

Parnassus Heights

Parnassus Heights Background and Planning Issues

- Site Overview
- Reinvestment at Parnassus Heights During the Current LRDP
- Key Issues to Address in the Next LRDP
 - Seismically Poor and Obsolete Buildings
 - Hospital Replacement
 - Functional and Aesthetic Issues
- Big Picture Questions

Parnassus Heights Overview

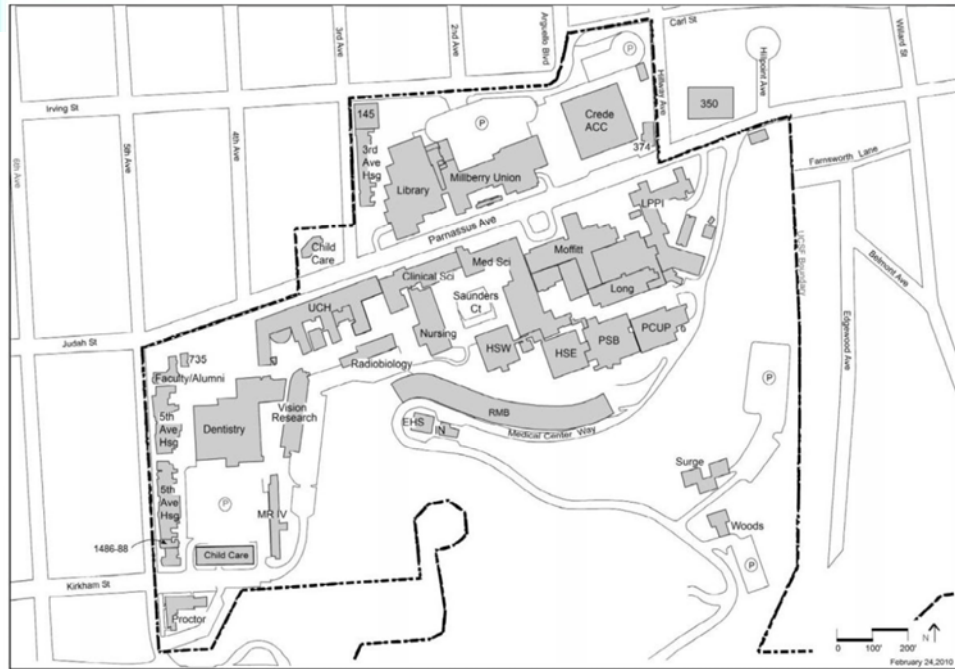


Parnassus Heights Overview



- 107 acres (includes 61 acres of open space)
- Primary location of the Chancellor and administrative leadership of the Schools, Graduate Division and Medical Center
- Many Departmental homes
- Major inpatient facilities and outpatient clinics
- Didactic instruction for professional students
- More research space than any other UCSF site
- Support services include the library, bookstore, food service, conference center, recreation facilities, child care and campus housing

Parnassus Heights Overview



Parnassus Heights Overview

LRDP Functional Zones



1976 Regents Resolution

Space Ceiling

- **1976 Regents Resolution established a limit of 3.55 million gsf at the Parnassus Heights campus**
 - The space ceiling includes all building space, including parking structures, but excludes residential uses in UCSF-owned “Avenue Houses”
- **When the 1996 LRDP was adopted the space ceiling total was 3.66 million gsf, or 4% over the limit**
- **The 1996 LRDP proposed to reduce the space ceiling overage by one-half, to 3.615 million gsf, by 2012**
- **Instead, the space ceiling total has grown to 3.84 million gsf today, or 8% over the 3.55 million gsf limit**

1976 Regents Resolution

Average Daily Population

- **The Regents Resolution also includes a goal of limiting the average daily population at Parnassus Heights to 13,400 persons**
- **When the 1996 LRDP was adopted the average daily population was estimated to be 15,400 persons**
- **The 1996 LRDP established a new goal of limiting the average daily population to 16,000 persons**
- **Since that time the average daily population has increased, and was estimated to be 16,900 persons in 2006**

