UCSF Long Range Development Plan (LRDP)

Further information: www.ucsf.edu/LRDP

Mission Bay Community Workshop #1
October 25, 2012

PROPOSED DRAFT LRDP
PLANNING PRINCIPLES
Proposed Draft LRDP Planning Principles

1996 LRDP Goals and Objectives
• UCSF worked hand-in-hand with neighbors to adopt Goals and Objectives to guide UCSF development
• Participation by CAG members, faculty members, leadership, public (at community workshops)

2008 Mission Bay Planning Principles
• Community task force established by UCSF to address concerns about UCSF growth beyond Mission Bay campus into surrounding community
• Participation by CAG members, faculty members, leadership, public (at community workshops)
• Adopted by Regents as LRDP Amendment in July 2008

Proposed Draft LRDP Planning Principles

• Overarching Principles
  – Community Consultation
  – Community Notification
  – Cushioning of Impacts
  – “Fair Share” Funding
  – Community Involvement Mechanism
• Amenities and Services / Public Safety
• Building and Public Realm Design
• Community
• Economic Improvement
• Environmental Planning and Safety
• Housing
• Land Use
• Sustainability
• Transportation
LRDP PLANNING PROCESS

Planning Framework

• The LRDP guides physical development over a period of 15-20 years
  – Current LRDP adopted January 1997, with 2012 planning horizon
  – Next LRDP expected to have a planning horizon of Year 2035
• The LRDP is accompanied by an Environmental Impact Report (EIR)
• The Regents certify the EIR, and approve the LRDP and Major Amendments
• Strategic and academic planning informs space needs and program requirements, which drive the LRDP
Current UCSF Locations

Mission Bay
- Subject of tonight’s presentation

Parnassus Heights
- Evaluating options for addressing seismic requirements, reducing space and planning for future Moffitt Hospital replacement

Mount Zion and Mission Center
- Evaluating new buildings and additional parking to address seismic requirements and support potential growth

Laurel Heights
- Evaluating potential alternatives for long-term use of the site

SFGH
- In discussions with the City on options to address seismic issues
Overall LRDP Planning Process

LRDP OVERSIGHT COMMITTEE (Monthly Meetings Throughout)

ANALYZE PHYSICAL OPTIONS FOR MEETING SPACE NEEDS
DEVELOP PREFERRED PLAN AND PREPARE DRAFT LRDP
PREPARE DRAFT EIR
PREPARE FINAL LRDP
PREPARE FINAL EIR
Public Hearing
Regents Approval

Quantification of 2035 Space Needs

Community Advisory Group (meetings throughout)

LRDP Schedule for Public Outreach

- October 2012: Begin LRDP community workshops on proposed physical options
  - Parnassus Heights: October 10th and January 2013
  - Mission Bay: October 25th and subsequent to be scheduled
  - Other campus sites: to be scheduled
- May 2013: Complete LRDP community workshops for all major campus sites
- July 2013: EIR Scoping Meeting
- April 2014: Publish Draft LRDP and EIR (45-day public comment period)
- November 2014: Publish Final EIR and present to UC Regents for approval
Mission Bay Campus Background

- 57 acres
- First building occupied in 2003
- Primary location of basic science research
- Support services include housing and child care, plus the Rutter Center with dining, fitness and conference center facilities
- Future UCSF Medical Center at Mission Bay under construction with specialty hospitals for children’s, women’s and cancer patients and related outpatient services
Mission Bay Completed Projects

Genentech Hall  Koret Quad  Rock Hall
Byers Hall  Rutter Center  Third Street Garage
Mission Bay Housing  Helen Diller Family Cancer Research Building  Smith Cardiovascular Research Building  Sandler Neurosciences Center

Mission Bay Off-Campus Space

China Basin (leased space)
1500 Owens Street (leased space)
654 Minnesota Street (owned)
Mission Bay Campus “Development Entitlement”

- Two separate areas of development entitlement, north and south of 16th Street
- North of 16th Street, upon completion of the planned Academic Building, 82% of the 2.65 million square foot entitlement will be built
  - Insufficient entitlement remains to complete the Master Plan as originally envisioned north of 16th Street
- South of 16th Street, when Phase 1 of the Medical Center at Mission Bay opens in 2015, 48% of the 1.79 million square foot entitlement will be built

Current Entitlement Implications

- North of 16th Street, upon completion of the planned Academic Building, 465,200 gross square feet (gsf) of entitlement will remain
- With remaining entitlement, only 2 more buildings can be built (excluding parking structures)
  - If these buildings are constructed on Blocks 23 and 25 near 16th Street, there will be no remaining entitlement for four potential buildings on Blocks 15 and 16 at the northwest area of the campus, as called for in the Master Plan
- This is because:
  - At urging of the community, parking originally planned for Block 20 was replaced with 410,000 gsf of housing
  - Buildings were generally designed at the upper end of the Master Plan’s square footage range for each building footprint
Mission Bay “Phase 2 Planning Study”

- Critically reviewed campus construction to date and developed alternatives to:
  - Enhance the campus pedestrian environment
  - Evaluate options for additional research, housing, outdoor recreation facilities, support and logistics space
  - Reassess parking supply, demand and locations
  - Explore campus development over 2.65 million gsf limit
  - Evaluate building footprints, massing, design and locations

- Three community meetings to review progress and receive feedback held in June 2010, November 2010 and February 2011
- Report published August 2011
- LRDP will identify preferred development option for Mission Bay

MISSION BAY LONG-TERM NEEDS
LRDP Assumptions for Mission Bay

• LRDP Planning Horizon of Year 2035
• Must develop a plan that supports UCSF’s mission and is financially feasible
• Increased entitlement is contingent on environmental analysis, ensuring sufficient transportation and other infrastructure capacity is available, and avoiding adverse effects on other Mission Bay entitlements
• Increasing the entitlement limit requires continued discussion with Mission Bay stakeholders and approval of the UC Regents
• Due to the long-term horizon of a 2035 LRDP and uncertainties about potential funding in the future, LRDP proposals must be flexible and may not all be implemented within this timeframe

UCSF Long-Term Needs at Mission Bay

• Accommodate majority of research space need through 2035 (up to 724,000 gsf at Mission Bay)
• Accommodate instruction space growth (52,000 gsf) and academic office need (110,000 gsf)
• Accommodate inpatient and outpatient growth in future Cancer Outpatient Building and Phase 2 of the Medical Center at Mission Bay
• Improvements to campus life including outdoor recreation and fitness space, retail space and child care
• Additional campus housing
• Potential future lease consolidation
Scope of Consultant Work

• Perkins + Will (Urban Design)
  – Develop physical options for five major campus sites, including capacity analyses for new building sites and open space areas
  – For Mission Bay this includes:
    • Further refinement of options discussed during the Mission Bay “Phase 2 Planning Study” for the area north of 16th Street
    • Options for improving the public realm

• Adavant and Fehr & Peers (Transportation Planning)
  – Calculate travel and parking demand of options
  – Analyze implications of entitlement increase on surrounding transportation system capacity

• Nelson\Nygaard (Shuttle Operations)
  – Assess existing shuttle operations
  – Advise on best ways to meet future shuttle needs