SPACE CEILING OPPORTUNITIES

14 SITES STUDIED
2 SITES ELIMINATED
WHY ELIMINATED?

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14 SITES STUDIED
2 SITES ELIMINATED
WHY ELIMINATED?
**why eliminated?**

**Medical Building 1 (ACC) Conversion to Housing:**
- Lack of an efficient layout for housing
- No alternative location for outpatient facilities
- Too expensive

**Moffitt Conversion to Housing:**
- Not an appropriate location for housing adjacent to hospital / inpatient facilities
- No opportunity for integrating housing amenities
- Better alternative sites for housing being considered

**Moffitt Full Demolition:**
- Major disruption to the campus and patients during demolition
- Program space not relocated into new hospital would need to be accommodated elsewhere
- Very high cost
- Complicated demolition due to utility relocation and replacement
- Moffitt is an important connector to the “mega-structure”
<table>
<thead>
<tr>
<th>ACTIVE OPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LPPI DEMO + MOFFITT REPLACEMENT</td>
</tr>
<tr>
<td>UC HALL</td>
</tr>
<tr>
<td>MILLBERRY UNION TOWERS</td>
</tr>
<tr>
<td>BUILDING DEMOLITIONS</td>
</tr>
</tbody>
</table>

**TOTAL GSF: (-) 111,600**
TOTAL GSF: (+) 331,500

ACTIVE OPTIONS

- LPPI DEMO + MOFFITT REPLACEMENT
- LPPI DEMOLITION
- MOFFITT REPLACEMENT HOSPITAL
- HEIGHT ZONES
- MOFFITT REPLACEMENT'S ALTERNATIVES
- SELECTED OPTION
- SITE PLAN
- LPPI PUBLIC REALM IMPROVEMENT
- UC HALL
- MILLBERRY UNION TOWERS
- BUILDING DEMOLITIONS
**OPTION A**

TOTAL GSF: (+)300,000

Attempted to maintain building within existing height limit.

**WHY ELIMINATED**
- Only 136 beds can be accommodated
- Does not allow for desired program adjacencies
- Unsuccessful at accommodating reduced program within the 65' height limit
- Lack of building setback discourages public realm improvements
- Does not allow for open space opportunities or building setbacks/stepbacks
- Does not allow public realm improvements along Parnassus Avenue

**OPTION B1**

TOTAL GSF: (+)331,500

Accommodated program

**PROS**
- Meets program requirements
- Allows for building setbacks along Parnassus Ave
- Expanded passenger drop-off along Parnassus
- Ambulance & service entrances on Medical Center Way
- Opportunities to address Public Realm improvements

**CONS**
- Exceeds 65' height limit

**WHY ELIMINATED**
- Complicated demolition due to utility and structural modifications
- Significant disruption to patients/campus during demolition
- High project costs

**OPTION B2**

TOTAL GSF: (+)305,000

Explores alternatives for Moffitt North wing.

**ACTIVE OPTIONS**

<table>
<thead>
<tr>
<th>LPPI DEMO + MOFFITT REPLACEMENT</th>
<th>LPPI DEMOLITION</th>
<th>MOFFITT REPLACEMENT HOSPITAL</th>
<th>HEIGHT ZONES</th>
<th>MOFFITT REPLACEMENT: 3 ALTERNATIVES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SELECTED OPTION</td>
<td>SITE PLAN</td>
<td>LPPi: PUBLIC REALM IMPROVEMENT</td>
<td>IJC HALL</td>
<td>MILLBERRY UNION TOWERS</td>
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<tr>
<td>BUILDING DEMOLITIONS</td>
<td></td>
<td></td>
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</table>
TOTAL GSF: (+) 331,500

ACTIVE OPTIONS
- LPPI DEMO + MOFFITT REPLACEMENT
- LPPI DEMOLITION
- MOFFITT REPLACEMENT HOSPITAL
- HEIGHT ZONES
- MOFFITT REPLACEMENT: 3 ALTERNATIVES
- SELECTED OPTION
- SITE PLAN

