UC Hall Reuse Options - Preliminary Population and Trip Generation Estimates

UC Hall CAG Study Group Meeting

Campus Planning

June 29, 2011
Transportation Analysis Approach

• Analyze several distinct UC Hall reuse options to determine the potential range of impacts on intersection operations
  - Mostly Housing Option
  - Mixed Use Option (Housing/Clinics/Offices)
  - No Housing Option (Clinics/Offices Only)

• These options are created for study purposes only, to help us understand the different transportation impacts of various potential reuse components

• Compare the range of reuse impacts against the impacts of UC Hall demolition, per the current LRDP

• Use this data to inform our thinking about the reuse options
Preliminary Transportation Analysis
Assumptions

UC Hall Demolition

- Current UC Hall occupants are relocated into other space on Parnassus, except ophthalmology clinics which move off Parnassus
  - Ophthalmology Clinics in the ACC building also move off Parnassus, and that space is backfilled with Medical Center uses
- Proctor, Surge, Woods, Lab Rad, MR IV, 374 Parnassus and 735 Parnassus are demolished after relocating occupants into other space on Parnassus
- Toland Hall not replaced at Parnassus (though the murals would be preserved)
Preliminary Transportation Analysis

Assumptions

Option “A” - Mostly Housing

• UC Hall reused with six floors of housing, plus retail, food service and building support space in the bottom level

• Current UC Hall occupants relocate into other space on Parnassus, except ophthalmology clinics which are moved off Parnassus
  – Ophthalmology clinics in the ACC building also move off Parnassus, and that space is backfilled with Medical Center uses

• Toland Hall converted to a community room for housing occupants

• Proctor, Surge, Woods, Lab Rad, MR IV, 374 Parnassus and 735 Parnassus demolished after relocating occupants into other space on Parnassus
Preliminary Transportation Analysis

Assumptions

Option “B” - Mixed Use (Housing/Clinics/Offices)

• UC Hall reused with three floors of housing, three floors of ophthalmology clinics and clinical faculty offices, plus retail, food service and building support space in the bottom level

• Current UC Hall occupants are relocated into other space on Parnassus, except ophthalmology clinics which remain in UC Hall
  – Ophthalmology Clinics in the ACC building are relocated to UC Hall, and ACC space is backfilled with Medical Center uses

• Toland Hall converted to a community room for housing occupants, or improved for use as classroom/conference room

• Clinical faculty office space does not represent net new population at Parnassus, because those occupants are already on site

• Proctor, Surge, Woods, Lab Rad, MR IV, 374 Parnassus and 735 Parnassus demolished after relocating occupants into other space on Parnassus
Preliminary Transportation Analysis
Assumptions

Option “C” - No Housing (Clinics/Offices Only)

• UC Hall reused with six floors of ophthalmology clinics, clinical faculty offices, other offices from CSB and/or small buildings, plus retail, food service and building support space in the bottom level

• Current UC Hall occupants are relocated into other space on Parnassus, except ophthalmology clinics which remain in UC Hall
  – Ophthalmology Clinics in the ACC building are relocated to UC Hall, and ACC space is backfilled with Medical Center uses

• Toland Hall upgraded for use as classroom/conference room

• Clinical faculty office space does not represent net new population at Parnassus, because those occupants are already on site

• Other office space relocated into UC Hall from CSB is backfilled with office space

• Proctor, Surge, Woods, Lab Rad, MR IV, 374 Parnassus and 735 Parnassus are demolished after relocating occupants into other space on Parnassus
Definition of Trips

- **Person Trip** - trip by one or more person in any mode of transportation. For example, four people traveling together in one car equal four person trips.

Includes Carpool, Vanpool, Drop off, Motorcycle

- 55%
- 25%
- 10%
- 3%
- 6%
Demolish UC Hall

231 Fewer Daily Vehicle Trips
25 Fewer PM Peak Hour Vehicle Trips
Option “A”: Housing

- 362 New Daily Vehicle Trips and 51 New PM Peak Hour Vehicle Trips Compared to Demolition
- 131 New Daily Vehicle Trips and 26 New PM Peak Hour Vehicle Trips Compared to Existing
Option “B”: Housing/Clinic/Office

- 509 New Daily Vehicle Trips and 62 New PM Peak Hour Vehicle Trips Compared to Demolition
- 278 New Daily Vehicle Trips and 37 New PM Peak Hour Vehicle Trips Compared to Existing
Option “C”: Clinic/Office

- 480 New Daily Vehicle Trips and 61 New PM Peak Hour Vehicle Trips Compared to Demolition
- 249 New Daily Vehicle Trips and 36 New PM Peak Hour Vehicle Trips Compared to Existing
Trips Comparison

Daily Trips

- **Existing UC Hall**
  - Person Trips: 993
  - Vehicle Trips: 492

- **Demo**
  - Person Trips: 555
  - Vehicle Trips: 261

- **A: Housing**
  - Person Trips: 1,340
  - Vehicle Trips: 623

- **B: Office / Housing**
  - Person Trips: 1,652
  - Vehicle Trips: 770

- **C: Office / Clinic**
  - Person Trips: 1,510
  - Vehicle Trips: 741
Trips Comparison

PM Peak Hour Trips

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Person Trips</th>
<th>Vehicle Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing UC Hall</td>
<td>155</td>
<td>73</td>
</tr>
<tr>
<td>Demo</td>
<td>105</td>
<td>48</td>
</tr>
<tr>
<td>A: Housing</td>
<td>216</td>
<td>99</td>
</tr>
<tr>
<td>B: Office / Housing</td>
<td>246</td>
<td>110</td>
</tr>
<tr>
<td>C: Office / Clinic</td>
<td>233</td>
<td>109</td>
</tr>
</tbody>
</table>
PM Peak Hour Vehicle Trip Comparison

- 4th
- Dem
- “A”
- “B”
- “C”
- MCW

Vehicle Trips:
- 1060
- 26
- 37
- 36
- 820

Comparison chart showing vehicle trip counts for different areas.
What’s Next

- Parking Demand
- Trip Distribution
- Intersection Level of Service (LOS)
What’s Next - Intersection LOS