UCSF Comprehensive Parnassus Heights Plan

San Francisco Planning Commission
Informational Briefing

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

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<th>Be Distinctly Local</th>
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<td>Support a Healing Place</td>
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<td>Connect Park to Peak</td>
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<td>Be Welcoming</td>
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<td>Enable Intuitive Wayfinding</td>
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<td>Design for Human Comfort</td>
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<td>Present a Cohesive Identity and Unique Design</td>
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The Plan would provide an additional 2.04 million gsf of new construction by 2050, for a total of 5.96 million 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:
  o Draft EIR: June 2020
  o 45 day EIR Public Review
  o Final EIR: Nov 2020
Community Engagement: Inclusive, Participatory, and Responsive

• UCSF’s Planning Process:
  o Faculty Working Groups
  o Visioning Workshops
  o Town Hall Meeting: more than 300 participants
  o Community Relations Subcommittee

• Public Process:
  o **Discovery**: neighborhood survey, informational materials, presentations.
  o **Development**: launched community working group, presented community with multiple conceptual ideas, solicited feedback, finalized CPHP vision and published Community Ideas Report
  o **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:

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**Mobility Improvements**

**New Housing**

**Open Space and Connectivity**