1976 Regents Resolution

Use Restriction Area

- Bounded by Ninth Avenue, Golden Gate Park, Oak Street, Clayton Street and Clarendon Avenue
- Prohibits UCSF expansion by purchase, condemnation, or gift of property within this area
- Prohibits lease of private residential property within this area
- Does not prohibit use of commercial properties, or the affiliation with other public agencies, within this area



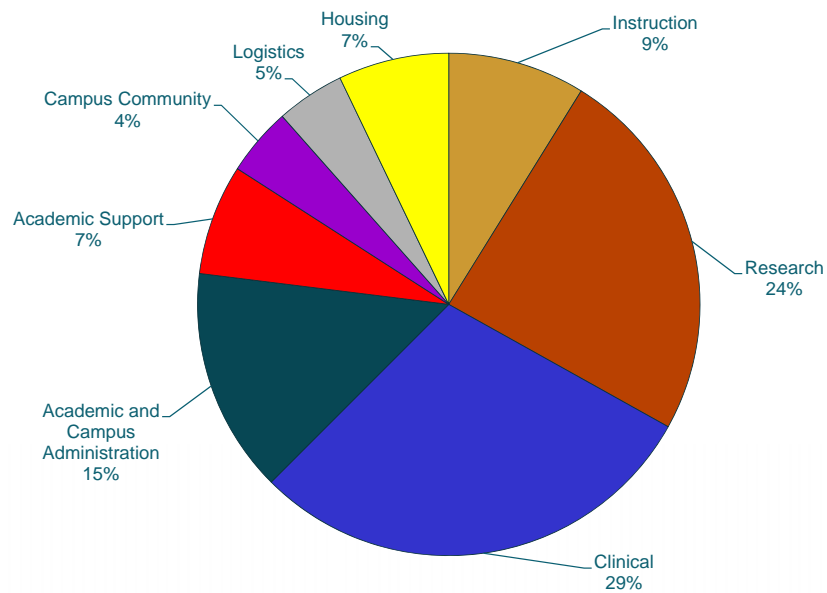
1976 Regents Resolution

Mount Sutro Open Space Reserve

- Designated as permanent open space
- Originally 58 acres, was re-measured and increased to 61 acres in the 1996 LRDP



Parnassus Space Distribution



Reinvestment at Parnassus Heights During the Current LRDP

- Regeneration Medicine Building
- 145 Irving Housing
- Aldea Student Housing
- Aldea Community Center
- Kirkham and Lucia Child Care
- Parnassus Services Building
- Central Utility Plant
- Plus, many internal renovation and infrastructure projects



Regeneration Medicine Building



Campus Housing



145 Irving Street



Aldea San Miguel – New Buildings



Aldea San Miguel – Renovated Buildings

Aldea Community Center



Child Care



Lucia Child Care Study Center



Kirkham Child Care Center

Support Services



Central Utility Plant



Parnassus Services Building and
Central Utility Plant

Key Issues to Address in the Next LRDP

- **Seismically Poor and Obsolete Buildings**
- **Hospital Replacement**
- **Functional and Aesthetic Issues**

All proposals need to be considered in the context of the space ceiling and the average daily population goal

Seismically Poor and Obsolete Buildings

Seismically Poor Buildings

- UC Hall
- Clinical Sciences Building
- 374 Parnassus Avenue
- 735 Parnassus Avenue

Other Obsolete Buildings

- Laboratory of Radiobiology
- Medical Research IV
- Proctor
- Surge
- Woods
- 1486-88 Fifth Avenue



Hospital Replacement

Overall Clinical Configuration

- The 1996 LRDP was amended in 2005 to adopt clinical recommendations to respond to state seismic requirements for inpatient facilities
- Two major inpatient sites integrated with basic and translational research, plus an outpatient hub
 - **Parnassus Heights**: full-service hospital focused on high-end adult surgical and medical services with Emergency Department
 - **Mission Bay**: new specialty hospital complex for children's, women's and cancer services
 - **Mount Zion**: major outpatient hub

