UC Hall at Parnassus Heights Community Meeting

November 16, 2011
Agenda

• Welcome
• Introductions & Agenda Overview
• Space History at UCSF Parnassus Campus
• UC Hall: Competing Needs & Challenges
• The Future of UC Hall
• Traffic Management in the Inner Sunset
• Community Feedback
• Next Steps
Space History at UCSF
Parnassus Campus
1976 Parnassus Commitments

- Mount Sutro Open Space Reserve to be permanent
- Permanent campus boundaries
- Limit property acquisition in surrounding area
- Sale of houses on west side of 3rd Avenue
- Office space on 3rd and 5th Avenues to be converted back to residential
- Limit campus population
- Space ceiling of 3.55 million gross square feet
Space Ceiling

Percent Over Parnassus Heights Space Ceiling

- 1976 Space Ceiling: 2,000,000
- 1996 LRDP Status: 3,550,000 (3.8% over ceiling)
- 2012 Target: 3,600,000 (1.8% over ceiling)
- 2011 Actual: 3,800,000 (8.2% over ceiling)
Major Parnassus Actions Since 1996

Buildings constructed:
- Central Utility Plant (additional funds to reduce noise)
- Parnassus Services Building
- Regeneration Medicine Building
- Kirkham Child Care Center (temporary community slots)
- Aldea Center (community access)
- 145 Irving Housing (no onsite parking or neighborhood parking permits for occupants)
- Rebuilt Aldea Housing (retained 3 buildings, demolished 2 buildings per agreement with neighbors)

Buildings demolished:
- Medical Research I/II & annexes
- Central Services
- Generator
- Laundry/Storehouse
- Heating Plant
Major Parnassus Actions Since 1996

- Engaged community via CAG, CAG Action Teams and other means of involvement

- Developed management plan for Mount Sutro Open Space Reserve (open space and recreation)

- Implemented parking and loading master plan for Parnassus Avenue to better balance all needs

- Provided dedicated curb side loading on Parnassus Avenue for large trucks

- Implemented Pathways wayfinding system
Major Parnassus Actions Since 1996

• Reconfigured loading docks in “pit” behind hospital to reduce Parnassus Avenue congestion and improve operational efficiency

• 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

• Expanded community participation in fitness and recreation programs

➤ Acquired and developed Mission Bay campus
LRDP Timeline

2011
- LRDP OVERSIGHT COMMITTEE (Monthly Meetings Throughout)
- BACKGROUND DATA DESCRIPTION
- OPTIONS ANALYSIS
- QUANTIFICATION OF 2030 SPACE NEEDS
- ANALYZE PHYSICAL OPTIONS
- DEVELOP PREFERRED PLAN

2012
- Community Workshops
- EIR Scoping Meeting

2013
- Publish Draft LRDP
- Publish Draft EIR
- Public Hearing

2014
- Publish Final LRDP
- Regents LRDP Vote
- Publish Final EIR
- Regents EIR Vote
UC Hall: Competing Needs and Challenges
Planning and Policy Issues Affecting UC Hall

- Space Ceiling
- Seismic Safety Standards
- Energy Use and Sustainability
- Financial Realities
- Historic Preservation Value
- Faculty Office Demand
Proposal for Moving Forward

The Future of UC HALL

CAG Study Group

Traffic Management Partnership with MTA

Space Ceiling Commitment

Retrofit and Reuse

Cushioning Actions

Sequencing

Commitment to Ongoing Community Process
Future of UC Hall
UC Hall: Emerging Vision for Retrofit & Reuse
UC Hall THEN
UC Hall NOW
**UC Hall Option B3**

**SELECTED OPTION**

**PROGRAM AREAS**

- Retail: 2,692 sf
- Housing: 49,742 sf
- Housing Offices: 2,052 sf
- Offices: 28,519 sf
- Toland Hall: 1,951 sf
- Clinics: 0 sf
- Back of House: 13,297 sf
- Circulation: 37,115 sf

