



University of California
San Francisco

UCSF Comprehensive Parnassus Heights Plan

*San Francisco Planning Commission
Informational Briefing*

Brian Newman, Senior Associate Vice Chancellor, UCSF Real Estate
Vice President, UCSF Health

Francesca Vega, Vice Chancellor, Community & Government Relations

Alicia Murasaki, Assistant Vice Chancellor, Campus Planning,
UCSF Real Estate

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UCSF's Public Mission & Health Equity Commitment

- UCSF serves the COVID-19 public health strategy led by San Francisco & California
 - COVID-19 testing and care of vulnerable populations in the Mission District
 - Statewide partner for COVID-19 testing capacity and contact tracing in all 58 counties
- Long history of community partnerships in San Francisco
 - *Science & Health Education Partnership*: Reaches 90%+ of SFUSD students to improve scientific, health literacy since 1987
 - *EXCEL Program*: Trained 280+ people with skills-building and job experience leading to employment at UCSF since 2011
 - *SF CAN*: Targets cancers affecting racial/ethnic minorities by reducing inequities in prevention, screening, care access since 2017
- Launched Anchor Institution Initiative in 2019 to leverage resources to improve long-term health and social welfare in San Francisco
- Provided most days of Medi-Cal care for inpatients in San Francisco County in FY2018 – 74K days



UCSF is one of ten University of California campuses, and the only one focused exclusively on health

- Parnassus Heights is a major UCSF campus site.
- Challenges at Parnassus Heights:
 - Aging buildings and infrastructure
 - Regulatory/seismic compliance
 - Building overcrowding
 - Lack of quality spaces
- Parnassus Heights requires major renewal and investment in infrastructure and facilities
- The Comprehensive Parnassus Heights Plan (CPHP) was prepared to address these needs.



The Plan is based on Six Big Ideas designed to transform the campus into a welcoming, attractive and functional place that contributes to the fabric of the community

Form complementary districts

Redefine districts and provide opportunities for **convergence** of the missions

Irving St. connects to the community

Create a **welcoming campus to** visitors, patients and the public

Emphasize connections for convergence

Create multi-purpose, cross-disciplinary spaces that address need for **collaboration** and **social gathering**

Park-to-Peak, a vertical campus

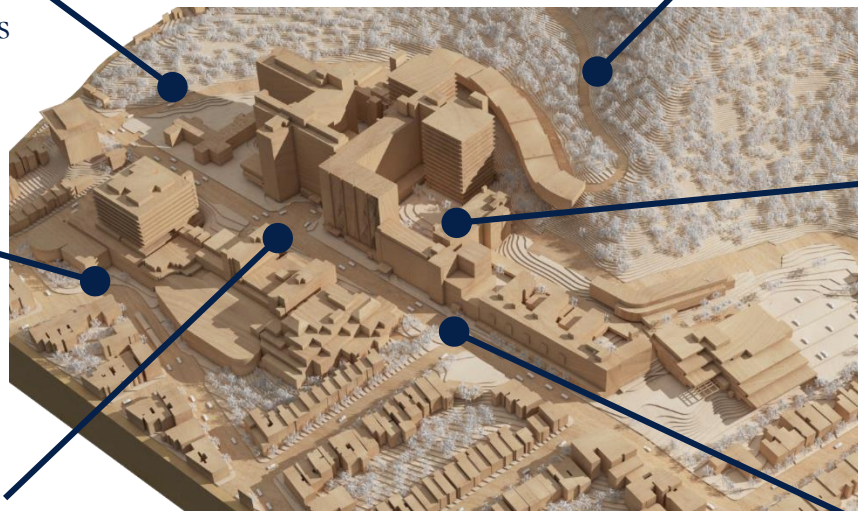
Take advantage of the **topography** and improve access through campus

Create the “campus heart”

Design a campus heart that sparks **conversations, collaboration and engagement**

Parnassus Ave. is the campus “main street”

Design a comfortable **pedestrian experience**, while allowing local access



Parnassus Heights CPHP Campus Vision



The “Park to Peak” vision would improve green connections between Golden Gate Park and Mount Sutro



Connect Park to Peak.