Parnassus Heights: Key Questions for UCSF

1. What will the goals and themes of research at Parnassus Heights be, in the context of other UCSF sites, through 2030?
2. Do major programs need to move off of Parnassus Heights in order to address the seismically compromised buildings and the space ceiling? If so, which programs?
3. What will the clinical role of Parnassus Heights be, and what will be the plan for replacing Moffitt Hospital by 2030?
4. Will didactic instruction continue to occur primarily at Parnassus Heights in the future?
5. What is the relative importance of quality-of-life improvements compared with programmatic improvements?
 - Housing, Child Care, Recreation, Open Space, Aesthetics, Parking
6. Given competing demands and constraints on capital funding, how should building improvements, IT and site infrastructure improvements needed to mitigate neighborhood impacts be prioritized relative to programmatic improvements?

Parnassus Heights: Key Questions for the Community

Mission Bay

Mission Bay Background and Planning Issues

- Site Overview
- Investment at Mission Bay During the Current LRDP
- Key Issues to Address in the Next LRDP
 - Phase 2 Planning and Entitlement Limit
 - Medical Center at Mission Bay Phase 2
- Big Picture Questions

UCSF Mission Bay Campus



- 57 acres total
- Primary location of basic science research
- Homes for Biochemistry and Biophysics, Cellular and Molecular Pharmacology, Cardiovascular Research Institute, and others
- Support services include the Rutter Center, Bakar Fitness Center and Mission Bay Conference Center, University Child Care Center and campus housing
- Future UCSF Medical Center at Mission Bay: new specialty hospitals for children's, women's and cancer services

UCSF Mission Bay Campus



Mission Bay Overview

LRDP Functional Zones



Mission Bay Redevelopment Area



UCSF Mission Bay Commitments

Research Site (north of 16th Street)

- 2.65 million gross square feet maximum development (known as the “entitlement”), excluding parking
- At least 8 acres of publicly-accessible open space
- Design commitments relating to building heights and setbacks
- Block 14 to be donated to the San Francisco Unified School District for a public school upon request
- Contributions to public infrastructure, City fire station, and maintenance of public open space in Mission Bay

Medical Center Site (south of 16th Street)

- 1.79 million gross square feet maximum development, excluding parking
- Design commitments relating to building heights and setbacks
- Contributions to public infrastructure, affordable housing, and maintenance of public open space in Mission Bay

Investment at Mission Bay During the Current LRDP

- **1.7 million gsf (excluding parking) completed to date, including five research buildings, a community center, housing, parking, and support facilities**
- **Construction of a sixth research building plus the Medical Center at Mission Bay is underway**

UCSF Mission Bay - 2000



33

UCSF Mission Bay - Today



34

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

Mission Bay Projects

<u>COMPLETED</u>	<u>GSF</u>	<u>Occupancy</u>
Genentech Hall	384,900 gsf	Jan 2003
Rock Hall	170,600 gsf	Feb 2004
Byers Hall	154,400 gsf	Feb 2005
Owens Street Garage (600 spaces)	2,600 gsf	Aug 2005
Rutter Center	158,600 gsf	Oct 2005
Third Street Garage (820 spaces)	4,200 gsf	Jan 2006
Mission Bay Housing	410,300 gsf	Aug 2006
Diller Building	162,000 gsf	June 2009
Cardiovascular Research Building	232,000 gsf	Oct 2010
 <u>UNDER CONSTRUCTION</u>		
Neurosciences Research Building	<u>235,000 gsf</u>	2012
<i>SUBTOTAL (Research Campus)</i>	<i>1,914,600 gsf</i>	
UCSF Medical Center at Mission Bay	<u>869,000 gsf</u>	2014
TOTAL	2,783,600 gsf	

