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DATE:	February 24, 2016
TO:	Architectural Review Committee, Historic Preservation Commission
FROM:	Rich Sucré, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY:	Tim Frye, Preservation Coordinator, (415) 575-6822
RE:	**Review and Comment on the Design Criteria for UCSF Research Facility at San Francisco General Hospital (SFGH)** **Case No. 2013.0225U**

BACKGROUND

The Planning Department seeks review and comment on the proposed Design Criteria for the University of California San Francisco (UCSF) Research Facility at San Francisco General Hospital (Design Criteria). The Design Criteria have been developed to address historic resource impacts associated with the Environmental Impact Report (EIR) that is being developed for the proposed research facility. Currently, an architectural design for the research facility has not been developed, and the design criteria have been developed to ensure that the proposed research facility is consistent and compatible with the surrounding San Francisco General Hospital Historic District, which has been determined eligible for the National Register of Historic Places (National Register).

Currently, UCSF is developing the EIR for the proposed research facility. Once the Draft EIR (DEIR) is published, the Historic Preservation Commission (HPC) will be afforded an opportunity for additional review and comment on the DEIR.

PROPERTY DESCRIPTION

Currently, the project site consists of a surface parking lot located on the northwest corner of Vermont and 23rd Streets. The project site includes several historic site features, including a historic water fountain, a brick guardhouse, and two brick pillars. Bordering the southern edge of the project site is a historic fence. The project site is located within the P (Public) Zoning District and a 105-E Height and Bulk District.

The project site is located within the San Francisco General Hospital Historic District, which was determined eligible for the National Register under Criterion A (Events) for "its association with the development of San Francisco's public health system, as well as for its contributions to national public health trends, medical research and education in the 20th Century" and under Criterion C (Architecture) "as a distinctively planned architectural complex dedicated to the administration and delivery of healthcare in the early 20th Century, and as the work of a master architect, Newton J. Tharp." The period of significance extends from 1915 to 1938.

Additional information including the list of the character-defining features and the contributing buildings are located within the attached consultant report (See ARG, *Historical Background and*

Design Criteria, UCSF Research Facility at ZSFG). The consultant addresses the character-defining features in the following categories: overall form and continuity; age; scale and proportion; fenestration; materials; color; texture; detail; and, landscape features.

PROPOSED PROJECT DESCRIPTION

The proposed project includes demolition of the existing surface parking lot, construction of a new research facility on the hospital campus, and the relocation of a historic water fountain to another location within the SFGH Historic District. The proposed research facility would contain 175,000 gross square feet, and would be five-stories tall (or 80-feet in height). The project would retain historic features on the project site, including a fence, a guardhouse and two gate pillars.

STAFF ANALYSIS/RECOMMENDATIONS

The Design Criteria address topics including: Siting; Height, Scale & Massing; Materials and Cladding; Windows; Street Frontage; and, Site Feature. The Design Criteria for Siting requires a site plan for the new building that orients and aligns to the other surrounding contributing resources within the historic district, including Building 1/1A/1B/1C, Building 9, Building 10/20 and Building 30/40. The Design Criteria for Height, Scale and Massing requires a height that is lower than the adjacent historic buildings (Building 10/20 and Building 30/40) with significant setbacks above the third floor. In addition, these design criteria also require certain elements on the exterior façade, including additional setbacks, horizontal orientation and height datum. By incorporating these elements, the new construction better relates to the district's contributing resources, while also being differential in certain instances, such as in height or form. The Design Criteria for Materials and Cladding and the Design Criteria for Windows encourage the use of masonry and recessed, punched windows on the exterior. Masonry and punched windows are a dominant characteristic of the surrounding historic district, as evidenced by Buildings 30/40 and Building 9. The Design Criteria for Street Frontage requires a dominant pedestrian entrance, which is a feature typically found within the surrounding historic buildings. Finally, the Design Criteria for Site Features focuses upon the historic site features. The Department concurs with the specified locations for the historic foundation, which should be incorporated into the final site design and landscaping.

The Department finds that the Design Criteria appropriately address infill new construction within the SFGH Historic District. The Design Criteria draw from the district's character-defining features, as well as UCSF's Universal Planning & Design principles, to provide a framework for new construction. The project site does not possess any contributing buildings and is located on the border of the historic district. The project appropriately addresses the retention and relocation of the historic fountain, and also calls for the retention of the brick guardhouse, two brick pillars, and the historic fence and wall.

REQUESTED ACTION

The Department is requesting adoption of a memorandum to UCSF, which provides any recommendations by the ARC on the design criteria for the new research facility at SFGH. These comments may be incorporated into the Design Criteria and/or DEIR.

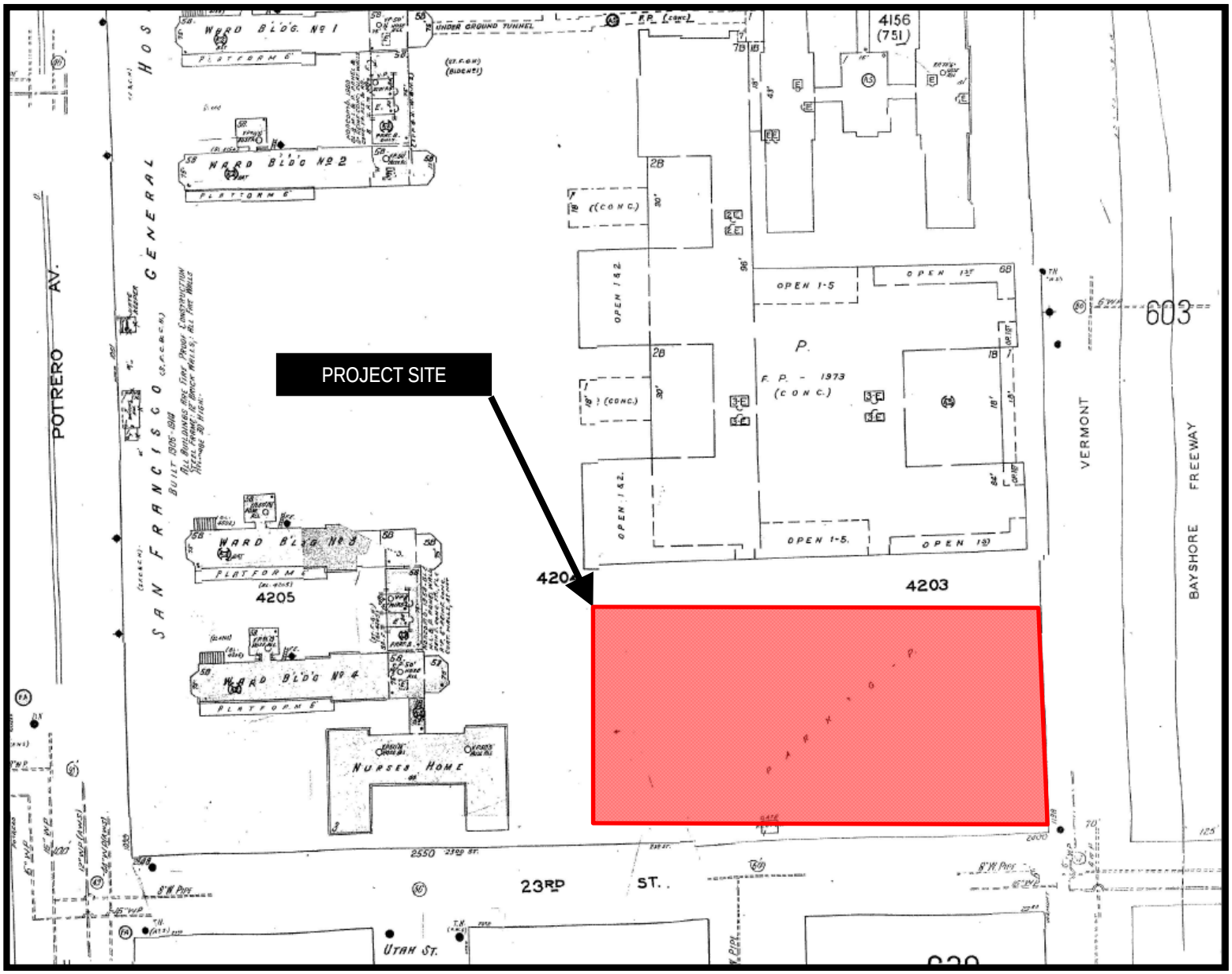
ATTACHMENTS

- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Aerial Photograph, and Site Photos
- UCSF Research Building at ZSFG, *Informational Presentation on Draft Design Criteria*
- Architectural Resources Group (ARG), *Historical Background and Design Criteria, UCSF Research Facility at ZSFG*, prepared for UCSF Campus Planning, January 26, 2106

Parcel Map

Review & Comment
Case Number 2013.0225U
UCSF Research Facility at SFGH

Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

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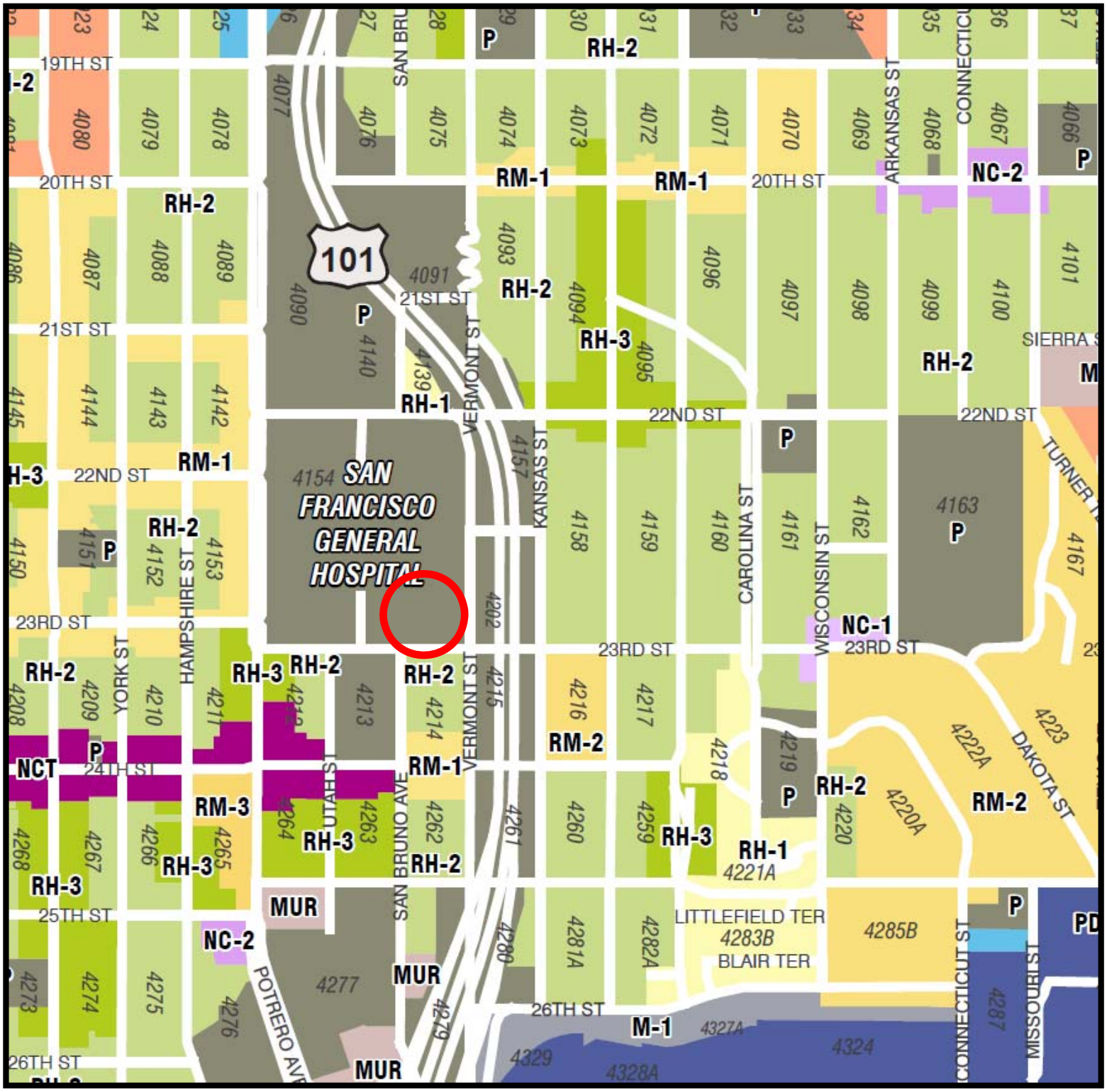
Zoning Map