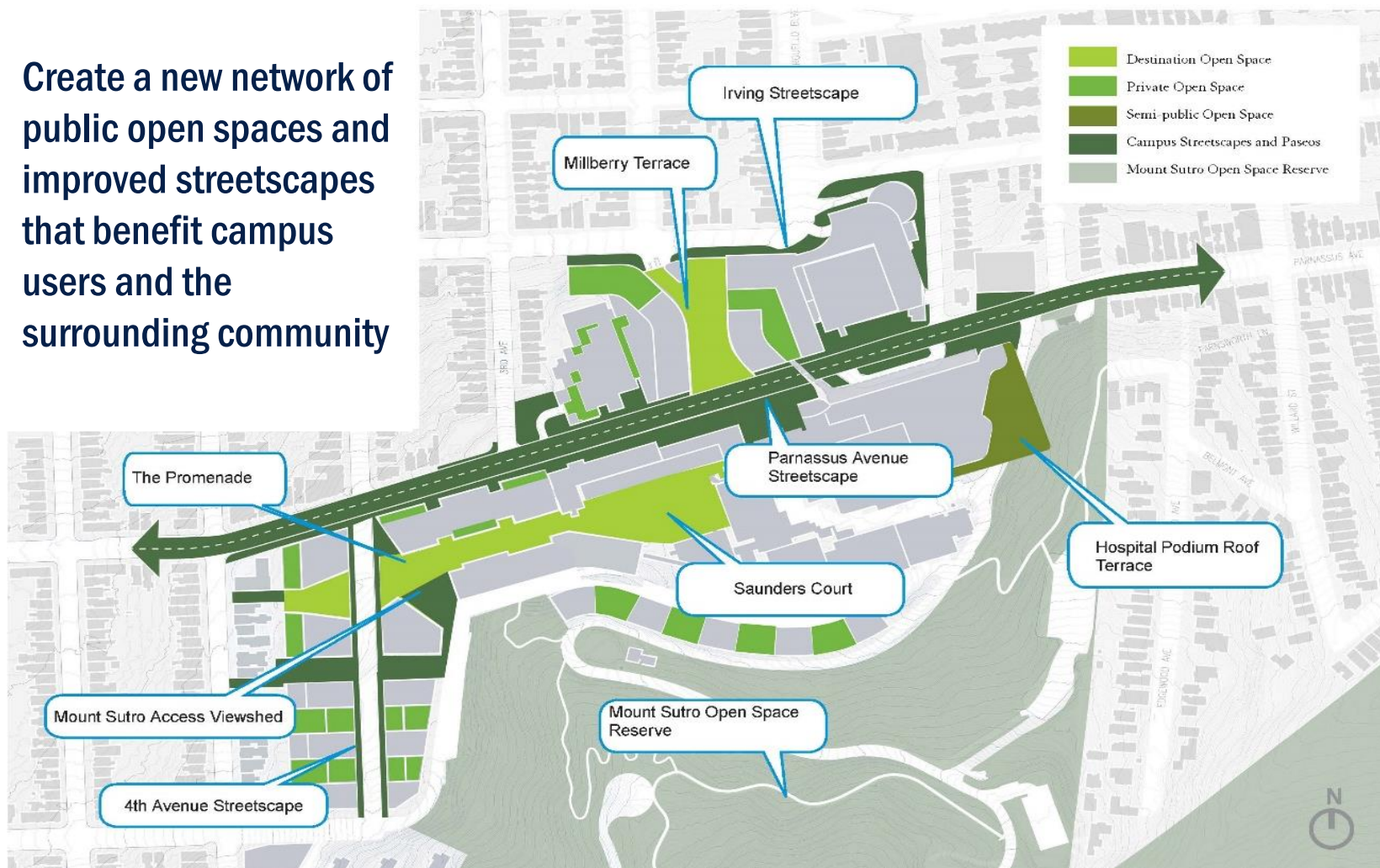
Provide publicly accessible routes up to the Mount Sutro Open Space Reserve.

Increase vertical connectivity up the mountain by integrating publicly accessible elevators and pedestrian pass-throughs into key buildings, such as the new Research and Academic Building, the New Hospital, and other future landscapes, facilities or renovations.