Mission Bay Interim Uses



University Child Care Center



UCSF Police Office



Other Projects Underway

Neurosciences Research Building



Other Projects Underway

UCSF Medical Center at Mission Bay



Other Projects Underway

UCSF Medical Center at Mission Bay



Other Projects Underway

UCSF Medical Center at Mission Bay



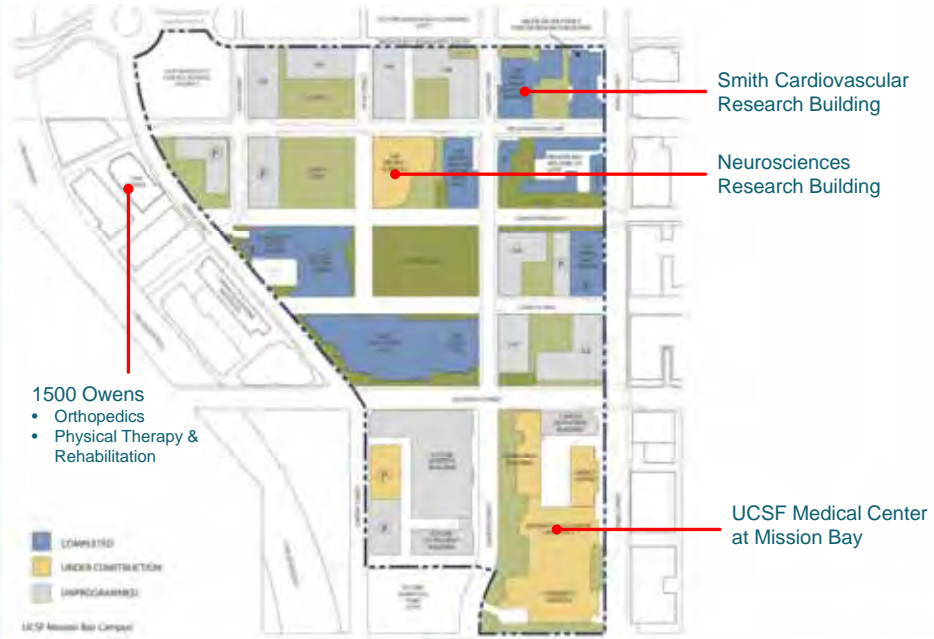
Other Projects Underway

UCSF Medical Center at Mission Bay Parking Structure



Mission Bay Clinical Sites

China Basin
 • Radiology
 • Clinical Labs



Mission Bay Leased Space



China Basin



1500 Owens Street



Mission Bay - Adjacent Space



654 Minnesota Street



Mission Bay Planning Principles

- **Community concern over expansion of original 43-acre Mission Bay campus to include the Medical Center site and additional land acquisition to the south**
- **Mission Bay Community Task Force convened**
- **Examined the impact of UCSF's development on communities surrounding the Mission Bay campus**
- **Established Planning Principles to address concerns**
 - Encourage discussion of potential off-campus projects early in the site selection and development process
 - Consider cushioning impacts on a case-by-case basis
- **The community will likely expect the Planning Principles to be extended to cover all UCSF sites in the next LRDP**

