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# Long Range Development Plan (LRDP): Preliminary Planning for Parnassus Heights

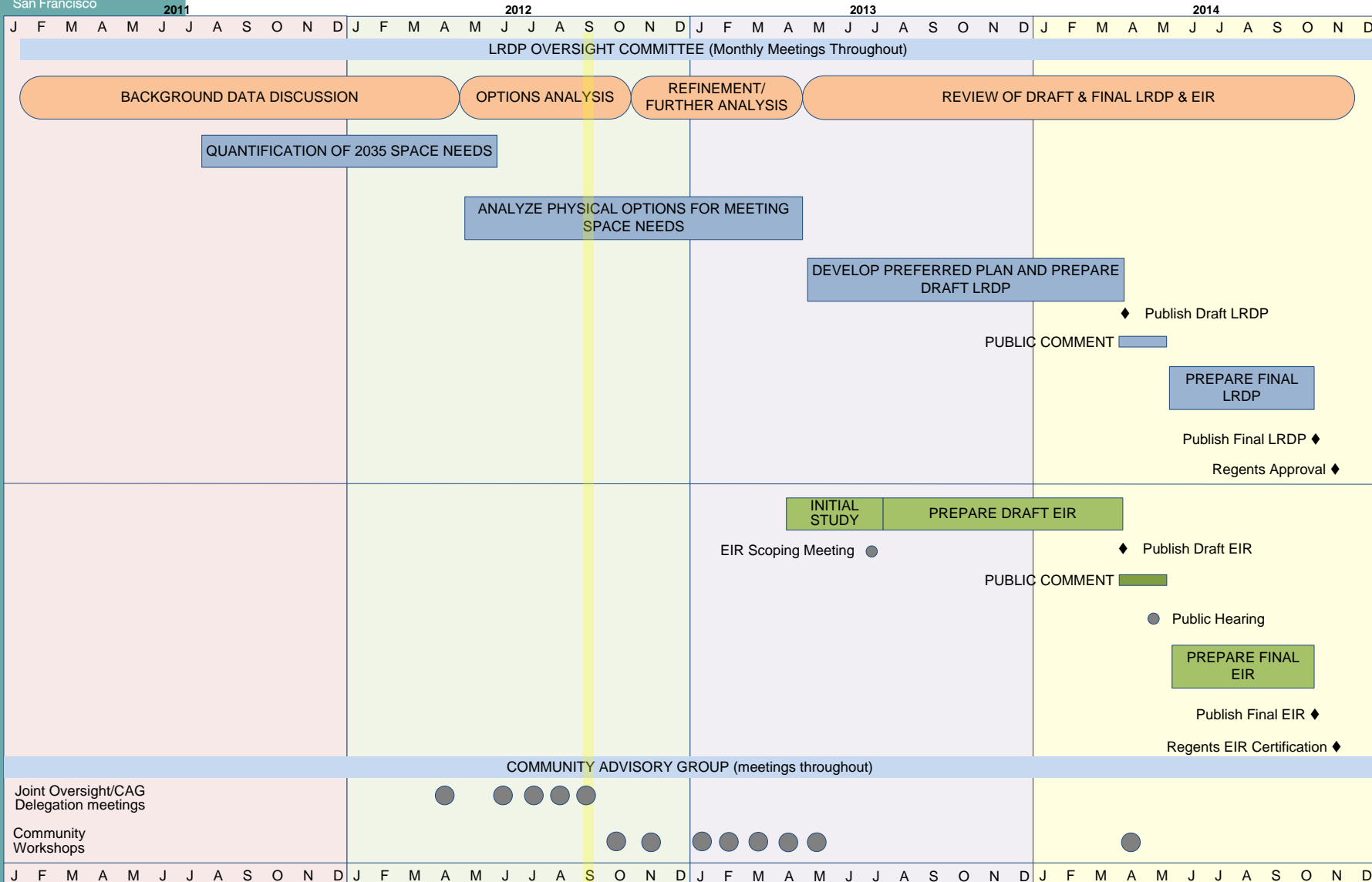
*Campus Planning*

*UCSF Community Advisory Group  
September 19, 2012*

# 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**

# Overall LRDP Planning Process



# LRDP Schedule for Public Outreach

- **October 2012: Begin LRDP community workshops on proposed physical options**
  - October 10: Parnassus Heights
  - October 25: Mission Bay
- **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**

# LRDP Planning for UCSF Sites

## Parnassus Heights

- Subject of tonight's presentation

## Mission Bay

- Evaluating an increase in development entitlement based on potential traffic impacts and mitigation