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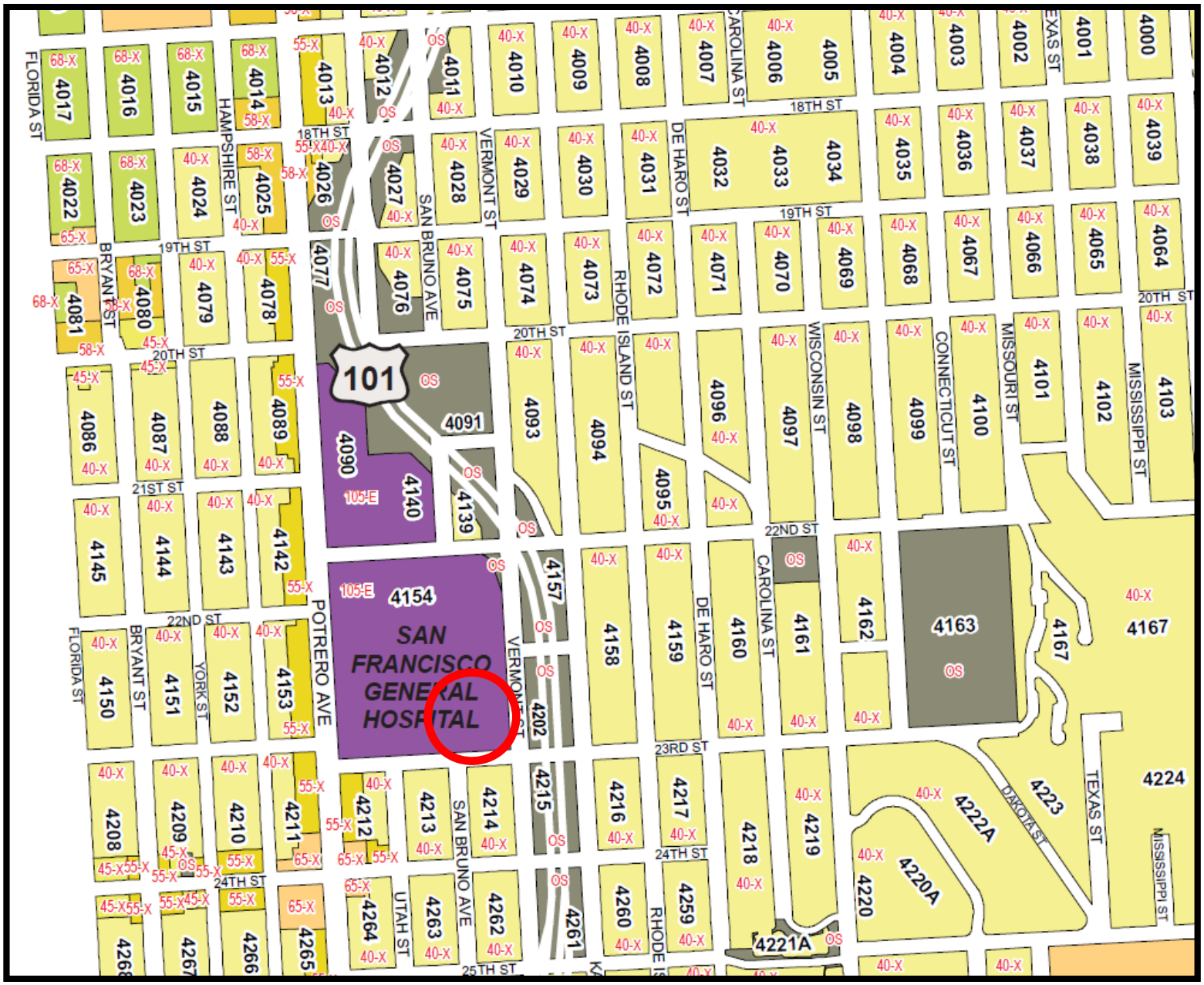
Height Map



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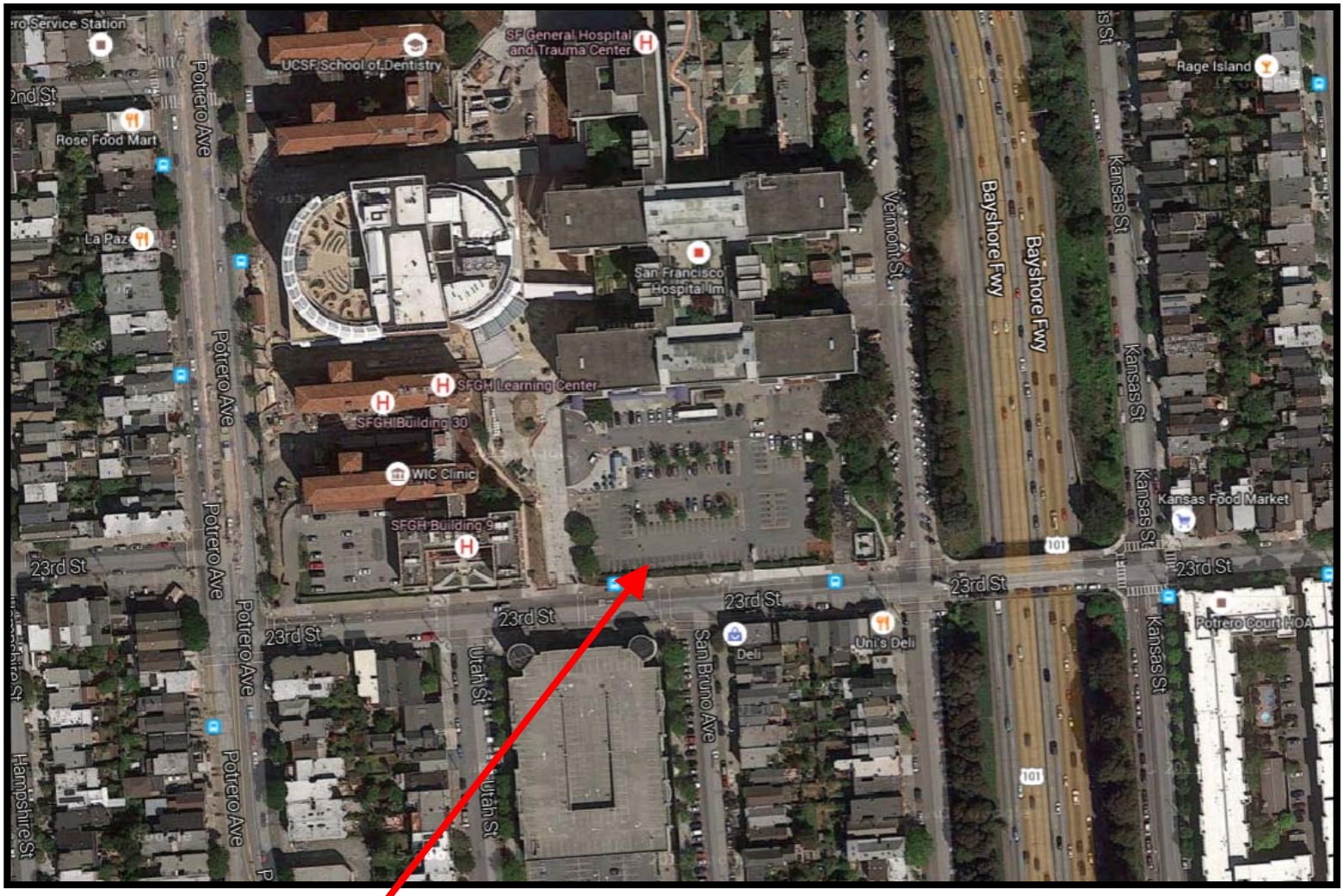
Aerial Photo



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Site Photo

View along 23rd Street Looking East (Source: Google Maps, July 2015)

Review & Comment
Case Number 2013.0225U
UCSF Research Facility at SFGH

Site Photo

View along 23rd Street Looking West (Source: Google Maps, July 2015)

Review & Comment
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UCSF Research Facility at SFGH

UCSF

University of California
San Francisco

UCSF Research Building at ZSFG

Informational Presentation on Draft Design Criteria

March 2, 2016

UCSF Research Building at ZSFG

Informational Presentation on Draft Design Criteria

INTRODUCTION AND BACKGROUND OF UCSF AT ZSFG

Margaret Damiano, Associate Dean of Administration, UCSF

PROPOSED UCSF RESEARCH FACILITY AT ZSFG

Don Rudy, Deputy Campus Architect, UCSF

DISCUSSION OF DRAFT DESIGN CRITERIA

Charles Chase, Architectural Resources Group

QUESTIONS

UCSF at ZSFG

Research is a critical component of the UCSF-ZSFG partnership and provides a significant benefit to San Franciscans.

UCSF's mission at ZSFG is to provide patients with extraordinary care, informed and enhanced by research.

Faculty members from all four UCSF schools – dentistry, medicine, nursing and pharmacy – treat patients, conduct research and teach at ZSFG.

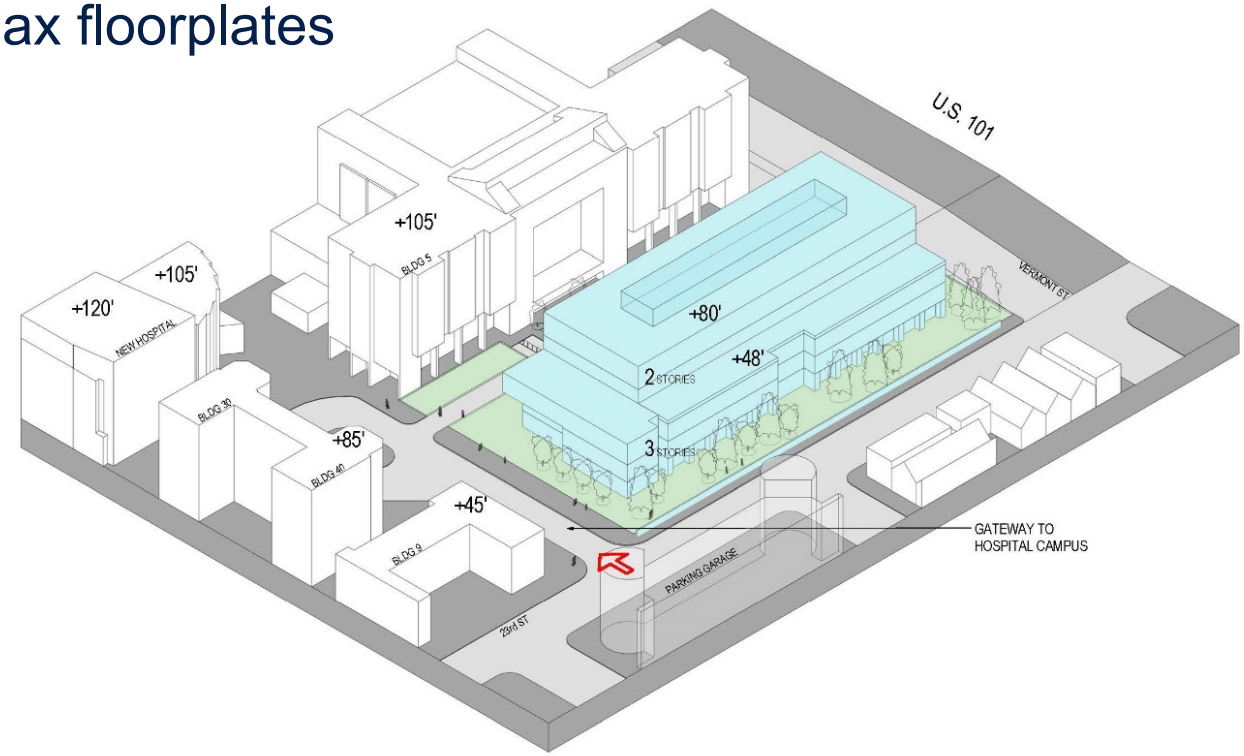
Research Building Project Details

- 175,000 Total GSF
  - 73,000 GSF lab research space
  - 102,000 GSF desktop research, academic and administrative space
- Immediately adjacent to the hospital, which is critical for efficiency and collaboration between research and clinical services