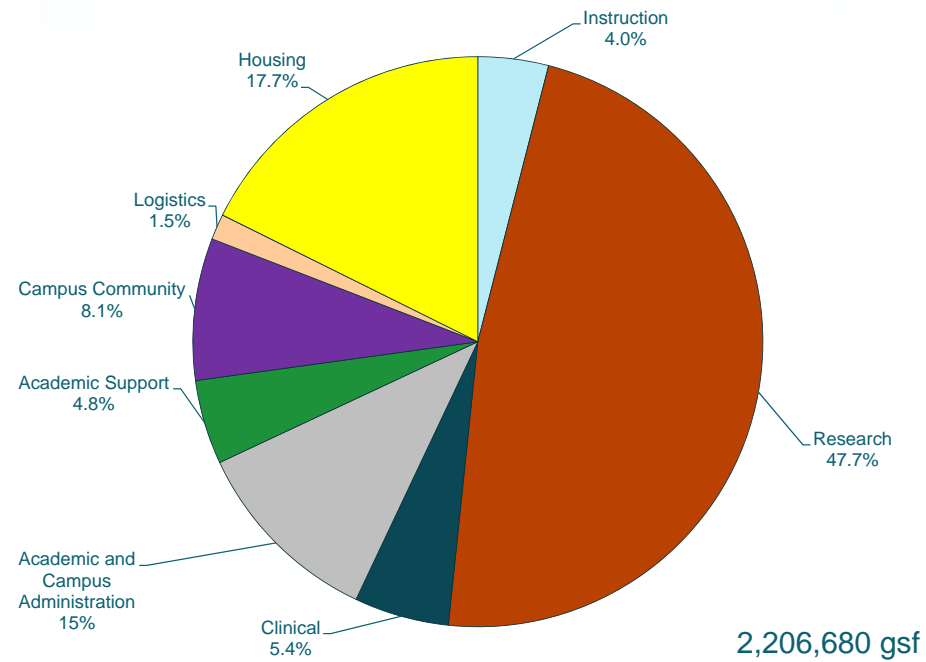
Mission Bay Planning Principles



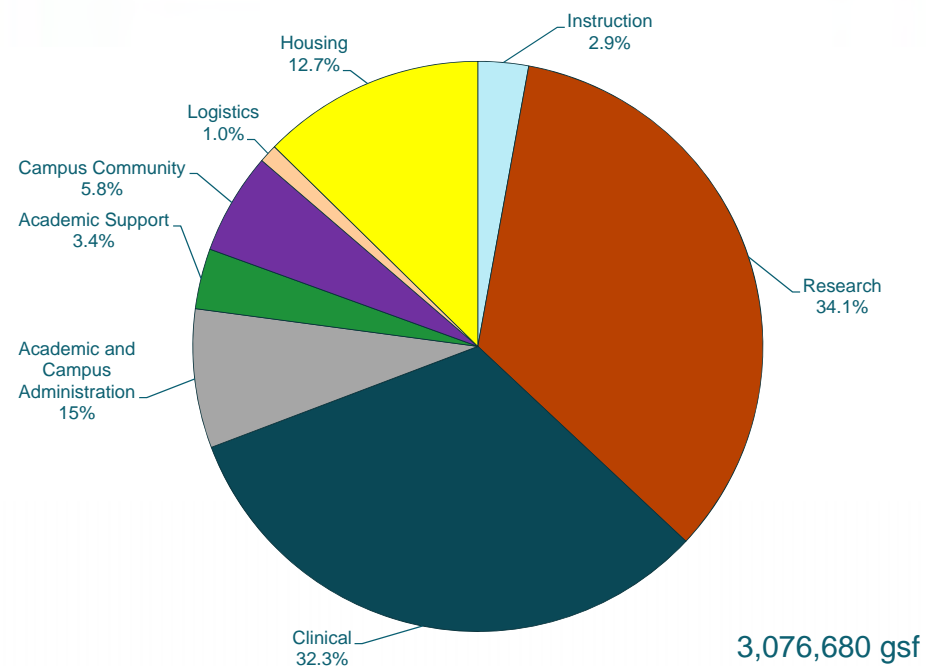
Mission Bay Land Ownership



Mission Bay Space Distribution Through Neurosciences Building



Mission Bay Space Distribution Including Medical Center Phase 1



Mission Bay

- **64% of 2.65 million gross square foot (gsf) research site entitlement already constructed and occupied**
 - Including the Neurosciences Building, 72% of entitlement will be consumed, leaving 729,400 gsf of remaining entitlement
 - Insufficient entitlement remains to build out the Master Plan as envisioned
- **48% of 1.79 million gsf Medical Center site will be developed with Phase 1 of the Medical Center at Mission Bay**



Mission Bay

- **The next LRDP will be the vehicle for potentially increasing the entitlement cap**
- **“Phase 2 Study” underway to define optimal entitlement for the research site to inform the next LRDP**
- **Provision of additional campus housing and/or demonstration of reduced environmental impacts (particularly trip generation) and possible payments for off-campus mitigation will likely be necessary to secure political support for increased entitlement**

Key Issues to Address in the Next LRDP

- Phase 2 Planning and Entitlement Limit for Research Site
- Medical Center at Mission Bay Phase 2