The Plan greatly expands campus open space and improves the public realm

- Create a new network of public open spaces and improved streetscapes that benefit campus users and the surrounding community



Streetscape improvements along Parnassus Avenue will strengthen the relationship of the campus to the city street grid



The restoration of Fourth Avenue through the campus would reknit the City street grid and provide access to new development sites, including new campus housing

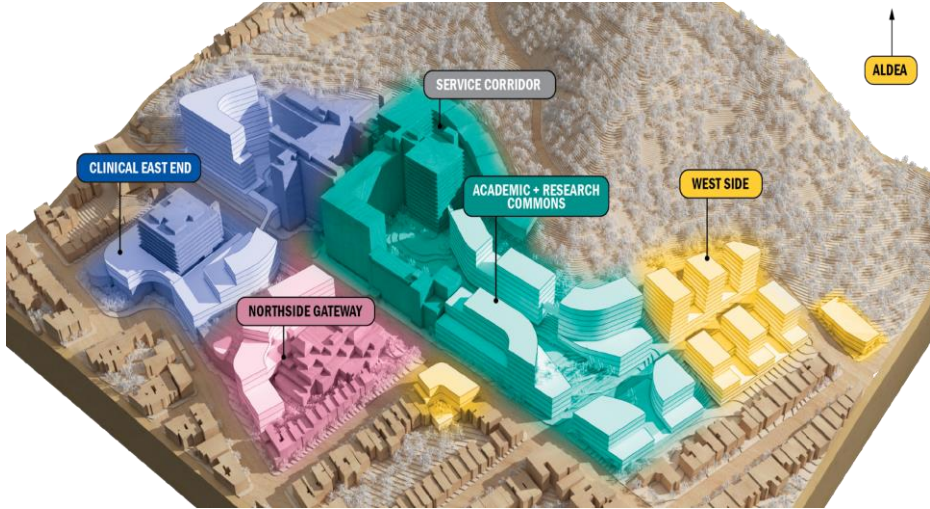


View of Parnassus and new Fourth Avenue

Improvements to the campus arrival experience at Irving Street will be more welcoming and enhance the campus' connection to the adjacent neighborhood



The Plan would significantly increase the amount of campus housing at Parnassus Heights to 984 units



	Current Units	Proposed Units
Aldea	172	504
West Side	0	430
Main Campus	50	50
TOTAL	222	984

New Design Guidelines for the Parnassus Heights campus will ensure cohesive development throughout the implementation of the Plan