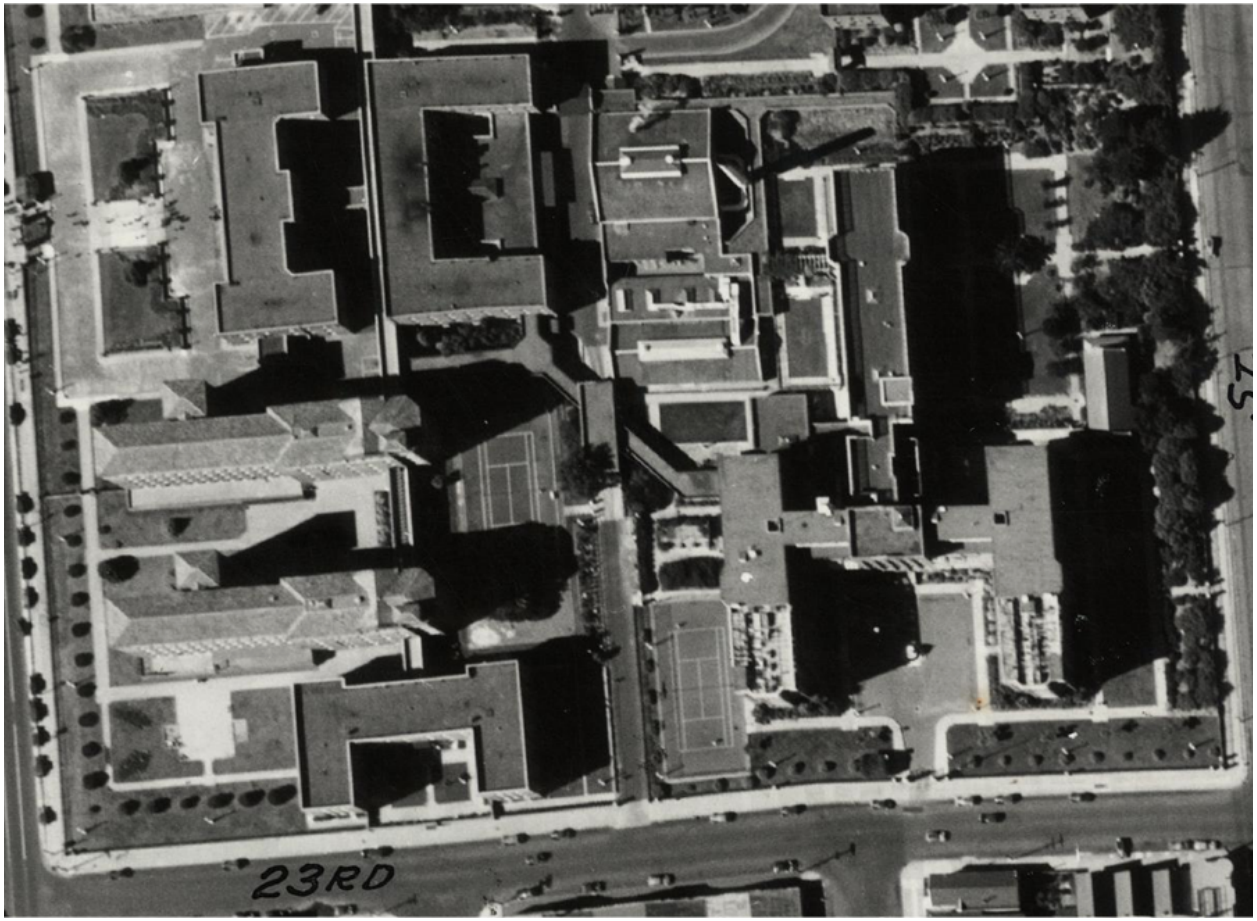
Research Building Project Details

Height and Form

- 80’ height
- 40,000 SF max floorplates
- 5 levels



Design Criteria



San Francisco General Hospital, 1938

UCSF

Design Criteria

Google aerial, looking northwest

Design Criteria

North/south access road between Building 9 and building site, looking north

Design Criteria

Guardhouse and gate pillar

Design Criteria

Fountain

Design Criteria

Character-defining Features [LSA, 2008]

- Overall form and continuity
- Age
- Scale and proportion
- Fenestration
- Materials

Design Criteria

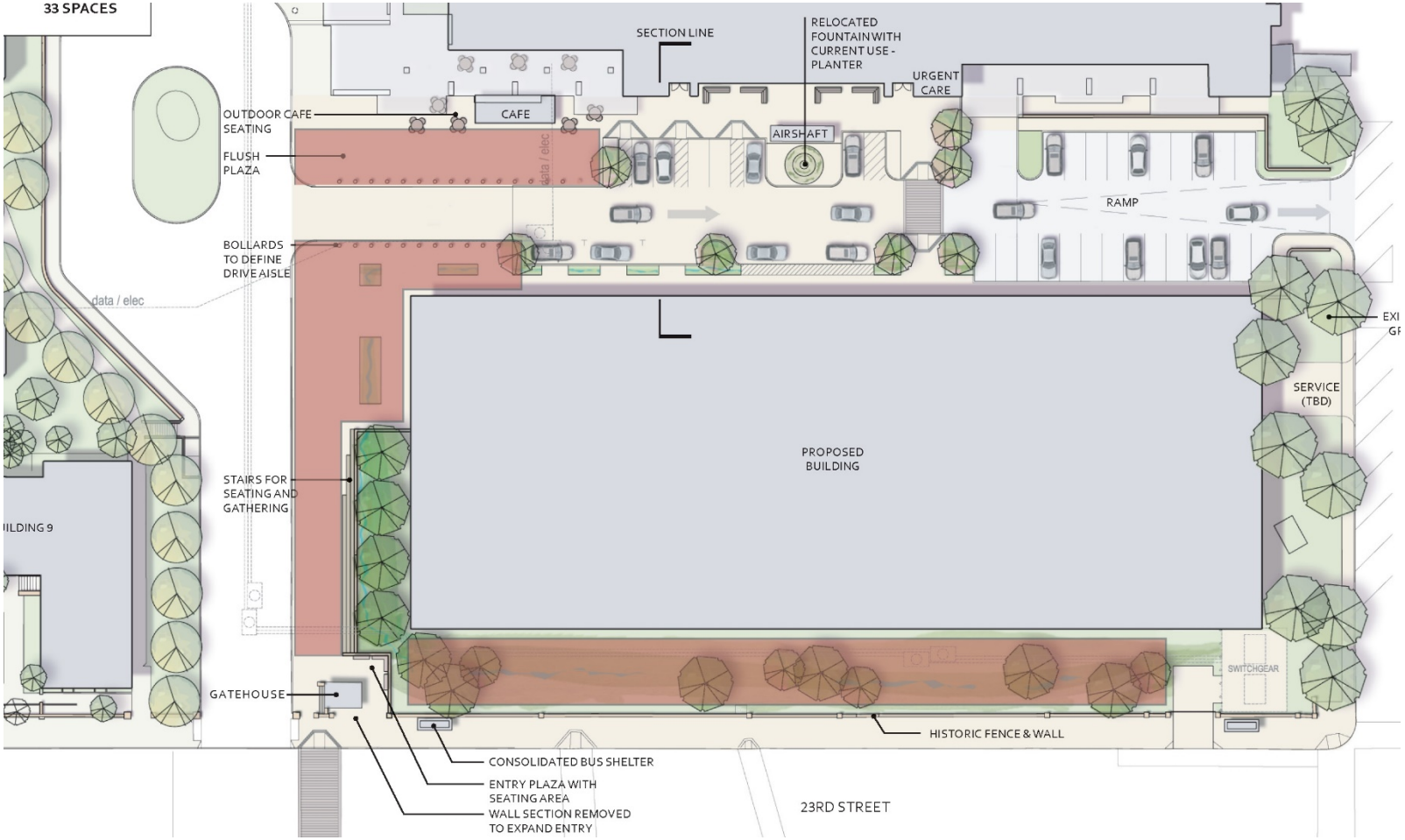
Character-defining Features [LSA, 2008]

- Color
- Texture
- Detail
- Landscape features

Design Criteria

- Siting
- Height, Scale and Massing
- Materials and Cladding
- Windows
- Street Frontage
- Site Features

Design Criteria



Potential Fountain Relocation Sites

QUESTIONS

UCSF is driven by the idea that great breakthroughs are achieved when the best research, the best education and the best patient care converge.

UCSF

University of California
San Francisco

Architectural
Resources Group

Architecture
Planning
Conservation

Historical Background and Design Criteria
UCSF Research Facility at ZSFG

Prepared for

University of California, San Francisco (UCSF) Campus Planning

Prepared by

Architectural Resource Group, Inc.
San Francisco, CA

January 26, 2016

Architectural
Resources Group

Historical Background and Design Criteria
UCSF Research Facility at Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center
Revised January 26, 2016

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Appendix D: UCSF's Universal Planning & Design Principles

1. Introduction

The University of California, San Francisco (UCSF) has engaged Architectural Resources Group (ARG) to review a proposed research facility that would be located on the campus of the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG). The ZSFG campus has been identified as a historic district eligible for listing on the National Register of Historic Places.[1] In support of the environmental review being conducted for the project, ARG was asked to review historical documentation pertaining to the ZSFG campus and identify design criteria for the building that would ensure the facility would be in keeping with the *Secretary of the Interior's Standards for Rehabilitation*. (See Appendix C for a discussion of these Standards.) Following submittal of the draft version in August 2015, ARG made minor revisions to the report in January 2016 in response to Planning Department comments on the draft.

2. Project Description

UCSF is proposing to build a research facility on the portion of the ZSFG campus known as B/C Lot. (See Figures 1-3.) This surface parking lot is located in the southeast corner of the ZSFG campus, at the northwest corner of Vermont and 23rd Streets. (Photographs of the project site are included below in Appendix A.) The proposed research facility will comprise approximately 175,000 square feet, of which approximately sixty percent will be dry laboratory space and the remainder wet laboratory space. Historic features at the site, including a fence, a guardhouse and two gate pillars, will be retained in place, while a water fountain located in the B/C Lot will be relocated to a new site on the ZSFG campus. For purposes of ARG's analysis, the project is assumed to also include the creation of a campus street on the north side of the proposed research facility, with circulation space, landscaping, and a one-way eastbound driveway. At this time, an architectural design for the building has not been developed and anticipated characteristics of the building are limited to height, massing and footprint. (Higher resolution versions of the following site plan and massing diagram of the proposed facility are included below in Appendix B.)

[1] LSA Associates, "Historical Resources Evaluation Report for the San Francisco General Hospital Seismic Compliance Replacement Program," Prepared for the City and County of San Francisco, March 2008.

Figure 1. Map of Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center.