LPPI: PUBLIC REALM IMPROVEMENT
- MOFFITT TREATMENT: 5 ALTERNATIVES
- MEDICAL BUILDING 1 (ACC)
- MOFFITT HOSPITAL
- LONG HOSPITAL
- EMERGENCY ADJUANCE ENTRANCE
- TERRACE
- UPPER LEVEL SETBACK
- ACTIVE GROUND FLOOR EDGE
- OFF-STREET LOADING

LPPI DEMO + MOFFITT REPLACEMENT
- IMPROVED STREETScape
- SIDEWALK IMPROVEMENT, STREET TREES

LRDP: Physical Options Study
- Perkins + Will
- space ceiling opportunities
- active options
- cushioning actions
- framework
- open discussion
**ACTIVE OPTIONS**

- UC DEMO + MOFFET RELOCATION
- UC HALL

**UC HALL**

- 3 ALTERNATIVES
  - PARTIAL CONVERSION
  - FULL CONVERSION
  - UC: PUBLIC REALM IMPROVEMENT
  - DEMOLITION
  - UC HALL: SITE USE OPTIONS

**MILLBERRY UNION TOWERS**

- BUILDING DEMOLITIONS

---

**PARTIAL HOUSING**

- TOTAL GSF: (-)179,100
- TOTAL OF BEDS: 136

- Half housing and half offices
- Courtyards improved to support housing
- Vital community life uses included

**FULL HOUSING**

- TOTAL GSF: (-)146,900
- TOTAL OF BEDS: 215

- Full conversion to housing
- Courtyards improved for housing
- Vital community life uses included

**DEMOLITION**

- TOTAL GSF: (-)146,900

- Removal of UC Hall building
- Site available for open space
- Site available for some parking/loading
PARTIAL HOUSING
TOTAL GSF: (-)79,100
TOTAL OF BEDS: 136

PROS
• Helps Space Ceiling reduction
• Helps sustainability goals with adaptive reuse of the historic building
• Helps achieve housing goals
• Asset to the neighborhood
• Opportunities for great views
• Vitalizes the west-end of campus

CONS
• Expensive due to seismic & other code compliance upgrades
• Limits opportunities for new open space and off-street loading/parking

FULL HOUSING
TOTAL GSF: (-)146,900
TOTAL OF BEDS: 215

PROS
• Helps Space Ceiling reduction more
• Helps sustainability goals with adaptive reuse of the historic building
• Helps to better achieve housing goals
• Asset to the neighborhood
• Opportunities for great views
• Vitalizes the west-end of campus

CONS
• Expensive due seismic and other code compliance upgrades
• Limits opportunities for new open space and off-street loading/parking
• Does not provide space for office use
**PUBLIC REALM & CAMPUS LIFE IMPROVEMENTS**

**ACTIVE OPTIONS**
- LPPI DEMO + MOFFITT REPLACEMENT
- UC HALL
- UC HALL
- 3 ALTERNATIVES
- PARTIAL CONVERSION
- FULL CONVERSION
- UCH: PUBLIC REALM IMPROVEMENT
- DEMOLITION
- UC HALL: SITE USE OPTIONS
- MILLBERRY UNION TOWERS
- BUILDING DEMOLITIONS

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**PARNASSUS AVENUE**

**SIDEWALK IMPROVEMENT**

**UC HALL**

---

**DEMOLITION**

**TOTAL GSF: (-)146,900**

**PROS**
- Open Space and gateway enhancements opportunities
- Off-street parking/loading opportunities to reduce congestion on Parnassus Ave
- Potential connectivity to Mount Sutro trails
- Opportunity for future development

**CONS**
- Expensive to improve the site due to topography
- Does not support housing goals
- Will not provide office space
- Limits vitality on the west-end of the campus
DEMOLITION
TOTAL GSF: (-)146,900

PROS
- Open Space and gateway enhancements
- Off-street parking/loading to reduce congestion on Parnassus Ave
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CONS
- Expensive to improve the site due to topography
- Does not support housing goals
- Will not provide office space
- Limits vitality on the west-end of the campus

SITE USE OPTIONS
- OPEN SPACE
- PARKING
- LOADING

TOTAL GSF: (-) 46,000
TOTAL BEDS: 83
TOTAL GSF: (-)46,000
TOTAL BEDS: 83

PROS
- Tower floor plates suitable for conversion to housing
- Strategic location at center of campus
- Supportive recreation, food & retail uses on lower levels
- Allows for 24/7 Activity: Compatible with student life.