Be Distinctly Local

Support a Healing Place

Connect Park to Peak

Be Welcoming

Enable Intuitive Wayfinding

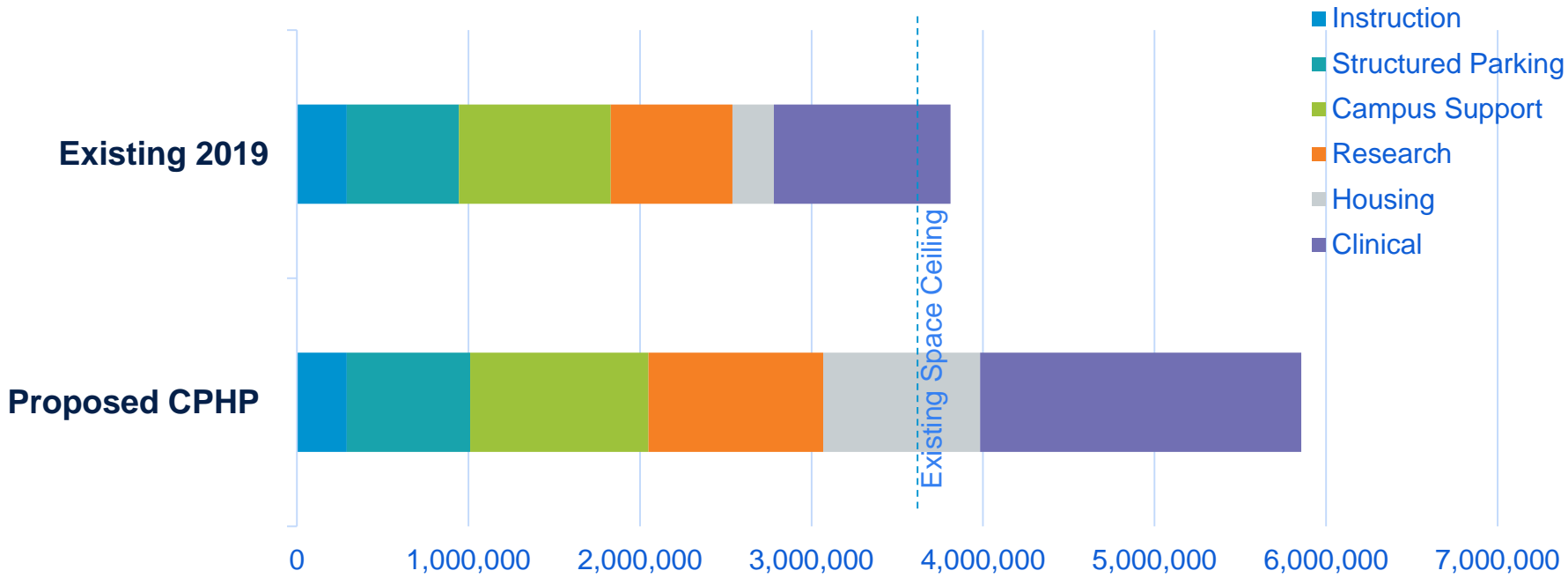
Design for Human Comfort

Present a Cohesive Identity and Unique Design



The Plan would provide an additional 2.04 million gsf of new construction by 2050, for a total of 5.96 million gsf*