## Laurel Heights

- Evaluating alternatives for the disposition and/or development of site

## Mount Zion, Mission Center and SFGH

- Evaluating new buildings and additional parking to address seismic requirements and support potential growth

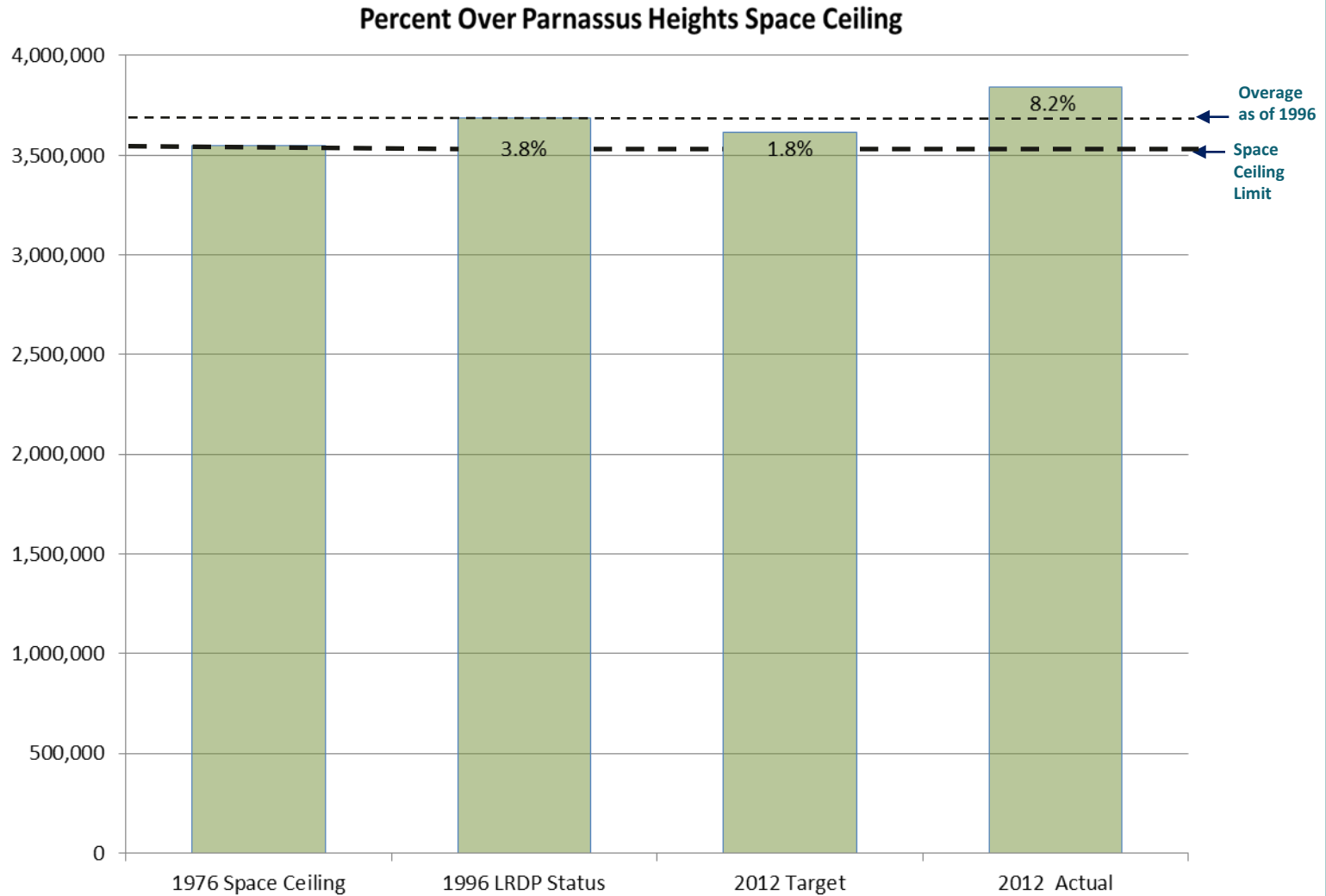
# UCSF Long-Term Needs at Parnassus

- **Must address seismically “poor” buildings:**
  - Clinical Sciences (retrofit and renovation)
  - UC Hall (retrofit and renovation or possibly demolition)
  - 374 Parnassus Avenue (demolition)
  - 735 Parnassus Avenue (demolition)
- **Must replace Moffitt Hospital on the LPPI site by 2030 to meet more stringent seismic standards for inpatient facilities (approximately 160 beds, 331,500 gsf)**
- **Strategically renovate existing space to support research, clinical and teaching activities**
- **Additional outpatient space (estimated up to 54,000 gsf) and off-hours utilization in existing buildings**
- **Campus life and public realm improvements are desired, including open space enhancements**