**HOUSING SUMMARY**

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<th>Beds/Unit</th>
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<td>10</td>
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<td>C</td>
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<td>19</td>
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<td><strong>74</strong></td>
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Space Ceiling

Percent Over Parnassus Heights Space Ceiling

- 1976 Space Ceiling: 3.8%
- 1976 LRDP Stains: 1.8%
- 2012 Target: 8.2%
- 2011 Actual: 4.1% (3 floors housing, 3 floors offices)
- Option B3 (3 floors housing, 3 floors offices): 4.8%
- Option B2 (2 floors housing, 4 floors offices): 6.3%
- Options C2 (All offices):
Proposed Cushioning Actions & Potential Sequencing
Proposal for UC Hall with Cushioning Actions

Additional Cushioning Actions
- Stem Cell Loading Improvements
- 5th and Kirkham Traffic Calming Measures
- Campus Core Improvements
- Convert Some Avenue Houses to Faculty Housing
- Shift to Central Delivery Model at Oyster Point
- Small Building Demolition

UCSF MEDICAL CENTER
MEDICAL SCIENCES BUILDING
CLINICAL SCIENCES BUILDING
NURSING BUILDING
UC HALL
TRAIL ACCESS TO MOUNT SUFRO PRESERVE
MR4 SITE PARKING
KOBET VISION RESEARCH LABORATORY
DENTAL CLINICS BUILDING
WEST PLAZA AND LOADING

New Cafe Entry
New Street Trees
Community Room
Bike Parking
Trash and Deliveries
Enhanced Entry to Dentistry

New Pavilion Entrance
New Housing Entrance
Campus Core Improvements
Proposed UCH and CSB Schedule with Cushioning Actions
Proposed UCH & CSB Schedule with Cushioning Actions

Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9

EXISTING CONDITIONS

- EXISTING BUILDING
- BUILDING DEMOLISHED
- CONSTRUCTION STAGING
- UNDER CONSTRUCTION
- PROJECT COMPLETE

UC HALL | CLINICAL SCIENCES | RADLAB | MR.4 | 735 PARNASSUS | 374 PARNASSUS | WOODS & SURGE BUILDINGS

EXISTING CONDITIONS

EXISTING BUILDING
BUILDING DEMOLISHED
CONSTRUCTION STAGING
UNDER CONSTRUCTION
PROJECT COMPLETE
Months 1 – 4: Demolish 374 and 735 Parnassus Buildings and Restore Sites

PHASE 1

- Duration of Construction: 1.5 Months
- Cumulative Construction Time: 0.1 Years

Legend:
- Existing Building
- Building Demolished
- Construction Staging
- Under Construction
- Project Complete
Months 5 - 11: CSB Design, Decant CSB (no construction)

PHASE 2

PHASE 2 – DURATION OF CONSTRUCTION:
No Construction
CUMULATIVE CONSTRUCTION TIME:
0.1 Years

EXISTING BUILDING
BUILDING DEMOLISHED
CONSTRUCTION STAGING
UNDER CONSTRUCTION
PROJECT COMPLETE
Months 12 - 18: Demolish Rad Lab and MR 4 Building, Convert Rad Lab to Contractor Staging Area, Convert MR 4 to Contractor Parking. CSB Decant Continues
CSB Utility Reroute, Traffic Calming at 5th/Kirkham Performed, Mt. Sutro Trail Access

Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9

PHASE 3 – DURATION OF CONSTRUCTION: 7 Months (2 Months Active Const.)
CUMULATIVE CONSTRUCTION TIME: 0.7 Years (0.2 Years Active Const.)
Months 19 - 37: Retrofit / Renovate CSB

PHASE 4

**PHASE 4 – DURATION OF CONSTRUCTION:**
19 Months (13 Months Active Const.)

**CUMULATIVE CONSTRUCTION TIME:**
2.3 Years (1.3 Years Active Const.)

- Existing Building
- Building Demolished
- Construction Staging
- Under Construction
- Project Complete

- UC Hall
- Clinical Sciences
- Woods & Surge Buildings
- 5th & Kirkham Traffic Calming
- Proctor
Months 38 - 39: Streetscape at CSB

