March 13, 2008 Campus Planning

**Parnassus Heights**

**Design Guidelines & Campus Plan**

Lori Yamauchi
Assistant Vice Chancellor
Campus Planning

March 13, 2008 Campus Planning

- How to improve the appearance of the campus buildings, open space and circulation as changes occur
- How the campus should be developed over the next 15 to 20 years—new open space and building types, locations, orientation, setbacks, heights and massing

March 13, 2008 Campus Planning

**Purpose of the Planning Project**

- Mandated by the 1996 Long Range Development Plan (LRDP)
- Regents’ Request for Campus “Vision” Plans
- Influence of Mission Bay Campus Development
- To Begin Planning for Buildings to be Demolished and Constructed at Parnassus
- Preparation for next LRDP

March 13, 2008 Campus Planning

**Overarching Design Goals**

- To establish a more cohesive appearance
- To create a stronger identity
- To introduce more color to the campus
- To improve navigation and way-finding
- To ensure pedestrian safety and accessibility

March 13, 2008 Campus Planning

**Design Guidelines Framework**

**Guideline Types**

- Landscaping
- Site Features
- Lighting
- Signage and Way-finding
- Art Works
- Environmental Sustainability
- Building Design
- Pedestrian Circulation
Irving Street Gateway
- Create a mini-plaza with canopy
- Direct visitors to east entrance with signage
- Update crosswalks
- Visually enhance parking garage facades

Parnassus Avenue Gateways
- Landscaped bulb-outs
- Architectural feature with identification signage & color
- Special paving at crosswalks or across street

Open Space Areas
More uniformity overall but special character for each significant open space area
Improve existing outdoor areas, beginning with Saunders Court
Create new major plaza and open space area when UCH is demolished

Campus Core: Existing Problems

Transportation Survey Results
18,300 Pedestrians Crossing Street
5,500 Vehicles on Parnassus Avenue

Parking & Loading Survey Results
- Parking spaces are occupied 90% or more most of the day
- Metered parking frequently occupied by same vehicle all day
- Illegal and double-parking are constant problems
- Loading spaces are not always full
Goals and Objectives in Campus Core

- Enlarge Usable Outdoor Space
- Improve Pedestrian Safety
- Reduce Shuttle Impacts on Neighborhood
- Reduce Commercial Loading Impacts
- Improve UCSF Shuttle/MUNI Transit
- Improve Patient Drop-off/Pick-up
- Provide Emergency Access/Parking
- Avoid Impacts to Garage Access
- Accommodate Displaced Parking

Campus Core Vision: Pedestrian Plaza at Campus Center

- More outdoor seating
- Special paving
- Landscaping and trees
- Street furnishings, art, banners, etc.
- Pedestrian scale lighting
- Better signage
- Reduced visual clutter

Campus Core Vision: Parnassus Avenue

- Provide wide plaza-like pedestrian street crossing
- Change pedestrian crosswalk signals
- Reduce or eliminate parking & loading congestion
- Relocate shuttles & buses

Campus Core Preferred Option

Illustrative Campus Core

Conceptual Images
Planning for the Future: UCH Demolition

March 13, 2008 Campus Planning

- Space ceiling applies to all buildings, except housing on Avenues
- IRM (Stem Cell) building and Kirkham Child Care Center to be constructed
- UCH and Laboratory of Radiobiology to be demolished per LRDP
- Campus housing demand far exceeds site capacity
- Demand for public/permit parking far exceeds supply
- Any parking structure limited by traffic impacts, site capacity and construction costs
- CSB seismically poor—to be replaced
- Proposed Moffitt Hospital replacement by 2030 with hospital facilities on LPPI site
- In addition to CSB, surge space may be needed to decant LPPI and Moffitt

Potential Uses on UCH and Dentistry Parking Lot

- Student and/or Faculty/Staff Housing
- Child Care
- Retail and Food Service
- Conference and Meeting Facilities
- Recreation / Wellness Center
- Clinical Sciences Building (CSB) Replacement
- Parking
- Transit Center / Service and Loading Facility
- Campus and Community Open Space

March 13, 2008 Campus Planning

Community Support for Uses

- Strong for housing; doesn't count against space ceiling
- Strong for open space, but small, sunny, protected areas
- Strong for transit center
- Good for additional retail, preferably neighborhood-serving
- Good for recreation and wellness center on south side
- Mild for conference facilities
- Limited for additional parking—only for patients/visitors
- Limited for parking garage for displaced surface parking
- No support for more research/clinical/academic until space ceiling is reached

Potential Locations

<table>
<thead>
<tr>
<th>Building Program</th>
<th>Site</th>
<th>UCH</th>
<th>DPL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student and/or Faculty/Staff Housing</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Child Care</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail and Food Service</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conference and Meeting Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation / Wellness Center</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinical Sciences Building (CSB) Replacement</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Transit Center / Service and Loading Facility</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campus and Community Open Space</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

March 13, 2008 Campus Planning

Community Response to Locations

- Strong support for housing on Dentistry parking lot
- Okay with housing on UCH site
- Like recreation and wellness center on south side near Sutro Reserve
Alternative A Site Plan

- Housing: 120,000 sf (160 units)
- Child Care: 12,500 sf
- Retail: 1,500 sf
- Garage: 370 cars
- Transit Center: 35,000 sf

Alternative B Site Plan

- Retail: 1,500 sf
- Conference Facility: 7,000 sf
- CSB Replacement: 108,000 sf
- Garage: 360 cars
- Rec/Wellness Center: 71,500 sf
- Transit Center: 12,000 sf

Next Steps