# LRDP Assumptions for Parnassus

- **LRDP Planning Horizon of Year 2035**
- **Must reduce space to move toward compliance with the space ceiling**
- **Must minimize further Average Daily Population increases**
- **Must address traffic and other impacts that have resulted from UCSF's growth in space and population**
- **Mount Sutro Open Space Reserve will remain**
- **Must develop a plan that supports UCSF's mission, takes into account the physical condition of its buildings and is financially feasible**
- **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**

# Space Ceiling Changes Over Time





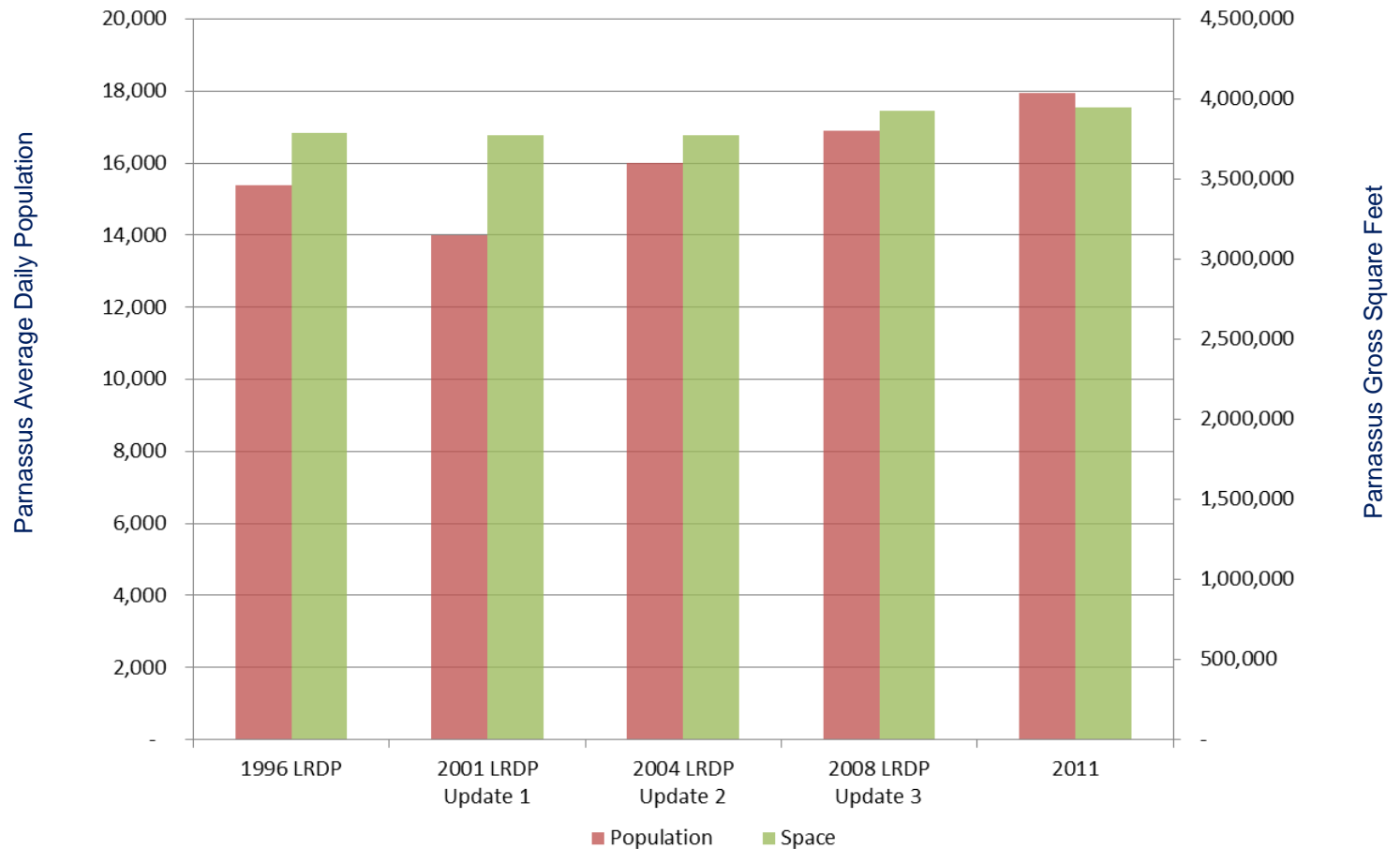
# Approach to Space Overage Reduction

- **Reduction of the space ceiling overage could occur by demolishing buildings, or converting buildings to housing (housing does not count towards the ceiling, except Aldea)**
- **Campus buildings evaluated based on their relative:**
  - Physical condition and need for investment
  - Investment cost to meet life safety and seismic codes vs. current replacement value (“Facilities Condition Index”)
  - Average annual maintenance and utility costs
- **Buildings performing relatively well and representing significant investment assumed to continue with current occupancy**
  - Long Hospital, Medical Sciences, Health Sciences East and West, Nursing, Dentistry, Library, Central Plant, Parnassus Services, Regeneration Medicine
- **Existing housing and child care assumed to remain, except three older Aldea buildings to be demolished by 2024**

# Approach to Space Overage Reduction (continued)

- **Seismic retrofit planning for CSB and UC Hall underway**
  - UC Hall studied in 2011-12 for potential reuse with 3 floors of housing and 3 floors of offices
  - Potential conversion of UC Hall to all housing, and possible demolition now also being studied
- **Buildings planned for demolition**
  - 374 Parnassus, 735 Parnassus, Medical Research IV, Radiobiology, Surge, Woods, Proctor (UC Hall Reuse “cushioning actions”)
  - LPPI (site of Moffitt Replacement Hospital)
- **New Proposals**
  - Convert all of UC Hall to housing, or demolish
  - Reduce size of Moffitt Replacement Hospital
  - Convert Millberry Towers to housing
  - Demolish Koret and EH&S