Phase 2 Planning and Entitlement Limit *Scope and Purpose of Study*

- **Develop alternatives that:**
 - 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
- **The Mission Bay Phase 2 study will inform UCSF's next Long Range Development Plan**

Campus Status 2010

ENTITLEMENT SUMMARY

RESEARCH CAMPUS
42.4 acres
2.65 million gross square feet (gsf)

MEDICAL CENTER
14.5 acres
1.79 million gross square feet (gsf)

TOTALS
57 acres
4.44 million gsf



Entitlement Status & Projections

NO.	BUILDING NAME	EXIST DEV.	PLANNED DEV*	CUMULATIVE
17A/B	Smith Cardiovascular Bldg	236,000		
17C	Diller Building	162,000		
19A	Neurosciences	237,000		
19B	Rock Hall	170,600		
20A/B	Housing	410,300		
21A/B	Rutter Center + Office	161,200		
23B	Third Street Garage Office	4,200		
24A/B	Genentech Hall	384,900		
24C	Byers Hall	154,400		
	SUBTOTAL	1,920,600		1,920,600
	Remaining Master Plan Entitlement		729,400	
25A	Future Building		168,000	2,088,600
16A	Central Utility Plant		53,000	2,141,600
25B	Future Building		237,000	2,378,600
23A	Future Building		150,000	2,528,600
16B	Future Building		236,000	2,764,600
15B	Future Building		144,450	2,909,050
15A	Future Building		157,800	3,066,850
	SUBTOTAL		1,146,250	
	TOTAL GSF			3,066,850
	MASTER PLAN GSF			2,650,000
	OVERAGE			416,850

NOTES:

*Assuming building height of 85' based on Master Plan footprints

**Existing child care (7,100 sf) and police (5,600 sf) space is temporary and not included in the above numbers

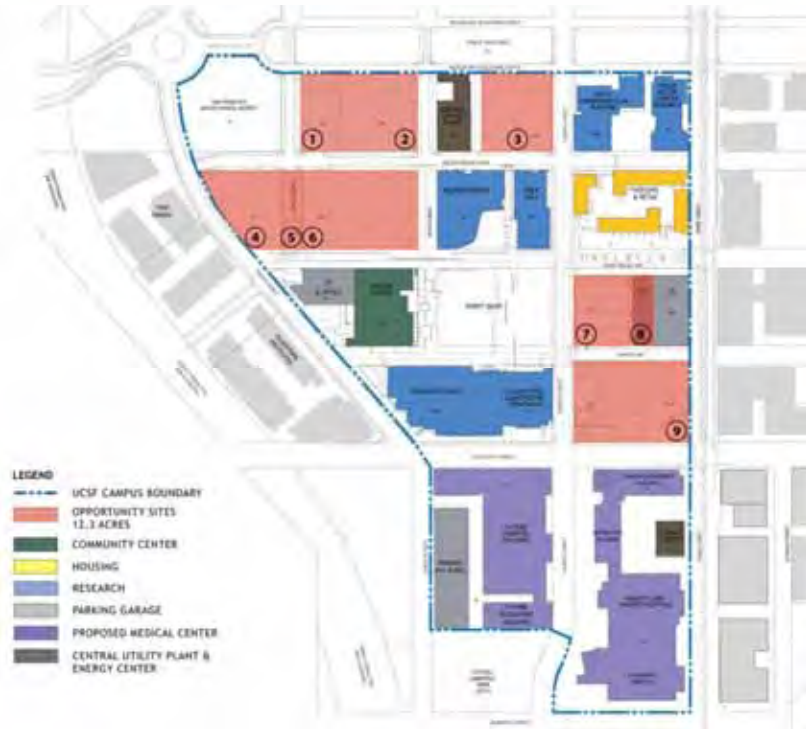
Current Entitlement Implications

- **729,400 gsf of entitlement remains**
- **With remaining entitlement, only 4 of 7 remaining Master Plan building footprints can be built (not including parking garages on Block 18 and the remainder of the Third Street Garage)**
 - If Buildings 25A, 25B, 23A and the Central Utility Plant were built next, there would be no remaining entitlement for buildings on Block 15 or an additional building on Block 16, as called for in the Master Plan
- **This is because:**
 - Parking originally planned for Block 20 was replaced with over 400,000 SF of housing
 - Buildings were constructed at the upper end of the Master Plan SF range than originally anticipated on most building sites

