INTRODUCTION

UCSF hosted the first in a series of community workshops on October 10, 2012 to share LRDP proposals for Parnassus campus and solicit feedback from neighbors. The workshop was held from 7:00 p.m. to 9:00 p.m. at the Millberry Union on the UCSF Parnassus Campus and was attended by more than thirty people.

Outreach for the meeting included an ad in the Sunset Beacon neighborhood newspaper (circulation 25,000); a postcard mailing to over 2,800 Parnassus neighbors; an email to over 240 neighbors on UCSF listservs; meeting information posting on the Inner Sunset Park Neighbors blog; and notification on the UCSF website.

Barbara J. French, Vice Chancellor for Strategic Communications and University Relations at UCSF, opened the workshop. She welcomed participants, and proudly announced the recent Nobel Prize in Physiology or Medicine awarded to Shinya Yamanaka, MD, PhD, a UCSF professor of anatomy and Gladstone senior investigator for his discovery of an elegant way to reprogram mature skin cells so they become stem cells. French thanked the group for attending this community workshop to share their ideas related to the Long Range Development Plan. Following her remarks, she introduced meeting facilitator Daniel Iacofano of MIG, Inc., who gave an overview of the evening’s agenda UCSF LRDP Parnassus Workshop 2012_1010 Agenda.

PRESENTATIONS

Kevin Beauchamp, UCSF’s Director of Physical Planning, next provided an overview of the Long Range Development Plan process, highlighting past planning efforts and milestones for the current process UCSF LRDP Parnassus Workshop 2012_1010 Presentation-1. Karen Alschuler, a principal with the firm of Perkins + Will, covered a series of slides describing preliminary proposals for development at the Parnassus campus, including strategies for addressing the space ceiling. The final portion of the evening’s presentations came from Eric Womeldorff of Fehr & Peers who outlined a number of ideas related to traffic, circulation and parking UCSF LRDP Parnassus Workshop 2012 1010 Presentation-2.

COMMUNITY FEEDBACK

Please note that the focus of this community workshop was to solicit feedback from neighbors on proposed options. Therefore, this summary focuses on neighbors’ questions and comments, and does not include responses.

The remainder of the workshop was devoted to discussions among members of the public. Attendees were divided into four breakout groups where they offered feedback on the development/space ceiling and transportation proposals. Each breakout group selected a member to report to the entire workshop group on the key items discussed. Comments from these breakout groups’ report-backs are shown below. A full list of individual participant comments, as well as emails and comment cards received after the workshop, follows that.
REPORT-BACKS FROM BREAKOUT GROUPS

- Ensure that demolitions result in usable open space.
- Look at the impacts of converting some space to housing. What will parking impacts be?
- Make more progress on reducing the space ceiling overage.
- Disingenuous to remove small buildings, but keep adding large ones. Creates a visual expansion of facility with very little reduction.
- Support demolitions.
- Support housing at UC Hall.
- Concern about moving uses off Parnassus site and the impacts on the commercial district of the Inner Sunset.
- Reaffirm UCSF boundaries as established in the 1976 space ceiling resolution.
- Consider converting UC Hall to ½ housing, ½ parking.
- Concerns about the “wind tunnel effect” of building masses on Parnassus campus.
- What is the University’s commitment to the space ceiling? Is it even an appropriate measure of impact?
- Do not replace demolitions near 5th Ave with parking garages.
- Terrace the new hospital building back from Parnassus Avenue to address light and wind issues.
- Respect the character of neighboring residential streets: e.g., no truck traffic
- Prevent residential parking permits for all UC housing residents.
- Keep a central receiving function at Oyster Point.
- A Transit Center is a good idea.
- Concern about trucks double parking if Parnassus is narrowed.
- Coordinate with SFMTA on transit services.
- We love the shuttle system, but we don’t like the shuttles.
- Consider constructing a tunnel loop road to connect Medical Center Way with Koret Way.
- Conduct more outreach to the public regarding any changes at Parnassus campus.

INDIVIDUAL PARTICIPANT COMMENTS (grouped by topic)

ADDRESSING THE SPACE CEILING AT THE PARNASSUS CAMPUS

Space Ceiling:
- Get closer to the space ceiling, not just part of the way.
- Is space ceiling is still important? Seems to have served purpose of preventing unbridled expansion of campus without regard for neighborhood.
- Quality of life is more important than space ceiling.
- What is right space ceiling for 2014-2024?
- Consider impact on surrounding commercial areas of reducing space and population.
- Increasing UCSF circulation efficiency more important than space ceiling.