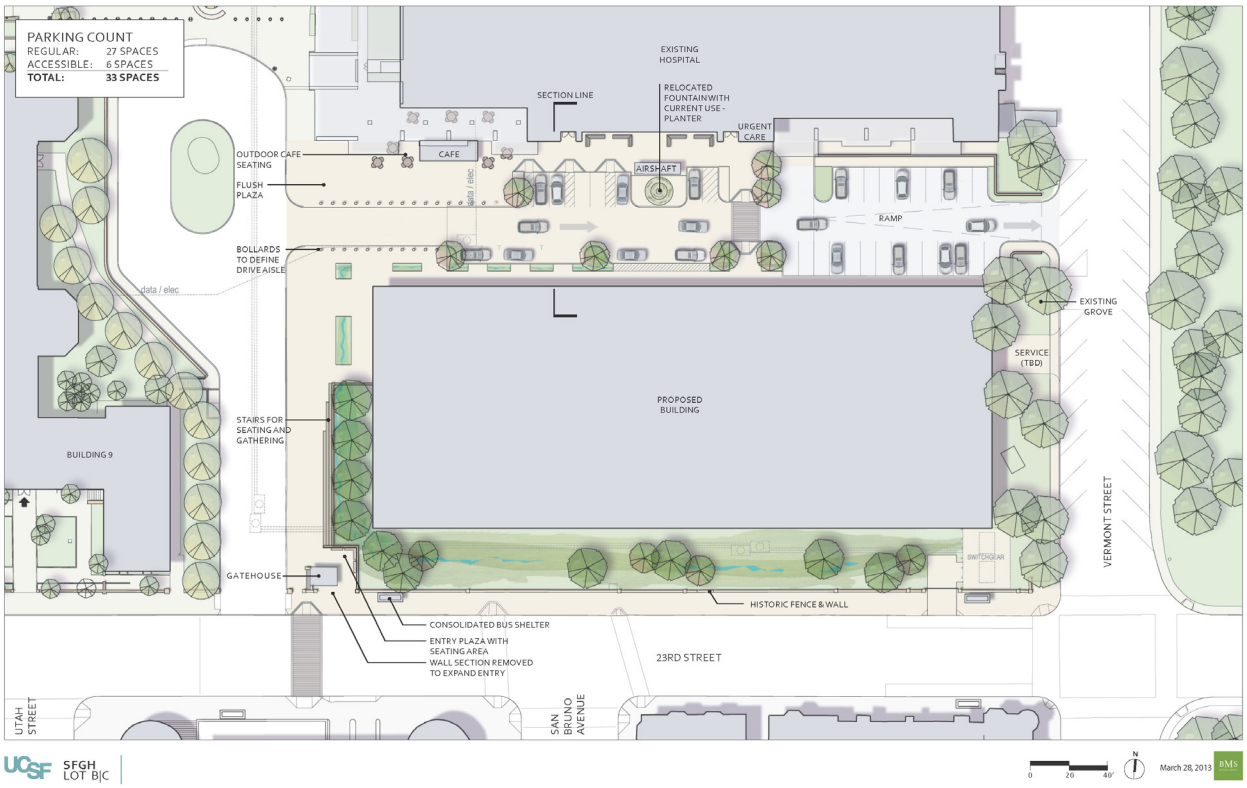


Figure 2. Site Plan, UCSF Research Facility.

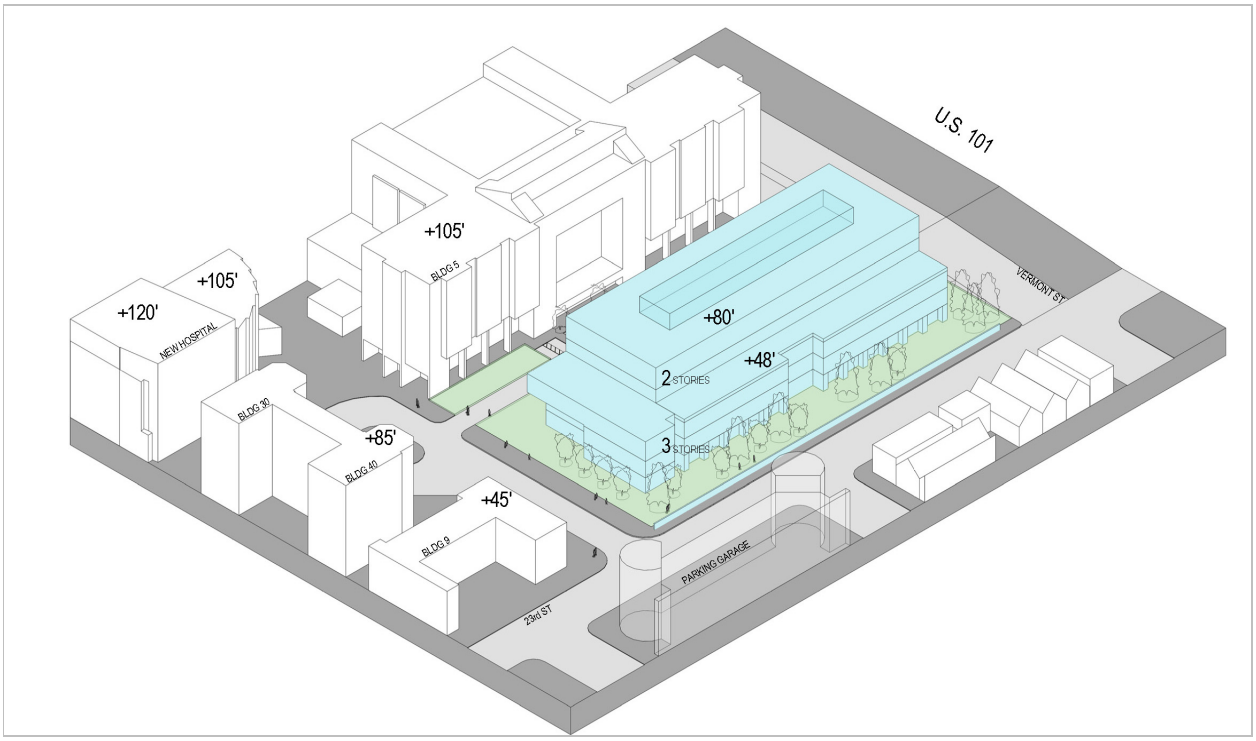


Figure 3. Massing Diagram, UCSF Research Facility.

3. Historical Background

3.1 San Francisco General Hospital

The ZSFG campus is located along Potrero Avenue in the Potrero district of San Francisco and was until recently known as San Francisco General Hospital (SFGH).[2] The campus is bound to the east and north by US-101, to the south by Vermont Street, and to the west by Potrero Avenue. The original campus was designed by Newton J. Tharp, City Architect of San Francisco, and completed in 1915. According to LSA Associates' 2008 HRER (and Page & Turnbull's 2003 evaluation on which it is based), the SFGH Historic District appears eligible for National Register listing under Criterion A (Events/Pattern of Events) "for its association with the development of San Francisco's public health system, as well as for its contributions to national public health trends, medical research, and education in the 20th century" and under Criterion C (Architecture) "as a distinctively planned architectural complex dedicated to the administration and delivery of health care in the early 20th century, and as the work of a master architect."[3] The District's period of significance extends from 1915 to 1938.

Six extant buildings were identified as contributors to the historic district:

- Building 1/1A/1B/1C – Receiving Building (1915)
- Building 9 – Nurse's Home (1915)
- Building 10/20 – Hospital Wards (1915)
- Building 30/40 – Hospital Wards (1915)
- Building 80/90 – Ambulatory Care (1938)
- Building 100 – Isolation Hospital (1917)

LSA also identified several landscape features that contribute to the SFGH Historic District, including:

- Brick and steel perimeter fencing
- Brick gatehouses on Potrero Avenue and 23rd Street
- Gate pillars on 23rd Street [the west pillar is no longer present]
- Brick bus shelter along Potrero Avenue
- Three-tiered fountain in Lot B/C
- Formal pedestrian entry at Potrero Avenue with staircase, period light standards and flagpole [demolished to accommodate acute care hospital]

The four contributing buildings constructed in 1915 were designed by Newton J. Tharp in the Second Renaissance Revival style. Building 100 was designed by Fred K. Meyer and John Reid Jr., Associates in the same Second Renaissance Revival Style. Building 80/90 was designed by Martin J. Rist in the Art Deco style, but like the other contributors, features brick cladding with terra cotta details.

When completed in 1915, the SFGH campus was the city's most comprehensive and modern health facility.[4] Buildings 10/20 and 30/40 exhibit the "Nightingale" or finger ward plan that was once characteristic of the campus as a whole. This design was meant to maximize light, ventilation and

[2] Throughout this report, the SFGH acronym will be used only in specific reference to the historic San Francisco General Hospital campus.
[3] LSA Associates (2008), 1, 4.
[4] LSA Associates (2008), 17.

sanitary conditions and was common in hospital construction in the nineteenth century until the early twentieth century, when it was replaced with modern hospital blocks. As such, "the wards at SFGH represent perhaps some of the last of their type to be built during the era."[5]

The tuberculosis hospital at SFGH was demolished to make way for the Main Hospital, construction of which was completed in 1976.[6] Architects Stone, Marraccini, and Patterson designed the Main Hospital in the Brutalist style, in marked contrast to the existing buildings on the campus.

Character-Defining Features, SFGH Historic District
LSA Associates identified the following character-defining features of the SFGH Historic District. The design criteria specified below ensure that these features will not be affected adversely by the proposed UCSF Research Facility.

Overall Form and Continuity
Building heights on the original campus were up to five stories, with the fifth stories of the finger wards (Buildings 10/20 and 30/40) added in 1931. Other original buildings are two-to-three stories in height (Buildings 1, 9, and 100), while the 1930s Building 80/90 is seven stories high.

Age
All five of the extant Second Renaissance Revival buildings on the original core campus were constructed in 1915-1917, while the Art Deco Building 80/90 was completed in 1938.

Scale and Proportion
The contributing buildings of the SFGH District have different masses and shapes, varying from long narrow finger wards, to blocks with wings, to U-shaped and multi-winged U-shaped. All of the original buildings reflect elements of Second Renaissance Revival style architecture in arches, horizontal configurations, scale, mass, proportion, and flat or gabled rooflines. The Art Deco Building 80/90, however, is much higher and more massive, and reflects the scale and vertical banding and rhythm of its period. None of the contributing buildings, however, have the mass of the Main Hospital.

Fenestration
Windows in Buildings 1, 9, and 100 are recessed. Some of the windows are rectangular, one-over-one light, double hung, frame sash. Other windows are paired or grouped and arched with terra cotta emblems, and some have single rectangular openings embellished with brick corbelling and terra cotta spandrels. Fenestration on the finger wards consists of horizontal bands of flat-arched, one-over-one light, double hung, wood frame windows, with groups of triple-arched and flat-arched windows on the sanitary towers. The façades emphasize a horizontal configuration defined by fenestration, and relate to each other in shape and proportion. Building 80/90 has slightly recessed vertical window openings, as well as bay windows distinguished by copper cladding forming window mullions and spandrels with pre-cast upper window hoods. Original windows include eight-light, casement sash units topped with paired, four-light transom units. Some windows on the contributing buildings have been replaced, covered with glass or clay bricks or otherwise modified, but most are original.

[5] LSA Associates (2008), 18.
[6] LSA Associates (2008), 22.

Materials

All the 1915-1938 buildings are constructed of reinforced concrete, faced with polychrome Flemish bond brick, featuring decorative brick and terra cotta detailing and arched or rectangular window openings. Gable and shed roofs are covered with clay Mission tiles, while flat roofs are coated with tar and gravel. Window frames are wood. Building 80/90 has pre-cast stone sills, stone hoods, water tables, coping stones, and copper spandrels and mullions; the primary entry features double bronze doors.

Color

Red and "clinker" brick colors predominate, with terra cotta emblems, cornices, columns, colonnettes, corbels, spandrels, stringcourses, and water tables. Clay roof tiles are red or green, and copper cladding is green.

Texture

Overall texture of the contributing buildings in the SFGH District is rough brick accented with smooth terra cotta.

