Cushioning of Impacts on Parnassus Heights Neighborhood

CAG Study Group Meeting

April 27, 2011
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