CONS
- Relatively small number of units compared to UCH or new housing
- Possible seismic and other code upgrades.
- Possible readjustment of ground level, to allow for separate housing entry
TOTAL GSF: (-) 64,600

735 APPROXIMATE 40 UNITS OF NEW HOUSING
MRIV DEMOLITION
PROCTOR DEMOLITION OR HOUSING
RADIobiology LAB DEMOLITION
Woods CONVERSION TO OPEN SPACE
SURGE CONVERSION TO OPEN SPACE

TOTAL GSF: (-) 110,800

735 APPROXIMATE 40 UNITS OF NEW HOUSING
MRIV DEMOLITION
PROCTOR DEMOLITION OR HOUSING
RADIobiology LAB DEMOLITION
EH&S CONVERSION TO OPEN SPACE
SURGE CONVERSION TO OPEN SPACE
Woods CONVERSION TO OPEN SPACE

ACTIVE OPTIONS
LIFE DEMO + MOBILE REPLACEMENT
MILLBERRY UNION TOWERS
BUILDING DEMOLITIONS
7 SMALL BUILDINGS
7 SMALL BUILDINGS + 2
PUBLIC REALM IMPROVEMENTS
LRDP: Physical Options Study
OPEN DISCUSSION
space ceiling opportunities
active options
cushioning actions
framework
open discussion

PERKINS + WILL
LRDP: Physical Options Study
ACTIVE OPTIONS
- LPP1 DEMO + MOFFITT REPLACEMENT
- UC HALL
- MILLBERRY UNION TOWERS
- BUILDING DEMOLITIONS
- 7 SMALL BUILDINGS
- 7 SMALL BUILDINGS + 2
- PUBLIC REALM IMPROVEMENTS
- 374: PUBLIC REALM IMPROVEMENTS

BUILDING DEMOLITIONS
- 7 SMALL BUILDINGS
- 7 SMALL BUILDINGS + 2
- PUBLIC REALM IMPROVEMENTS

PUBLIC REALM IMPROVEMENTS
- ADD TO MOUNT SUTRO OPEN SPACE RESERVE
- NEW TRAIL
- IMPROVED STREETSCAPE
- SIDEWALK IMPROVEMENT, STREET TREES
- NEW OPEN SPACE

ACTIVE OPTIONS
- PHYSICAL OPTIONS STUDY
- BIKE PATHS ACTIVITIES
- OPENS DISCUSSION
- OPPORTUNITIES
- SPACE CEILING
- ACTIVITIES
- RENOVATION
- FUTURE OPPORTUNITIES
- OPEN DISCUSSION

BUILDING 374 PARNASSUS DEMO: 2,000 SF (APPROX.) OF BUILDING

ACTIVE OPTIONS
- LPP1 DEMO + MOFFITT REPLACEMENT
- UC HALL
- MILLBERRY UNION TOWERS
- BUILDING DEMOLITIONS
- 7 SMALL BUILDINGS
- 7 SMALL BUILDINGS + 2
- PUBLIC REALM IMPROVEMENTS
- 374: PUBLIC REALM IMPROVEMENTS

BUILDING DEMOLITIONS
- 7 SMALL BUILDINGS
- 7 SMALL BUILDINGS + 2
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PUBLIC REALM IMPROVEMENTS
- ADD TO MOUNT SUTRO OPEN SPACE RESERVE
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CUSHIONING ACTIONS

- Trail Access
- Campus Core
- Off Street Loading and Parking
- 5th + Kirkham
- Transportation Demand Management
- Shuttles
CUSHIONING ACTIONS
- TRAIL ACCESS
- CAMPUS CORE
- OFF STREET LOADING AND PARKING
- 5TH. + KIRKHAM
- TRANSPORTATION DEMAND MANAGEMENT
- SHUTTLES