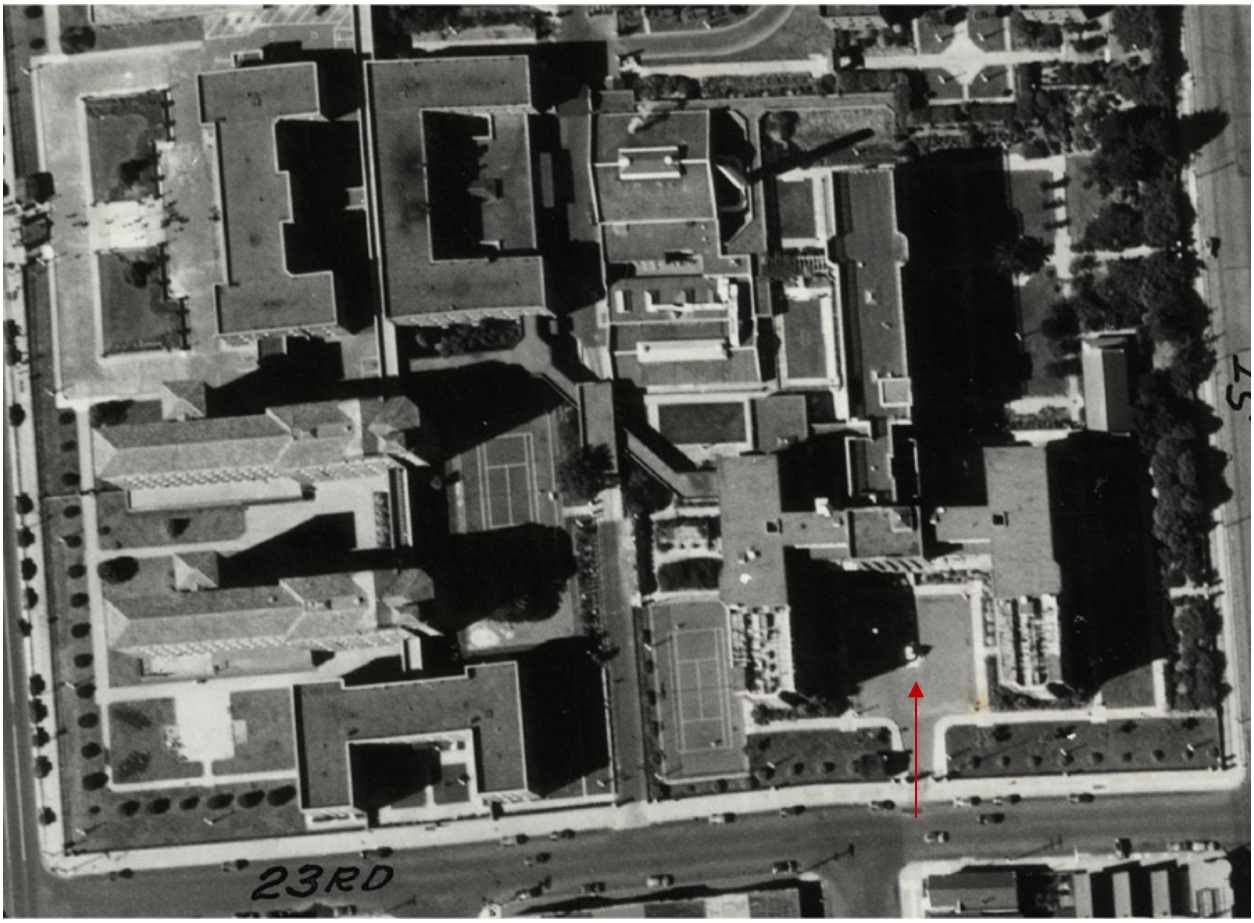
Detail

The original mid-1910s Second Renaissance Revival style campus contains extensive period architectural detail. Generally, the façades emphasize a horizontal configuration defined by the fenestration, a coping band or water table at the foundation, a stringcourse band, and the cornice. Brick detailing includes corbelled cornices, arched window openings, decorative friezes, tympanums, parapets, decorative bonds, and diamond shaped and other patterning. Terra cotta details include coping, spandrels, cornices, emblems, insets, colonnettes, panels, medallions, and other features. Art Deco features on Building 80/90 include pre-cast stone coping, windowheads, entries, hoods, sills, stringcourses, and water tables, as well as copper clad bay windows and bronze doors.

Landscape Features

The SFGH District is bounded by brick and steel perimeter fencing, constructed of brick posts with terra cotta capitals and medallions, interspersed with vertical metal railings. The primary entries are characterized by double-arched decorative metal gates. Brick gatehouses, located at each primary entry to the south campus (one each on Potrero Avenue and 23rd Street, as well as one at the entry to the north campus on 22nd Street), feature gable and parapet Mission tile roofs, Craftsman brackets, doors, and windows with metal grilles. The brick bus shelter, with Mission tile gable roof, arched bays, and Palladian windows, is also an important feature. The wide concrete stairway from Potrero Avenue, flanked by brick windowpane casings with terra cotta details and formal gardens, is an important element of the 1915 design and appears to retain its integrity of design. Lighted by period metal electroliers, the stairway and gardens provide a human scale entry and a sense of arrival. Although not all dating to the 1915 period, concrete pathways, lawns, and ornamental plantings provide open spaces and contrasting greenery in the midst of the red and terra cotta colors.[7]

[7] LSA Associates (2008), 39-40. Note that the identified interior character-defining features were omitted from this list because they would not be affected by the UCSF Research Facility.



August 1938 aerial photograph showing the southern half of the San Francisco General Hospital campus (source: David Rumsey Map Collection, http://www.davidrumsey.com/). The fountain, which is visible in the center of the Building 50/70 courtyard, appears to be in the same location today, though it is now surrounded by a parking lot.

3.2 B/C Lot

The proposed site for the UCSF Research Facility at ZSFG is the B/C Lot, the surface parking lot at the northwest corner of Vermont and 23rd Streets. The B/C lot is separated from Building 9 (Nurse's Home) to the west by the secondary entrance drive, which extends north from 23rd Street. The B/C Lot is immediately south of the Main Hospital.

Prior to construction of the Main Hospital, this location was occupied by Building 50/70 (the Tubercular Ward), which exhibited a finger ward design similar to Buildings 10/20 and 30/40. Contributing features that are within or immediately adjacent to the B/C Lot include:

- Fountain: the three-tiered water fountain within the B/C Lot that has been converted to use as a planter was formerly located in the center of the Building 50/70 courtyard.[8] The fountain was temporarily relocated during demolition of Building 50/70 and was reinstalled atop a new base in its original location following construction of the present parking lot.

[8] LSA Associates (2008), 48.

- Guardhouse: A brick guardhouse sits at the southwest corner of the B/C Lot. This building features a clay tile-clad gable roof with paired craftsman brackets and exposed rafter tails. The entrance features a bracketed hood clad in clay tiles, and a paneled door flanked by sidelights.

- Gate Pillar: Adjacent to the Guardhouse stands a square brick pillar with concrete base and terra cotta capitol, surmounted by a metal carriage light. This is the east pillar of the two gate pillars that formerly bracketed the south entrance to the campus, which is adjacent to the B/C Lot's southwestern corner. The west pillar is no longer extant.

- Fence: A portion of the brick and steel perimeter fence that surrounds much of the SFGH Historic District extends along the southern edge of the B/C Lot. This fence consists of a low brick wall surmounted by a metal rail set between square brick posts with terra cotta capitals and medallions.

Photographs of these features are included below in Appendix A.

4. Design Criteria for the UCSF Research Facility

4.1 UCSF's Universal Planning & Design Principles

Chapter 2 of the Physical Design Framework that UCSF developed in 2010 consist of a series of "Universal Planning & Design Principles." These principles, which are included below as Appendix D, are applicable to all UCSF development sites, including the research facility proposed for the ZSFG campus. The Physical Design Framework identifies six universal planning and design principles, along with a series of guidelines for each principal:

- Respond to Context while Reinforcing Identity
- Welcome the Community
- Ensure Connectivity to and Within the Campus
- Improve Campus Cohesiveness
- Create Spaces to Promote Collegiality
- Lead Through Conservation and Sustainability

While the discussion under each principle is relevant to the ultimate design of the UCSF Research Facility, the guidelines identified in support of the first principle ("Respond to Context while Reinforcing Identity") are of particular relevance to designing the new building in a manner that does not adversely affect the SFGH Historic District. In light of this relevance, the guidelines in support of this principle are herein quoted in full:

> *Respond to Context while Reinforcing Identity*
> Given the highly varied and urban context of UCSF's sites, campus development should respond to the specific urban character of the city at each location, while still expressing a cohesive campus design vision. Campus development should embrace and contribute to the vitality of the public realm, including the public streets and edges at each location. In doing so, it will strengthen the relationship between UCSF and its surroundings, and benefit from the reality that each campus site is "in and of the city."

Guideline 1

Each campus site should be planned and designed to reflect, and in turn shape, its specific urban context.

a. Design campus development to be sensitive to the surrounding built environment.

b. Acknowledge and respond to the surrounding city regulatory context, including city zoning requirements for building heights, bulk and setbacks as well as neighborhood concerns, whenever possible in the development of new buildings and site improvements.

c. Site buildings to preserve important views.

d. Design improvements to campus streets that are complementary to that of surrounding neighborhoods.

e. Locate active ground floor uses on the street.

f. Ensure that each campus building and open space reinforces a cohesive campus identity.

g. Denote entries to core areas of campus through appropriate gateways.

Guideline 2

Due to the highly urban context of UCSF's sites, attention should be given to the edges where the campus meets the city, including the perimeter of each campus site as a whole, as well as the edges of the public streets that run through or alongside of each site. Because UCSF's sites meet the city in a variety of edge conditions, both active and inactive, and including edges characterized by residential, commercial, light industrial, mixed use and open space uses, campus edges should respond to their specific urban context.

a. Bridge campus development and the surrounding city through a transition of building height, massing and use and public open spaces.

b. Create a positive institutional identity and contribute to the public realm through the use of consistent and memorable signage, artwork, street furniture, paving, and landscaping.

c. Develop appropriate architectural expression at gateways to campus core areas.

d. Locate active interior public uses, amenities and services such as visitor centers, clinics, retail space, food service, fitness facilities, child care and auditoriums at edges to help activate the streets, and to encourage social interaction.

e. Treat major campus crossings of public streets that bisect campus sites to denote their importance as a place for campus interaction and interface with the city.

Guideline 3
The design of campus buildings should respond contextually to both the immediate campus as well as the surrounding city.

a. Relate buildings to their whole context by considering the height, massing, styles, color, and materials of adjacent buildings and/or urban fabric.

b. Design buildings to respond to site conditions, such as topography by terracing buildings up slopes.

c. Consider how buildings will be viewed, especially from off-campus areas in the surrounding city. This includes the roofs of campus buildings when viewed from off-campus areas at higher elevations.

d. Use light tones for predominant exterior building color(s), in keeping with the generally light-colored San Francisco palette, and to minimize the appearance of building bulk and mass.

e. In the case of buildings which serve a special or particularly important campus or community function, building color may be more prominent.

f. Use a pleasing and well-considered pattern of subtractive and additive elements to create interesting and appropriately expressive patterns of architectural expression.

g. Use harmonious horizontal and vertical façade components to reduce the appearance of mass of very large buildings.

h. Integrate rooftop mechanical equipment as part of a building's architecture (e.g., as sculptural rooftop elements), or screen from view behind parapets or other devices.

i. Define the tops of buildings through the use of cornices, overhangs, transitions in color or material, or other deliberate architectural treatment so there is a finite end to the building.

These general guidelines should be considered a fundamental precursor to the more specific design criteria specified in the following section.

4.2 Design Criteria

The proposed site for the UCSF Research Facility is non-contributing surface parking lot at the southeastern corner of the SFGH Historic District. As such, the Research Facility will not affect any of the spatial characteristics that characterize the historic district. The Research Facility will be located east of Building 9 and Building 30/40, and will be separated from the other district contributors by the non-contributing Main Hospital.

