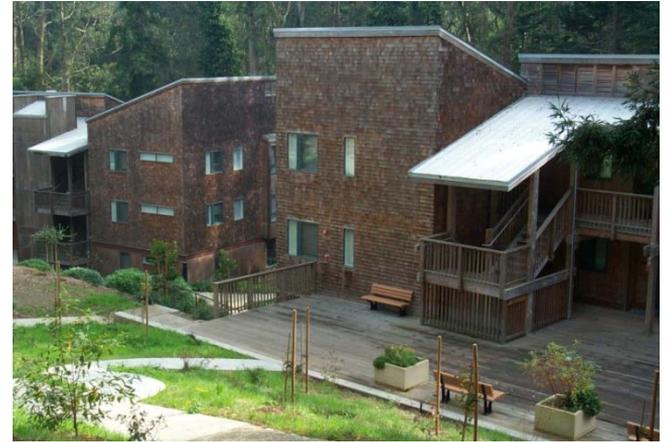


1976 Regents Resolution



- Established Mount Sutro Reserve as permanent open space
- Established permanent campus boundaries and surrounding area in which UCSF cannot acquire private property or lease residential property
- Required office space on 3rd and 5th Avenues to be converted back to residential, for UCSF personnel only
- Required the sale of houses on 3rd Avenue
- UCSF retained consultant to develop plan for alleviating traffic, parking and public transit issues
- Limited annual daily campus population to projections in LRDP EIR

Space Ceiling



- **Purpose of space ceiling**
- **Application of space ceiling to Parnassus:**
 - Campus structures not to exceed 3.55 million gsf
 - Excludes all campus housing except Aldea
 - Interpreted to include parking structure space
 - Defined by UCSF to include assignable, mechanical, vertical and other miscellaneous space
- **1996 LRDP proposed space ceiling target of 3,615,055 gsf, with intent to meet 3,550,000 gsf in next LRDP**
- **Current estimate is 3,800,000 gsf, with an overage of 226,000 gsf or 6%**

History of UCSF Actions to Cushion Impacts on Parnassus Neighborhood

- **Actions fulfilling 1976 Regents Resolution commitments**
 - Retained Mount Sutro Reserve as permanent open space
 - Respected permanent campus boundaries and limits on property acquisition within surrounding area
 - Sold all houses and lots on 3rd Avenue
 - Completed reversion of houses on 3rd and 5th Avenues, with exception of one remaining, to be reverted by end of year
 - Established aggressive Transportation Demand Management program to reduce driving to/from campus



History of Impact Cushioning Actions (cont.)

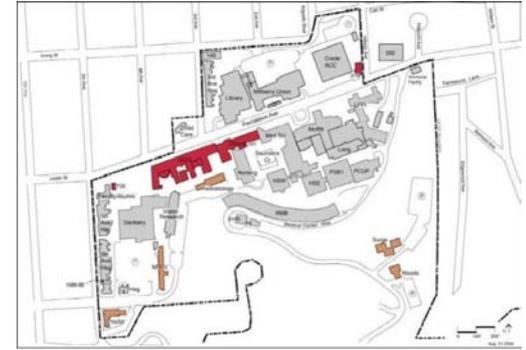
- **Actions beyond 1976 Regents Resolution**
 - Engaging the community via CAG, CAG Community Action Teams and other means of involvement
 - Developed management plan for Mount Sutro Reserve, including recreational opportunities while maintaining open space character
 - Prepared and implemented parking and loading master plan for Parnassus Avenue to better balance all needs
 - Reconfigured service/loading area in “pit” at back of campus to reduce congestion on Parnassus Avenue and improve operational efficiency
 - Provided dedicated curb side loading for large trucks to minimize truck parking in center of Parnassus Avenue
 - Mitigated noise from Parnassus Central Utilities Plant to meet City noise standard

History of Impact Cushioning Actions (continued)



- Demolished Medical Research I/II
- Built Kirkham Child Care Center and provided child care slots to community parents temporarily
- Built housing at 145 Irving without parking and prohibited residents from receiving neighborhood parking permits
- Built Aldea Community Center
- Rebuilt Aldea housing; retained 3 and demolished 2 buildings as agreed upon by neighbors
- Worked with neighbors and MUNI to reconfigure N Judah MUNI stop to improve safety and save trees
- Secured parking at Kezar lot to reduce UCSF employees' use of neighborhood street parking
- Improved directional signage to campus
- Expanded community participation in fitness and recreation programs

Proposed Actions To Be Implemented



- **Actions proposed in 1976 Regents Resolution**
 - Limit space subject to space ceiling to 3,550,000 gsf
 - Limit average daily population to projections in LRDP EIR
- **Actions proposed in 1996 LRDP**
 - Demolish UCH and investigate opportunities to create landscaped plaza on the site
 - Demolish 374 and 735 Parnassus Avenue, Laboratory of Radiobiology, Medical Research IV, Surge, Woods and Proctor buildings
 - Improve Parnassus Avenue for pedestrian safety/enjoyment
 - Improve Saunders Court and other open spaces as more pleasing and comfortable gathering places