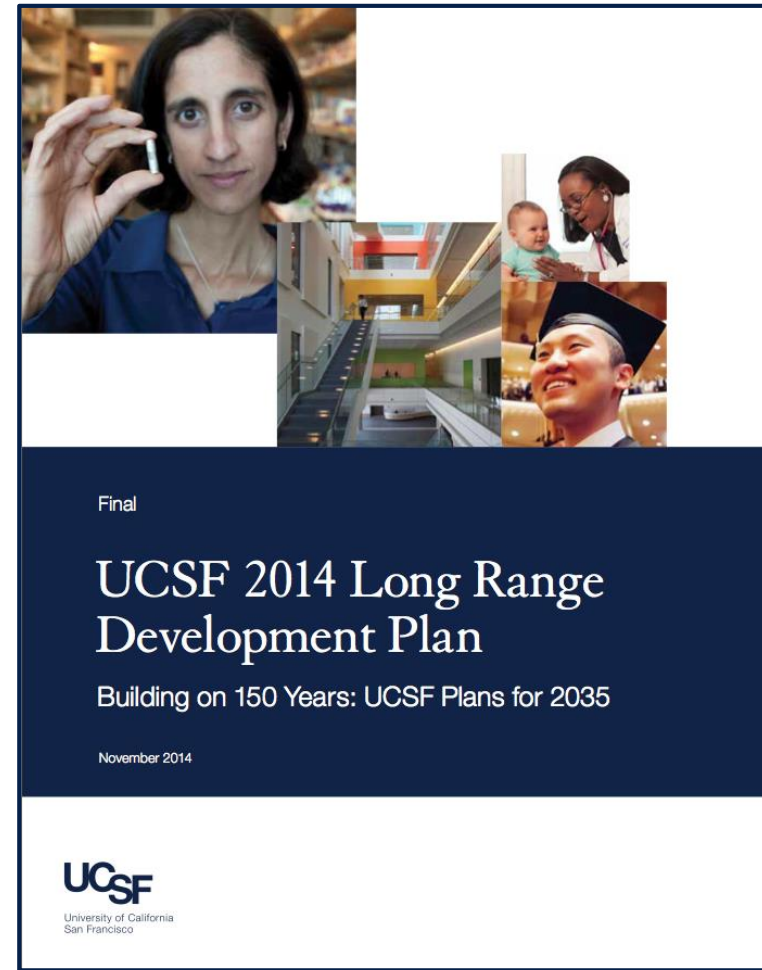
Parnassus Heights GSF



*5.05M GSF excluding housing

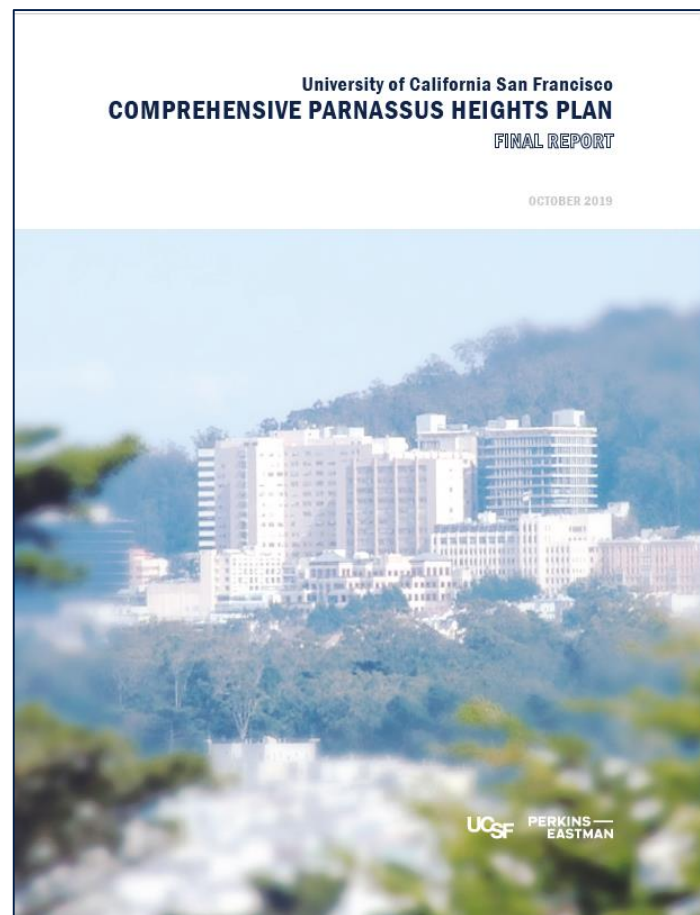
To implement the Plan, an amendment to UCSF's 2014 Long Range Development Plan (LRDP) is required

- UCSF's 2014 LRDP guides the University's physical development through 2035.
- The CPHP is a 30 year plan with a horizon of 2050.
- The LRDP contains a Regent's Resolution with a "space ceiling" that limits non-residential development at Parnassus to 3.55 million gsf, and a commitment to maintain a 61-acre Mount Sutro Open Space Reserve.
- UCSF proposes to update the Regents' Resolution to increase the space ceiling from 3.55 million gsf to 5.05 million gsf, and adjust the Reserve boundary while maintaining the 61 acre minimum size of the Reserve.



A Draft Environmental Impact Report on the proposed growth will be published in June 2020

- Initial Study published Jan. 2020
- EIR will analyze the potential environmental impacts of an additional 2 million GSF
- Continued coordination with San Francisco Planning staff
- Current anticipated schedule:
 - Draft EIR: June 2020
 - 45 day EIR Public Review
 - Final EIR: Nov 2020



Community Engagement: Inclusive, Participatory, and Responsive

- **UCSF's Planning Process:**
 - Faculty Working Groups
 - Visioning Workshops
 - Town Hall Meeting: more than 300 participants
 - Community Relations Subcommittee
- **Public Process:**
 - **Discovery**: neighborhood survey, informational materials, presentations.
 - **Development**: launched community working group, presented community with multiple conceptual ideas, solicited feedback, finalized CPHP vision and published Community Ideas Report
 - **Stakeholder Engagement**: ongoing engagement with nonprofits, neighbors, businesses, city representatives and extended Advisory Committee process.

UCSF has experience with community investments, in Dogpatch



- **The Hub:** UCSF committed \$4.2M towards a new neighborhood community center



- **Esprit Park:** UCSF committed \$5M for park renovations to provide the neighborhood with enhanced open space



- **Dogpatch/Potrero Stair Connector:** UCSF committed \$500,000 towards a staircase connecting Dogpatch with the Potrero Hill Recreation Center



- **Caltrain Station Improvements:** UCSF committed \$250,000 for improvements to the 22nd Street Caltrain station entrances



- **Traffic Signal at 18th & Minnesota:** UCSF committed \$600,000 for a new traffic signal at a notoriously dangerous pedestrian crossing

Community Investments

1. **Project Design: building design, landscaping and open space**
 - Design Guidelines – Achieving design excellence on all future buildings
 - Park to Peak – Expanded Campus open space and access to Mount Sutro
 - Public Placemaking – A sense of place for guest and patient arrival experience
2. **CEQA Mitigation: Mitigating Environmental Impacts**
3. **Additional Community Investments in Conjunction with Anchor Institute Initiative**
 - Further community investments *not* addressed through project design or CEQA mitigations. For example:



**Mobility
Improvements**



New Housing



**Open Space and
Connectivity**