PROPOSED COMMERCIAL DELIVERIES

To reduce congestion on Parnassus Avenue and surrounding streets and improve pedestrian safety:

- Consolidate, limit commercial deliveries through Central Delivery Model
- Create more off-street loading facilities without substantially increasing truck traffic on 5th and Kirkham
- Implement pedestrian improvements on Parnassus Avenue and at 5th and Kirkham
5th / Kirkham Traffic Calming Proposal

Curb extension and median address vehicle turning speeds through intersection

Curb extension on NE and SW corners improve pedestrian visibility and reduce crossing distance
**Physically Optimal Cushioning Actions**

### Cushioning Actions

<table>
<thead>
<tr>
<th>Proposed Measures</th>
<th>Effectiveness</th>
</tr>
</thead>
<tbody>
<tr>
<td>New housing with limited parking permits</td>
<td>1.4%</td>
</tr>
<tr>
<td>More robust carpool matching program/preferential parking</td>
<td>1.1%</td>
</tr>
<tr>
<td>More on-site amenities (child care, food services, banking, bicycle parking, showers/lockers, etc.)</td>
<td>1.0%</td>
</tr>
<tr>
<td>Encourage flexible work schedules when possible and staff participation in ridesharing programs</td>
<td>0.7%</td>
</tr>
<tr>
<td>Expand vanpool program</td>
<td>0.5%</td>
</tr>
<tr>
<td>Modify existing shuttle operations</td>
<td>0.5%</td>
</tr>
<tr>
<td>Enhance existing car share programs</td>
<td>0.3%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>5.5%</strong></td>
</tr>
</tbody>
</table>

Source: CAPCOA, 2010; Fehr & Peers, 2012
<table>
<thead>
<tr>
<th>Effectiveness</th>
<th>High</th>
<th>Medium</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High</strong></td>
<td>Enhance Carpool Matching (1.1 – 2.1%)</td>
<td>Provide on-site amenities (1.0 – 2.3%)</td>
<td>Additional On-Campus Housing with Limited Parking (1.4 – 3.8%)</td>
</tr>
<tr>
<td><strong>Medium</strong></td>
<td>Encourage Flexible Work Schedules (0.7 – 1.1%)</td>
<td>Expand Vanpool Program (0.5 – 1.0%)</td>
<td>--</td>
</tr>
<tr>
<td><strong>Low</strong></td>
<td>Promote/Expand Car Share (0.3 – 0.5%)</td>
<td>Increase Bicycle Storage Additional shower/changing rooms</td>
<td>--</td>
</tr>
</tbody>
</table>
DESIGN FRAMEWORK

RESPOND TO CONTEXT

WELCOME THE COMMUNITY
ENSURE CONNECTIVITY
IMPROVE COHESIVENESS
PROMOTE COLLEGIALITY
CONSERVATION + SUSTAINABILITY

LRDP: Physical Options Study
PERKINS+WILL

- Space ceiling opportunities
- Active options
- Cushioning actions
- Framework
- Open discussion

Make Parnassus pedestrian-friendly
Keep emergency room to serve west side of town
Improve access to Mount Sutro trail system
Traffic on neighborhood streets
Reduce space ceiling overage
Need traffic calming at 5th and Kirkham
Housing adds to campus & neighborhood character, reducing commute impacts

UCSF
LRDP: Physical Options Study
PERKINS+WILL

- Space ceiling opportunities
- Active options
- Cushioning actions
- Framework
- Open discussion
WELCOME THE COMMUNITY
ENSURE CONNECTIVITY
IMPROVE COHESIVENESS
PROMOTE COLLEGIALITY
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DESIGN FRAMEWORK
RESPOND TO CONTEXT
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UCSF
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LRDP: Physical Options Study
PERKINS+WILL

space ceiling opportunities
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open discussion
QUESTIONS:

1. Are the Planning Principles acceptable as proposed?

2. What are your opinions about the various space reduction options?

3. Do you feel that UCSF would be doing enough to address the space ceiling issue?

4. Are there other actions UCSF should be considering to cushion impacts on the neighborhood and to improve the public realm?