Entitlement Issues

- **Increasing the entitlement limit would require discussion with other stakeholders in Mission Bay and approval of the UC Regents**
- **Increased entitlement would be contingent on environmental analysis, infrastructure capacity and effects on other Mission Bay entitlements**
- **Any additional entitlement will ultimately be determined through the Long Range Development Plan/EIR process over the next 3-4 years**

Land Uses and Opportunity Sites



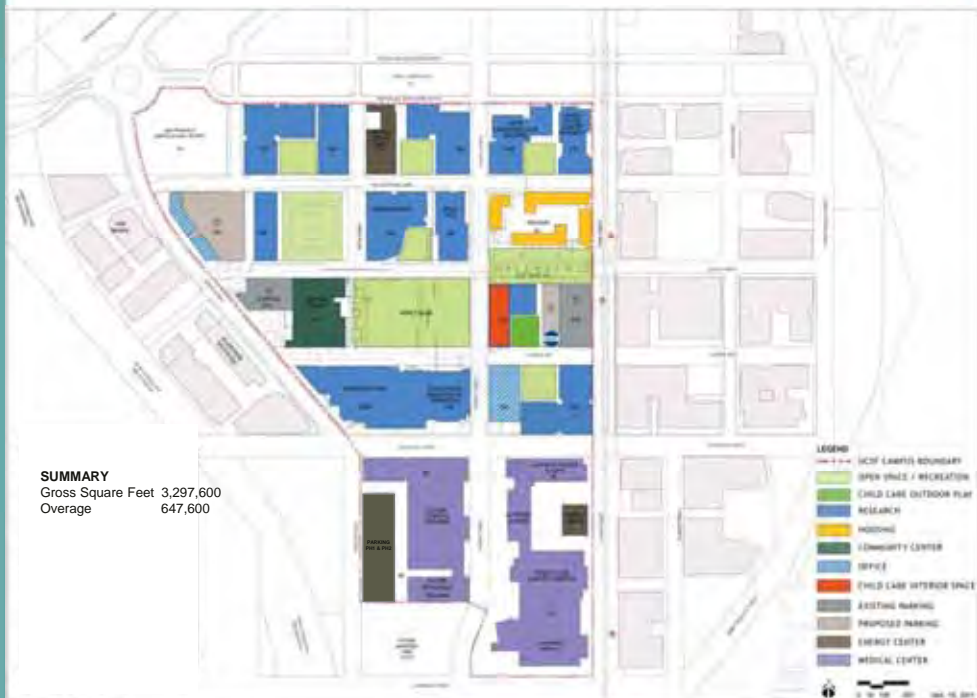
Potential Program Elements

- **Research**
- **Office Space**
- **Clinical**
- **Instruction**
- **Housing**
- **Campus community** (child care, retail, etc.)
- **Support** (academic, administrative, logistics, maintenance yard)
- **Outdoor recreation facilities** (multi-purpose field, tennis courts, children's playground, public restroom/storage)
- **Parking**

Phase 2 Alternatives: *Current Entitlement*



Phase 2 Alternatives: *Maximum Research*



Phase 2 Alternatives: *Research with Office*



Phase 2 Alternatives: *Housing on Commons*



Phase 2 Alternatives: *Housing on Plaza*



Medical Center at Mission Bay Phase 2



Mission Bay: Key Questions for UCSF

1. If the entitlement is increased, what will the additional space be used for?
2. If the entitlement is not increased, how will the remaining parcels be used?
3. What basic, clinical and translational research programs are expected to grow at Mission Bay?
4. What are the implications of the Medical Center at Mission Bay on future research programming at the campus?
5. How should the academic program needs (office and research space) of clinicians be met?
6. Should more housing be provided on the Mission Bay campus?

Mission Bay: Key Questions for the Community