# Average Daily Population and Space Changes Over Time



# Multi-Pronged Strategy for Parnassus

- **Must reduce space by a meaningful amount that moves toward compliance with the space ceiling**
- **Must minimize further increases in the average daily population**
- **Must address traffic and other impacts on the community that have resulted from our growth in space and population**
- **Must develop a plan that is financially feasible to UCSF and acceptable to the community**

# Scope of Consultant Work

- **Perkins + Will (Urban Design)**
  - Develop physical options for five major campus sites, including capacity analyses for potential new building sites and open space areas
  - For Parnassus this includes:
    - Reducing the space ceiling overage
    - Options for improving the public realm
- **Fehr & Peers and Adavant (Transportation)**
  - Calculate travel, parking and loading demand of options
  - Identify and assess potential mitigation / “cushioning actions”
- **Nelson\Nygaard (Shuttle Operations)**
  - Assess existing shuttle operations
  - Advise on best ways to meet future shuttle needs

# Potential Space Ceiling Changes

	<u>Change in GSF</u>	<u>Cumulative GSF</u>	<u>Overage GSF</u>	<u>Overage %*</u>
<b>2012 ACTUAL</b>		3,840,000	290,000	8.2%
<b><u>UCH REUSE PROPOSAL (OFFICE/HOUSING) AND CUSHIONING ACTIONS</u></b>				
Convert UCH to 3 floors office/3 floors housing	(79,100)	3,760,900	210,900	5.9%
UCH Cushioning Actions (Demo 7 small buildings)	(64,600)	3,696,300	146,300	4.1%
<b><u>MOFFITT HOSPITAL REPLACEMENT</u></b>				
Demolish LPPI	(111,600)	3,584,700	34,700	1.0%
Build Moffitt Hospital Replacement at 331,500 gsf	331,500	3,916,200	366,200	10.3%
<b><u>POTENTIAL NEW SPACE REDUCTION ACTIONS</u></b>				
Reduce Hospital Replacement size by 26,500 gsf	(26,500)	3,889,700	339,700	9.6%
Convert UCH office floors to housing (or demo UCH)	(67,800)	3,821,900	271,900	7.7%
Convert Millberry Towers to housing	(46,000)	3,775,900	225,900	6.4%
Demolish Koret	(40,000)	3,735,900	185,900	5.2%
Demolish EH&S	(6,200)	3,729,700	179,700	5.1%
<b><u>DEMOLISH OLDER RENOVATED ALDEA BUILDINGS</u></b>	<b>(23,400)</b>	<b>3,706,300</b>	<b>156,300</b>	<b>4.4%</b>

\*Over 1976 Space Ceiling of 3,550,000 gsf