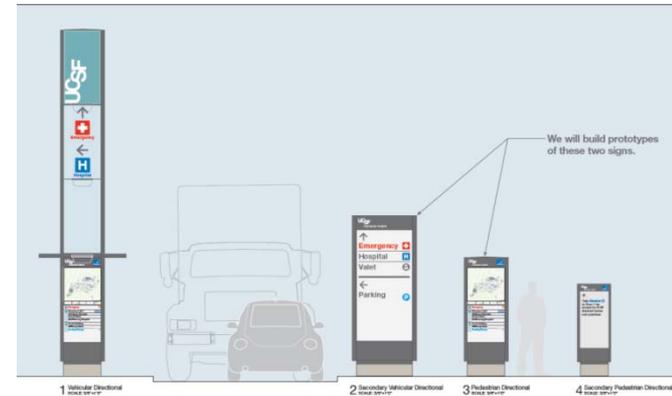
Parnassus Design Guidelines (2005-7)

- **Purposes:** respond to 1996 LRDP and Regents' request for campus "vision" plans, plan for building demolition and construction, and prepare for next LRDP
- **Aspirational goals, dependent on the availability of funds:**
 - More cohesive appearance
 - Stronger identity
 - More color
 - Improve navigation and way-finding
 - Pedestrian safety and accessibility



Parnassus Design Guidelines (cont.)

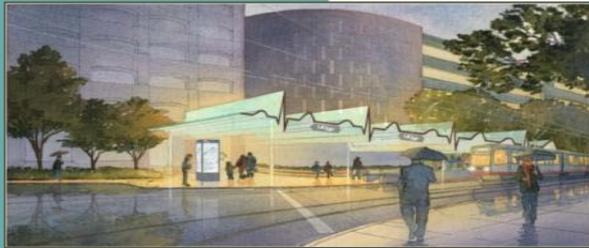
- **Guidelines:**
 - Landscaping
 - Site features
 - Lighting
 - Signage and way-finding
 - Art work
 - Environmental sustainability
 - Building design
 - Pedestrian circulation



Parnassus Design Guidelines (cont.)

- **Potential Improvements:**

- Parnassus Avenue and Irving Street gateways
- Campus core concept—pedestrian plaza on Parnassus Avenue at campus center
- Saunders Court
- Major new plaza on redeveloped UCH site



Parnassus Campus Planning Study

- **Potential Redevelopment of UCH/LabRad Site:**
 - Transit center for UCSF shuttles with off-street loading and parking
 - Retail and office along the street
 - Housing or other program space above
 - Alternatively, CSB replacement building above transit center, or on LabRad site with less housing
 - Conference and recreation and wellness center also considered
 - Open space



Parnassus Campus Planning Study

- **Potential Redevelopment of west side parking lot and MR IV:**
 - Housing with parking below
 - Expansion of child care center
 - Additional open space



Potential Future Impact Cushioning Actions

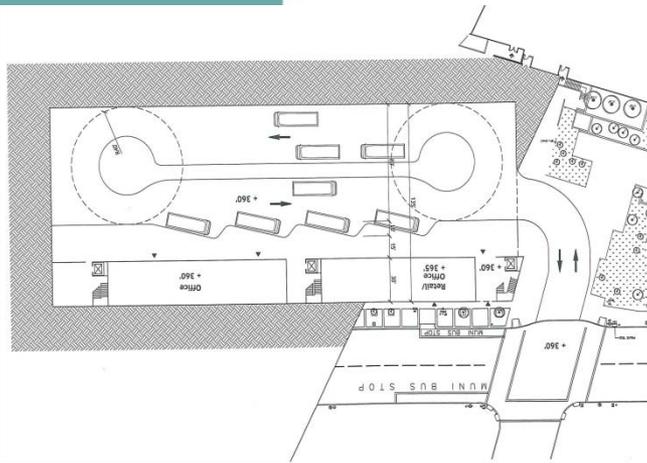
- Aspirations
 - Reduce campus related traffic in surrounding area
 - Reduce congestion on Parnassus Avenue
 - Improve public realm along Parnassus Avenue
 - Be sensitive to neighborhood scale
 - Enhance overall appearance of campus



Potential Future Impact Cushioning Actions (cont.)

- **Potential Actions**

- Demolish seismically poor and obsolete buildings (smaller buildings identified in LRDP)
- Develop facility for shuttle turn-around/staging and off-street deliveries
- Institute centralized receiving to reduce deliveries to this campus site
- Increase the use of alternative forms of transportation
- Build more housing on the campus



Potential Future Impact Cushioning Actions (cont.)

- **Potential Actions**
 - Implement the campus core concept
 - Design future buildings to be sensitive to neighborhood scale
 - Increase the amount of open space on the campus
 - Convert student housing on the avenues to faculty housing and increase housing for both