The Environmental Impact Report prepared for the SFGH Seismic Compliance Hospital Replacement Program considered a project alternative (referred to as the South Parking Lot Alternative) that entailed new construction on the B/C Lot:

> The South Parking Lot Alternative would…result in a direct impact to the setting of the SFGH District because it would be within the rear viewsheds of Building 30/40 and the adjacent Building 9, the Nurse's Home. However, this impact would be less severe than the west lawn alternative because the South Parking Lot is located immediately south of, and adjacent to, the Main Hospital, a modern building that is not a contributor to the SFGH District. The rear viewsheds of Building 30/40 and 9 have been compromised by the construction of the Main Hospital and the adjacent parking lot. The new construction would not materially impair important spatial relationships that characterize the SFGH District, nor would it affect the essential form and integrity of the SFGH District and its environment if it were to be removed in the future.[9]

In summary, the site selected for the Research Facility is an inherently "low impact" location with respect to historic resources. Even so, to keep impacts to historical resources to less than significant, the design of the Research Facility needs to be accomplished in a manner that accords with the Secretary of the Interior's Rehabilitation Standard 9:

> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.[10]

Accordingly, ARG has developed the following design criteria for the UCSF Research Facility, which have been crafted to ensure that the UCSF Research Facility is compatible with the size, scale, material and character of District contributors, especially adjacent contributory buildings. In ARG's professional opinion, a building design that meets these criteria would be compatible with the SFGH Historic District, would maintain the District's character and integrity, and would be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

Siting

1. The west elevation of the building should be parallel to the north-south entry road that bisects the campus. At the ground level, the setback of the building from this north-south road should be similar in extent to the setbacks from this road exhibited by Building 1/1A/1B/1C, Building 9, Building 10/20, and Building 30/40.

2. In keeping with the site's urban setting, the south elevation of the building should be generally rectilinear and parallel to 23rd Street.

Height, Scale & Massing

1. The height of the building should be kept at or below the 85-foot-height of Buildings 10/20 and 30/40. This height is exclusive of rooftop mechanical equipment, assuming such equipment is sufficiently setback and differentiated in material that is does not "read" as a vertical extension of the façade.

[9] LSA Associates (2008), 49.
[10] See Appendix C for a discussion of the *Standards for Rehabilitation*.

2. The building should incorporate significant setbacks above the third floor on the west and south elevations. (These setbacks will enhance compatibility with the three-story Building 9.)

3. The building should incorporate a horizontal band element at the top of the third story to reference and reinforce the height datum established by Building 9.

4. The façades of the new building should have a horizontal orientation.

5. Blank, mirrored, or opaque facades should be avoided.

6. On the south and west façades, architectural elements should be used to divide the façades into intervals similar to those found elsewhere in the District, including Building 9 and the Building 30/40 "finger wards." This could be accomplished through a variety of means, including the use of bays, setbacks, horizontal belt courses, and/or changes in material or ornamentation.

Materials and Cladding

1. Given the prevalence of brick within the SFGH Historic District, the use of masonry (including brick and terra cotta) exclusively or in combination with other compatible exterior cladding materials is encouraged. Masonry should be a prominent material if used in combination with other materials.

2. New construction should use materials in a manner that creates details and textures that draw from the District and that give the building a three-dimensional character. Monolithic wall treatments should be avoided.

Windows

1. Fenestration patterns and proportions, as well as the percent of the façade devoted to fenestration, should be consistent with the District, especially adjacent contributory buildings (Buildings 9 and 30/40). Building 9 features recessed, double-hung, wood sash windows of either round arched or rectangular shape that are arranged singly and in pairs. Building 30/40 exhibits a variety of window types. Most of the building's windows are recessed, double-hung, wood sash windows of round arched or rectangular shape that are arranged either singly or in groups of three. The fifth floor (added in 1931) features wood sash, paired casement windows surmounted by arched transom and separated by terra cotta colennettes. The chamfered, east-facing bays of the building feature rectangular, wood sash, paired casement windows surmounted by rectangular transoms. These windows are arranged singly, in pairs and in groups of four.

   Accordingly, use of recessed, punched windows on at least substantial portions of the building exterior is encouraged. Uninterrupted expanses of full-height glazing should be avoided. That said, arranging windows into bands of two, three or more is encouraged.

2. In keeping with the District contributors, windows should have a vertical orientation. Use of rectangular windows and/or round arched windows is encouraged.

Street Frontage

1. The south façade of the building should incorporate at least one prominent pedestrian entry.

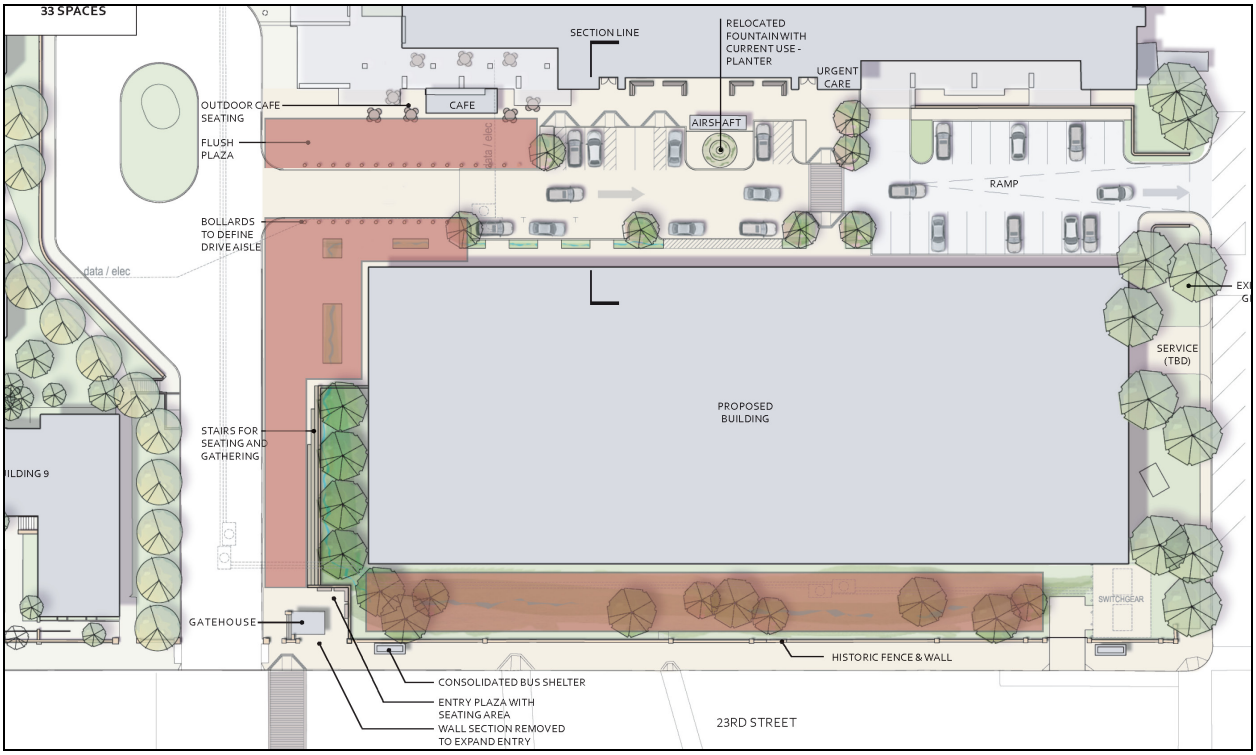
Site Features

1. The brick Guardhouse and Gate Pillar should be retained in their current location. If temporary relocation is necessary to accommodate construction, a Historic Architect satisfying the Secretary of the Interior's Professional Qualifications Standards should be engaged to oversee the temporary relocation and reinstallation of these historic resources.

2. The brick and metal fence along the southern edge of the site should be retained in its current location. If temporary relocation of any portion of the fence is necessary to accommodate construction, a Historic Architect satisfying the Secretary of the Interior's Professional Qualifications Standards should be engaged to oversee the temporary relocation and reinstallation of this historic resource.

3. A conservator well-versed in the assessment of historic fountains and related statuary should be engaged to evaluate the feasibility of relocating the fountain, which exhibits noticeable wear and may be constructed of fairly porous cement.

4. If deemed feasible, the fountain should be moved to a location elsewhere within the SFGH Historic District that reflects the character and prominence of its original location within the grass lawn courtyard of the Tubercular Ward. (The fountain should not be located between parking spots (as shown below in Appendix B).) Accordingly, the fountain should be relocated to one of the shaded areas indicated below, where it can continue its current use as a planter,



The areas shaded in red indicate appropriate relocation sites for the historic fountain.

Appendix A: Photographs of the Project Site

Figure 1. View looking northwest of B/C Lot (Architectural Resources Group, August 4, 2015).

Figure 2. View of B/C Lot, looking southeast (Architectural Resources Group, August 4, 2015).

Figure 3. View of Building 9 and B/C Lot, looking east (Architectural Resources Group, August 4, 2015).

Figure 4. View of south entrance to SFGH campus, looking north (Architectural Resources Group, August 4, 2015).

Figure 5. View of fountain in B/C Lot, looking northeast (Architectural Resources Group, August 4, 2015).

Figure 6. View of Guardhouse and Gate Pillar near southwest corner of B/C lot, looking southeast (Architectural Resources Group, August 4, 2015).

Figure 7. View of historic fencing that extends along southern edge of B/C lot, looking west (Architectural Resources Group, August 4, 2015).

Appendix B: Plan and Perspective Drawings of the Proposed Project

PARKING COUNT

REGULAR:	27 SPACES
ACCESSIBLE:	6 SPACES
TOTAL:	**33 SPACES**

EXISTING HOSPITAL

SECTION LINE

RELOCATED FOUNTAIN WITH CURRENT USE - PLANTER

URGENT CARE

CAFE

AIRSHAFT

OUTDOOR CAFE SEATING

FLUSH PLAZA

data / elec

RAMP

BOLLARDS TO DEFINE DRIVE AISLE

data / elec

EXISTING GROVE

SERVICE (TBD)