UC Hall:
- Demolish UC Hall and replace it with open space, pedestrian amenities. Would also free space for loading.
- Convert UC Hall to all housing.
- Redevelop UC Hall as mixed use or all housing; preserve it as historic resource.
- Support ½ housing, ½ parking @ UC Hall with open space
• Show us more realistic, pleasing visualization of UC Hall demolition option. Empty space looks awful.

_Housing:_
• More housing is desirable.
• Remove Aldea Housing from space ceiling calculation. On-campus housing is beneficial to neighborhood.
• Consider use of Millberry Union for housing.
• Put students in housing at campus site where they study or work.
• Conversion of space to housing should not be deducted from the space ceiling overage; there are neighborhood impacts associated with housing.
• Consider working with City to allow more housing in neighborhood zoning.

_Open Space:_
• Support gateway ideas; Proctor building (5th and Kirkham) and 735 Parnassus should be open space gateways, if UC Hall becomes housing.
• Avoid creating unusable open space areas that are shady, with cold, hidden seating.

_Other Issues:_
• Reduce sprawl; respect limits of UCSF development boundary.
• Step back new hospital from Parnassus Ave. to reduce visual impact.
• Preserve Koret building.

**IMPROVING TRANSPORTATION AT PARNASSUS**

_UCSF shuttles:_
• We love shuttle system, but not shuttles themselves.
• Provide safe, reliable shuttles.
• Evaluate size, number of shuttles needed. Large shuttles not needed; medium-sized are encouraged.
• Increase shuttle ridership through better advertising.
• Shuttle drivers need to be more careful when passing through residential areas; e.g., stopping at stop signs, not idling.
• Increase shuttle drivers’ awareness of passenger needs.
• Consider loading some shuttles at Carl and Irving.
• Coordinate with Forest Hill Station.

_Trucks/deliveries:_
• Address concerns about truck traffic on 5th Ave.
• Do not reroute trucks to back of campus via 5th Ave.
• Share burden of off-loading transportation between 5th Ave. and Medical Center Way.
• Support moving deliveries off of Parnassus Ave.
• Support service road to reduce loading on Parnassus.
• Create loading opportunity in Koret/MR4 area.
• Be proactive about alternatives, including electric vehicles to move deliveries around.
• Consider underground transit to connect Medical Center Way to Koret Way to remove truck traffic from Parnassus. Expensive idea but this is a long-range plan.
• Consider moving loading to Aldea area, along with parking and contractor staging.

Campus Core Concept:
• This idea came from community meetings a few years back to improve campus environment.
• Find out how many people use Parnassus as a thoroughfare; how many people use Parnassus as open space.
• Work with City to devote all Parnassus Avenue street parking for deliveries and contractors.
• Concern about removing parking lane on Parnassus; it will divide Cole Valley from Inner Sunset.
• Concern about narrowing of Parnassus Avenue, especially with double-parking and construction traffic; this would worsen the situation at the MUNI stop and drop-off at ACC and new hospital.
• Consider what would happen if access via Parnassus is reduced. UCSF and the City should be working together to address these issues.
• Don’t reduce sidewalk widths; vehicles double-park in front of ACC.
• Follow through on traffic calming in the Kirkham/5th Ave. neighborhood. There are a lot of young children here, and their safety is in everyone’s interest.
• Continue to coordinate with SFMTA on long-range planning for transportation. We shouldn’t be paying for empty UCSF shuttles and empty MUNI buses.
• Improve MUNI access to campus. Work with MUNI to get express buses from Parnassus to entry points for commuters in lieu of more UCSF shuttles.
• Think creatively about how to get the 50% of staff/faculty who continue to drive to work out of their cars. Better public transport? Better amenities in the neighborhoods? Higher parking fees?
• Concern about conflicts at the new hospital site, with loading and ambulances accessing the same area on Medical Center Way.
• Parking 40-50 vans on a single level is inefficient.
• Control construction workers from parking on streets.
• Make parking on campus very expensive so employees don’t drive to campus.
• Look at impacts of shifting traffic to other areas.
• Extend prohibition on residential parking permits to all UCSF housing.
• Increase underground parking, services.
• Connect off-site parking via shuttles, MUNI.
• Reconfigure Irving Street parking.
• Provide parking for housing.
• Use surface streets south of campus.
• The north side of campus doesn’t seem to be developed at all.

Other Comments
• Broaden outreach; would like to see more students at these meetings.
• The CAG does a poor job of representing Parnassus neighborhood association interests. Consider adding a position representing Inner Sunset Merchants Association or Inner Sunset Park Neighbors.