PHASE 5

(2 Months)

UC HALL

CLINICAL SCIENCES

NEW MT. SUTRO TRAIL ACCESS

5th & KIRKHAM TRAFFIC CALMING

PROCTOR

WOODS & SURGE BUILDINGS

EXISTING BUILDING
BUILDING DEMOLISHED
CONSTRUCTION STAGING
UNDER CONSTRUCTION
PROJECT COMPLETE

PHASE 5 – DURATION OF CONSTRUCTION:
2 Months
CUMULATIVE CONSTRUCTION TIME:
2.5 Years (1.3 Years Active Construction)
PHASE 6

- DURATION OF CONSTRUCTION:
  - 6 Months (2 Months Active Construction)

- CUMULATIVE CONSTRUCTION TIME:
  - 3.0 Years (1.4 Years Active Const.)

UC Hall Utility Re-Routing, Demo Annex Buildings
**Months 58 - 69: Retrofit / Renovate UC Hall**

<table>
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<th>Year 1</th>
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**PHASE 7**

- **Duration of Construction:**
  - 12 Months Active Construction
  - Cumulative Construction Time: 4.0 Years (2.4 Years Active Const.)

**Project Complete**

- Existing Building
- Building Demolished
- Construction Staging
- Under Construction
- Project Complete
Months 70-78: Retrofit / Renovate UC Hall, Begin Converting 5th Av. Houses to Faculty
Demolish Woods & Surge and Restore Open Space

PHASE 8 – DURATION OF CONSTRUCTION:
9 Months (2 Months Active Construction)
CUMULATIVE CONSTRUCTION TIME:
4.7 Years (2.6 Years Active Const.)

5th & Kirkham
Traffic Calming

PROCTOR

PHASE 8: (22 Months)
Clinical Sciences

PHASE 8: (35 Months)

NEW MT. SUTRO TRAIL ACCESS

EXISTING BUILDING
BUILDING DEMOLISHED
CONSTRUCTION STAGING
UNDER CONSTRUCTION
PROJECT COMPLETE

(3 Months)
WOODS & SURGE BUILDINGS
Months 79 - 80: Develop Rad Lab Site for Parking, Demolish Proctor, Create Open Space at UCH Annex Sites
    Streetscape Improvements at UCH, Redevelop West Plaza

PHASE 9

PHASE 9 – DURATION OF CONSTRUCTION:
2 Months
CUMULATIVE CONSTRUCTION TIME:
4.9 Years (2.6 Years Active Const.)
### Months 81 - 86:
Develop Rad Lab Site for Parking, Demolish Proctor, Streetscape Improvements at UCH and CSB, Campus Core, Redevelop West Plaza, Mt. Sutro Access Trail

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**PHASE 10**

- **Campus Core Improvements**
  - Duration of Construction: 6 Months
  - Cumulative Construction Time: 5.4 Years (2.6 Years Active Const.)

- **5th & Kirkham Traffic Calming**
  - Duration: 2 Months

- **New Mt. Sutro Trail Access**
  - Duration: (35 Months)

- **Clinical Sciences**
- **UC Hall**
- **West Plaza**

**Legend**:
- **Existing Building**
- **Building Demolished**
- **Construction Staging**
- **Under Construction**
- **Project Complete**
Months 87 - 105: Complete Converting 5th Avenue Houses to Faculty Housing.

**Phase 11**

- **Duration of Construction:** 6 Months
- **Cumulative Construction Time:** 5.9 Years (2.6 Years Active Const.)

**Legend:**
- **Existing Building**
- **Building Demolished**
- **Construction Staging**
- **Under Construction**
- **Project Complete**
Key Factors to Consider in Implementing Cushioning Actions

• Effects on traffic and congestion in surrounding neighborhood streets
  • Delivery trucks and construction vehicles diverted from Parnassus Avenue to 5th & Kirkham, other intersections?
  • Delivery trucks diverted from Parnassus Avenue to Medical Center Way?

• Other?
Traffic Management in the Inner Sunset
Community Feedback
Next Steps
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