PROPOSED BUILDING

STAIRS FOR SEATING AND GATHERING

BUILDING 9

SWITCHGEAR

VERMONT STREET

GATEHOUSE

HISTORIC FENCE & WALL

CONSOLIDATED BUS SHELTER

ENTRY PLAZA WITH SEATING AREA

WALL SECTION REMOVED TO EXPAND ENTRY

23RD STREET

UTAH STREET

SAN BRUNO AVENUE

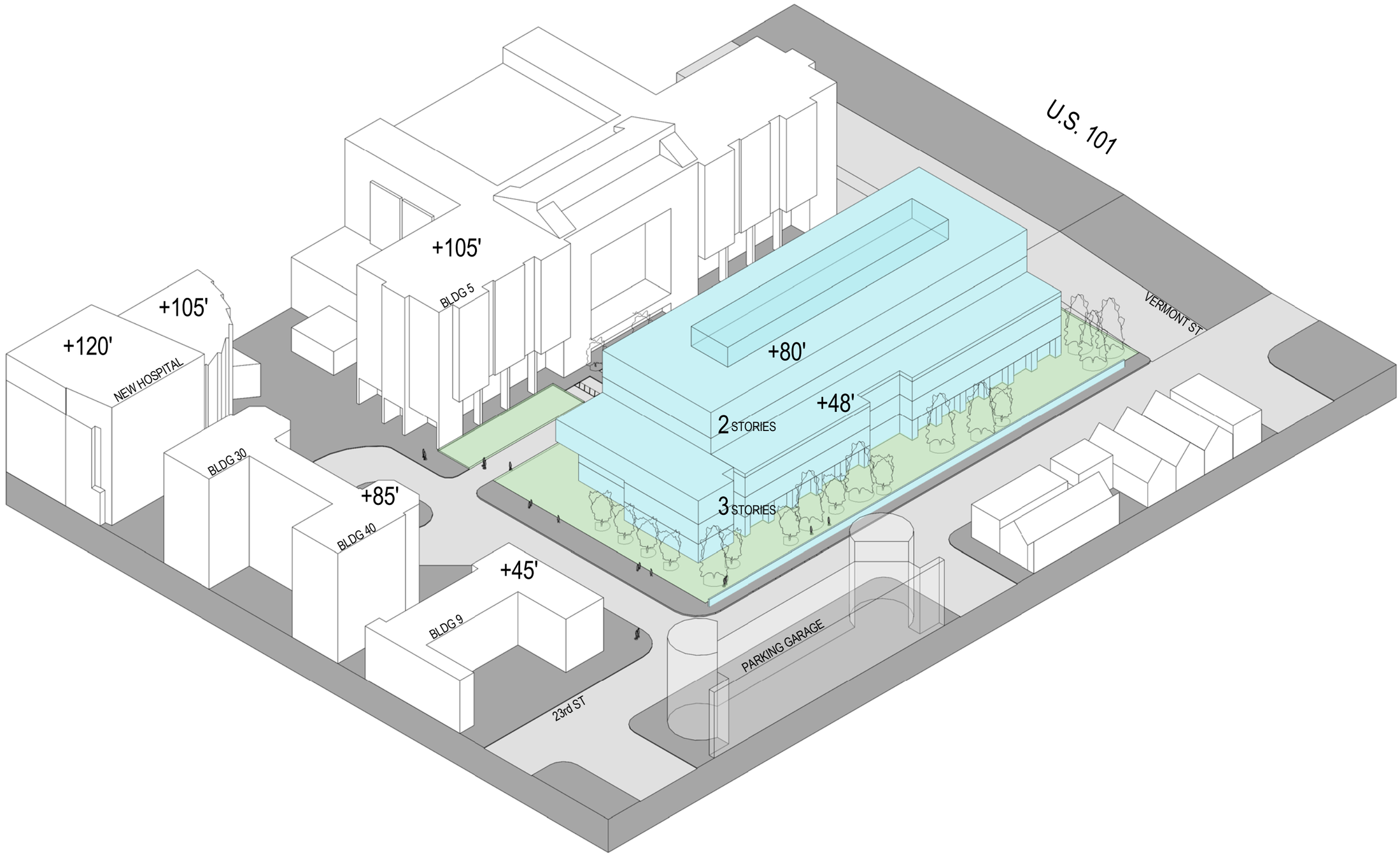
UCSF SFGH LOT B|C

0 20 40'

N

March 28, 2013

BMS



UCSF SFGH LOT B/C

STUDIOS architecture

Appendix C: The Secretary of the Interior's Standards for Rehabilitation

Appendix C. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The *Standards for Rehabilitation* (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the *Standards for Rehabilitation* (the *Standards*) have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the *Standards* have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The *Standards* pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary of the Interior to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The ten Standards are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix D: UCSF's Universal Planning & Design Principles

UCSF

University of California
San Francisco

PHYSICAL DESIGN FRAMEWORK

September 2010

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Related Documents

Mission Bay Campus Master Plan and Design Guidelines
http://campusplanning.ucsf.edu/physical/missionbayplan.php

Preliminary Parnassus Heights Design Goals and Guidelines
http://campusplanning.ucsf.edu/pdf/DraftPHtsDesignGoalsGuidelines.pdf

2 | Universal Planning & Design Principles

Despite considerable diversity in the character and context of UCSF's campus sites, six planning principles are universally applicable to UCSF's sites, as they are all urban campuses "in and of the city" with common planning and design objectives.

The six universal planning and design principles have been established to guide physical development at all owned UCSF campus sites. They express key thematic concepts that will be implemented, extended or reinforced as the campus sites are further developed.

Four of the planning and design principles - Context, Connectivity, Cohesiveness and Collegiality - were developed as the Principal Conceptual Goals of the *Mission Bay Campus Master Plan and Design Guidelines* and have long served as fundamental touchstones of UCSF's development there, and are now consciously articulated as being universally applicable to UCSF's other sites. Two additional principles - Community and Conservation - have been added to supplement the original four principals, and are also universally applicable.

The recent design of the Medical Center facilities and Cardiovascular Research Building at Mission Bay have greatly influenced the design guidelines that follow. Both of these buildings have taken the *Mission Bay Campus Master Plan and Design Guidelines* to a higher level of design and are considered by UCSF to be exemplary architectural models.

Planning and Design Principles

- Respond to CONTEXT while Reinforcing Identity
- Welcome the COMMUNITY
- Ensure CONNECTIVITY to and Within the Campus
- Improve Campus COHESIVENESS
- Create Spaces to Promote COLLEGIALITY
- Lead Through CONSERVATION and Sustainability

RESPOND TO CONTEXT WHILE REINFORCING IDENTITY

Given the highly varied and urban context of UCSF's sites, campus development should respond to the specific urban character of the city at each location, while still expressing a cohesive campus design vision. Campus development should embrace and contribute to the vitality of the public realm, including the public streets and edges at each location. In doing so, it will strengthen the relationship between UCSF and its surroundings, and benefit from the reality that each campus site is "in and of the city."

GUIDELINE 1

Each campus site should be planned and designed to **reflect, and in turn shape, its specific urban context**.

a. Design campus development to be sensitive to the surrounding built environment.

b. Acknowledge and respond to the surrounding city regulatory context, including city zoning requirements for building heights, bulk and setbacks as well as neighborhood concerns, whenever possible in the development of new buildings and site improvements.

c. Site buildings to preserve important views.

d. Design improvements to campus streets that are complementary to that of surrounding neighborhoods.

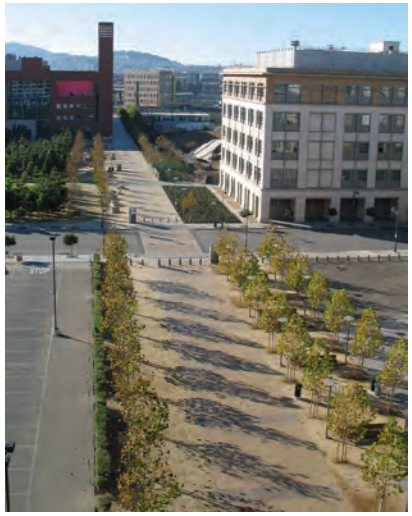
e. Locate active ground floor uses on the street.

f. Ensure that each campus building and open space reinforces a cohesive campus identity.

Public Realm
The public realm is the setting for community activity consisting of streets, sidewalks, parks and plazas.

Guideline 1a: All buildings located along the Mission Bay Commons step down in a uniform manner to allow sunlight to reach the major public open space and to create a defined urban edge to the campus.

Guideline 2a: The library at Parnassus Heights (lower left) is designed to provide a transition in scale between the larger UCSF buildings and the finer texture of the adjacent neighborhood. It also allows sunlight to reach the surrounding homes.



Guideline 2a: Gene Friend Way links Third Street with Koret Quad and the Rutter Center.

Guideline 2b: Signage on Helen Diller Family Cancer Research Building.

Guideline 2d: On a sunny day the steps outside Millberry Union at Parnassus Heights are the most active space on campus.

g. Denote entries to core areas of campus through appropriate gateways.

GUIDELINE 2

Due to the highly urban context of UCSF's sites, attention should be given to the edges where the campus meets the city, including the perimeter of each campus site as a whole, as well as the edges of the public streets that run through or alongside of each site. Because UCSF's sites meet the city in a variety of edge conditions, both active and inactive, and including edges characterized by residential, commercial, light industrial, mixed use and open space uses, **campus edges should respond to their specific urban context**.

a. Bridge campus development and the surrounding city through a transition of building height, massing and use and public open spaces.

b. Create a positive institutional identity and contribute to the public realm through the use of consistent and memorable signage, artwork, street furniture, paving, and landscaping.

c. Develop appropriate architectural expression at gateways to campus core areas.

d. Locate active interior public uses, amenities and services such as visitor centers, clinics, retail space, food service, fitness facilities, child care and auditoriums at edges to help activate the streets, and to encourage social interaction.

e. Treat major campus crossings of public streets that bisect campus sites to denote their importance as a place for campus interaction and interface with the city.

GUIDELINE 3

The design of campus **buildings should respond contextually to both** the immediate **campus** as well as the surrounding **city**.

a. Relate buildings to their whole context by considering the height, massing, styles, color, and materials of adjacent buildings and/or urban fabric.

b. Design buildings to respond to site conditions, such as topography by terracing buildings up slopes.

c. Consider how buildings will be viewed, especially from off-campus areas in the surrounding city. This includes the roofs of campus buildings when viewed from off-campus areas at higher elevations.

d. Use light tones for predominant exterior building color(s), in keeping with the generally light-colored San Francisco palette, and to minimize the appearance of building bulk and mass.

e. In the case of buildings which serve a special or particularly important campus or community function, building color may be more prominent.

f. Use a pleasing and well-considered pattern of subtractive and additive elements to create interesting and appropriately expressive patterns of architectural expression.

g. Use harmonious horizontal and vertical façade components to reduce the appearance of mass of very large buildings.

Guideline 3a: This campus residence at Parnassus Heights relates to the residential architectural vocabulary of the surrounding neighborhood.

Guideline 3b: The Dental Clinics building steps down on its site serving to reduce its apparent mass and bulk.

h. Integrate rooftop mechanical equipment as part of a building's architecture (e.g., as sculptural rooftop elements), or screen from view behind parapets or other devices.

i. Define the tops of buildings through the use of cornices, overhangs, transitions in color or material, or other deliberate architectural treatment so there is a finite end to the building.

Guideline 3c: This photosimulation shows the Medical Center at Mission Bay as viewed from the Potrero Hill neighborhood.

Guideline 3f: The Third Street facade of the Medical Center at Mission Bay illustrates ways to vary the massing of the buildings and activate the street with a public use.

Guideline 3d: The predominantly light tones of buildings at Parnassus Heights are consistent with the San Francisco color palette.

WELCOME THE COMMUNITY

It is UCSF's intent to be inviting and accessible to its "community:" the academic community at each campus site (including students, faculty and staff), the collective UCSF community across all campus sites, the neighbors around each site, and the patients and visitors to UCSF's clinical facilities.

At the interface between campus and the City, UCSF is dedicated to ensuring pedestrian safety, creating more enjoyable places where people want to congregate, treating the periphery of the campus as a "front door," providing clear wayfinding for visitors, and working with the City to promote the San Francisco Better Streets Program.

GUIDELINE 1

Special attention should be given to how buildings meet the ground in order to ensure that buildings successfully relate to pedestrians, are scaled to human activity and provide visual interest.

a. Design buildings, especially at the ground level, with consideration to human scale through building articulation, the use of color and materials, the scale and placement of doors and windows, and the use of building overhangs, arcades or other architectural techniques.

b. Wherever possible, activate the ground level of buildings with uses that engage the public and animate the public realm, especially at the campus-community interface. However, if building programming does not support active public uses,

Guideline 1a/1b: This facade at Mount Zion has a major building entry and active ground level uses.

Guideline 1b: An espresso cart on Parnassus Avenue attracts activity throughout the day.

Guideline 2: A crosswalk on Parnassus Avenue accommodates significant pedestrian traffic throughout the day.

Guideline 2: A major crossing of Fourth Street at Mission Bay has been improved with special paving and bollards.

transparency to interior offices or circulation spaces at the ground level is preferable to blank walls.

c. Design building bases along pedestrian corridors to be welcoming and provide a clear visual path to desired destinations.

d. Clearly articulate building entrances with arcades, canopies, clear glazing, large doors, entry stoops, vestibules or other architectural features.

e. Provide exterior lighting that will create a sense of safety and encourage pedestrian activity while being sensitive to potential visual impacts on surrounding neighborhoods.

f. Locate loading docks and ground level service bays to be minimally visible but accessible by appropriate vehicles, and screen them as much as possible.

GUIDELINE 2

UCSF will continue to collaborate with the City in making streetscape improvements at public street corners, along public sidewalks and across public streets that intersect campus sites, which will ensure pedestrian crosswalk safety, enhance sidewalk aesthetics, amenities and usability, improve way-finding and accommodate UCSF shuttle stops.

ENSURE CONNECTIVITY TO AND WITHIN THE CAMPUS

The intent of this principle is to ensure that both physical and visual connections from the campus outward to the surrounding streets and neighborhoods and throughout the campus sites facilitate movement and are enjoyable, comfortable, accessible, safe, direct, and easy to navigate. Sight lines and vistas should be preserved and enhanced and these should foster a sense of campus unity and provide a clear hierarchy of vehicular, pedestrian and bicycle circulation.

Many of the methods for ensuring connectivity to and within the campus described below also support the universal principle of leading through conservation and sustainability by enhancing the environment for modes of travel other than single-occupancy vehicles, including pedestrians, bicycles, campus shuttles and public transit.

GUIDELINE 1

Campus edges at the public interface should connect the campus to the city in a positive way.

a. Provide neighborhood connectivity to, around and through campus sites where appropriate.

b. Locate building entrances to face public streets as well as interior campus walkways, but not where they will encourage jaywalking across busy streets.

c. Orient buildings and open spaces to reinforce sightlines, highlight focal points and capture distant views of the campus, surrounding city and hills beyond.

Guideline 1a/2f: The public sidewalks at UCSF's campus sites accommodate pedestrian movement as well as transit shelters, bicycle parking and other amenities.

Guideline 1a/1c: Gene Friend Way pedestrian corridor linking public streets to the campus site.

Guideline 1c: A small courtyard at Parnassus Heights provides an overlook to views of the Marin Headlands.

Guideline 2a: The north edge of Saunders Court at Parnassus Heights provides an important east-west connection.

Guideline 2c: Bicycle racks at Mission Bay provide convenient and secure bicycle parking for students, faculty and staff.

GUIDELINE 2

Circulation routes on campus should facilitate efficient, accessible and comfortable access and circulation for all modes.

a. Connect all building entrances as directly as possible with campus walkways while also meeting accessibility standards.

b. Design building entrances to accommodate anticipated levels of foot traffic, with ample seating at strategic locations, lighting, landscaping and other amenities.

c. Install bicycle racks at convenient locations throughout campus sites where they will be the most secure and preferably protected from the weather.

d. Design new roads, parking and loading on UCSF sites to not only accommodate projected campus traffic volumes, but also to minimize their visual impact and conflict as little as possible with pedestrian movements.

e. Given UCSF's location in a dense urban environment with strong public transportation options, promote the use of public transit in campus plans.

f. Coordinate with City transportation agencies to locate and design public transportation elements such as transit stops, bicycle routes, and street crossings to ensure convenient access to alternate modes of transportation for students, faculty, staff and visitors.

IMPROVE CAMPUS COHESIVENESS

Creating a degree of visual consistency and reinforcing the UCSF identity as expressed in the built environment will result in more cohesive and identifiable campus sites. Cohesiveness may be achieved through the use of consistent building materials and colors, similar massing and heights, consistent and coherent vertical organization and horizontal building articulation, thematic landscape design, common site furniture and lighting fixtures, and a comprehensive signage and identity program.

GUIDELINE 1

The siting and design of **campus buildings should contribute to a cohesive vision** for each campus as a whole, **and reflect the relative importance of each building** within each campus site.

a. Frame and support gateways, plazas, courtyards, open spaces and major pedestrian spines by the way that buildings are organized.

b. Architectural expression at each campus site should utilize a common contemporary vernacular expression appropriate to the existing buildings at the site and the urban context. Within this overall consistency of architectural language, appropriate diversity of expression is encouraged.

c. Reflect a hierarchy of importance, with buildings containing active uses of particular public importance being the most prominent.

d. Minimize mechanical equipment, pipes and other utilities on the sides of buildings to avoid a cluttered appearance that can detract from the architecture,

Guideline 1b: Buildings at Mission Bay share common forms, colors and materials, while each has a unique architectural expression.

Guideline 2a: These buildings and courtyard space at Mission Bay illustrate a richness of architectural character and materials.

unless these elements are an integral part of the building design.

e. If design changes need to be made due to value engineering, these changes must also reflect the universal planning and design principles and guidelines.

f. Ensure that temporary and phased buildings have a finished appearance on all sides.

GUIDELINE 2

Materials should be compatible with the palette of surrounding campus buildings **and contribute to a visually coherent campus**.

a. Design buildings with a richness of architectural character and quality of materials that visually reinforce the permanence and stature of UCSF.

b. Use durable building materials that require minimum maintenance and achieve a permanence of character, and consider sustainability in the selection of building materials.

c. Depending on their locations, residential, child care and other less prominent support facilities may use less expensive materials such as stucco. Ultimately the most important factors in materials selection should be context and expression of durability.

d. Plant trees from an appropriate palette of species along each major campus walk and road to create a more uniform and attractive appearance, sight lines and clear direction. Consider the use of drought-tolerant and/or native species in keeping with sustainable practices.

CREATE SPACES TO PROMOTE COLLEGIALITY

To promote collegiality, UCSF supports the continued development of diverse public open spaces on its sites. These spaces are intended to encourage social interaction. among various campus groups and between the campus and surrounding community. They are also intended to provide areas of respite and quiet for patients and visitors. They should provide space for a broad range of activities including outdoor class sessions, special events, recreation and fitness, sharing a meal or conversation and for being alone. Several of the methods described below for promoting collegiality serve to reinforce the pedestrian environment at UCSF's sites, and also support the universal principles described herein of welcoming the community and leading through conservation and sustainability.

GUIDELINE 1

Campus open spaces should be comfortable, active, safe and attractive places that are **extensions of the public realm** of the city.

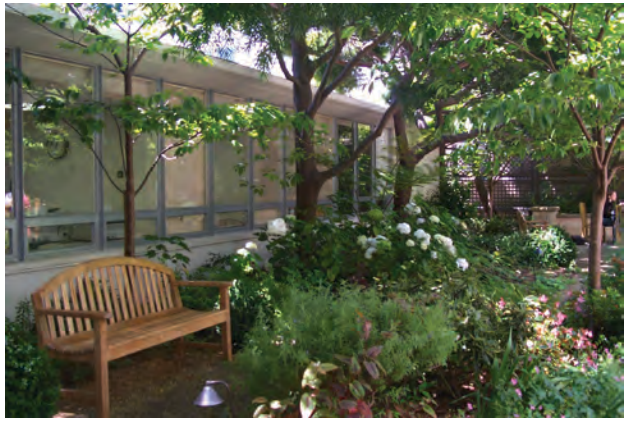
a. Site and mass campus buildings and their entries to shape and activate sunny and welcoming open space areas, and to minimize shade and wind effects on important campus outdoor spaces.

b. Provide a variety of outdoor spaces on each campus site to meet the different needs of the campus population and community at large.

c. Design outdoor spaces to have strong physical and visual relationships to surrounding buildings.

d. Scale open spaces in proportion to surrounding buildings and the level of activity that will populate those spaces.

Guideline 1a: Due to their scarcity, sunny spaces are most highly used at Parnassus Heights.



Guideline 1b: A quiet courtyard provides respite for patients, visitors and the overall campus population.

Guideline 1b: Seating provides opportunities for studying or socializing.

Guideline 1b: The planned hospital rooftop gardens at Mission Bay will be accessible to patients and their visitors while the dining plaza on Third Street will be available to everyone.

Guideline 1e: The plaza space along Gene Friend Way in front of the student housing is designed for large special events.

Guideline 1c: This cafe in Millberry Union provides a sunny spot for outdoor seating.

e. Scale public sidewalks and campus walkways to expected levels of pedestrian activity, surrounding buildings and adjacent open spaces.

f. Use landscape materials to provide visual interest such as seasonal color, to create comfortable spaces for a range of uses, and to enhance the appearance of the campus.

LEAD THROUGH CONSERVATION AND SUSTAINABILITY

UCSF aspires to work toward a sustainable campus that protects and enhances the environment and the health of students, faculty and staff, as well as the overall population of San Francisco. While much has already been done or is being planned, some of which is described below, sustainability guidelines will ensure that continued efforts are made as physical projects are designed and built. In order to ensure compliance with the *UC Policy on Sustainable Practices*, sustainability is considered throughout the capital project planning process. Individual projects are reviewed against relevant *Leadership in Energy and Environmental Design* (LEED) checklists during the design phase, and the approval documentation for each project includes a description of how each project conforms to the UC Policy. Updates on achieving sustainability goals will be addressed annually in the *Capital Financial Plan*. UCSF's Transportation Demand Management (TDM) program is described in Section 4, Campus Systems.

UCSF's Climate Action Plan describes how the University will meet UC's policy targets of reducing emissions to 2000 levels by 2014 and to 1990 levels by 2020. UCSF has undertaken a campus-wide process to prepare a comprehensive 2010 Sustainability Plan incorporating those measures under the guidance of the Chancellor's Advisory Committee on Sustainability, which serves as a coordinating body for sustainability efforts at UCSF.

As of 2010, UCSF had constructed a campus housing project at 145 Irving on the Parnassus Heights campus that was LEED certified equivalent, and constructed two research buildings on the Mission Bay site that were LEED Silver or equivalent, Arthur and Toni Rembe Rock Hall and Helen Diller Family Cancer Research Building.

In addition, UCSF had completed seven major lab and office renovation projects that were LEED Silver or equivalent, including an office building at 654 Minnesota Street near the Mission Bay campus. Future UCSF buildings will meet LEED Silver and strive to meet LEED Gold.

To help achieve sustainability goals, a 250KW solar photovoltaic system was installed on buildings at Mission Bay. While modest, it paves the way for a more ambitious program in the future. Also, since 1990, UCSF has implemented Strategic Energy Plan (SEP) energy efficiency projects that have contributed to a reduction of 35 percent in greenhouse gas emissions.

Guideline 1b: The solar photovoltaic system on Genentech Hall at Mission Bay.

Guideline 3a: The City and UCSF worked together to designate space on Fourth Street for UCSF's shuttle system that carries students, faculty and staff between campus sites.

Future projects are expected to produce savings equal in value to investment costs within seven years. New buildings will be designed to meet or exceed standards of the *UC Policy on Sustainable Practices* and to contribute to attainment of UCSF Climate Action Plan goals.

GUIDELINE 1

In addition to complying with UC Policy on Sustainable Practices and UCSF Climate Action Plan goals, **buildings should be designed according to** the following **sustainability guidelines**.

a. Utilize space in the most efficient manner possible.

b. Design buildings to maximize passive solar performance, and with narrow floor plates where practicable to maximize natural lighting.

c. Minimize building roof runoff by incorporating rooftop gardens and other landscaping, as practical.

d. Prepare shade diagrams, wind studies and noise assessments to ensure the comfort and health of pedestrians and open space users.

e. Respect historically significant buildings by considering adaptive reuse if a building contributes to the overall character of the campus and its preservation is financially feasible and does not impact space program goals or ceilings.

f. If an historic or architecturally significant building is to be demolished, document and make available information on the building's historic or architectural attributes and consider incorporating design features from the demolished building into development of the site.

GUIDELINE 2

Open space areas, including streets and parking lots, **should be designed to be environmentally sustainable**.

a. Use native and drought tolerent plants, plants that benefit wildlife and water conserving plants and planting methods in the landscape.

b. Landscape areas of extensive paving with trees to mitigate extreme solar and thermal conditions.

c. Locate and design open space areas to maximize sun exposure and minimize exposure to prevailing winds.

d. Minimize site runoff by increasing on-site infiltration where appropriate, grade for gravity flow and otherwise design to meet storm water objectives and standards, keeping in mind local stormwater guidelines and best management practices.

e. Install irrigation systems that are efficient and water conserving.

f. Encourage the use of materials that promote environmentally healthy maintenance, durability and longevity.

GUIDELINE 3

Transportation system improvements **should be designed to be environmentally sustainable**.

a. Cooperate with local agencies to improve pedestrian links between UCSF facilities and BART, MUNI and other public transit connections.

b. Evaluate parking ratios and minimize parking to the extent practicable in an effort to continue to strive to meet the City's Transit First policy.