Capital Financial Plan and Physical Design Framework

Academic Planning & Budget Committee
February 18, 2010

Purpose of Meeting

- To advance Portfolio to The Regents so campus can obtain authority to approve projects under $60M.
- To review projects included in Capital Financial Plan
- To review key concepts in the Physical Design Framework
## State Funded Projects

**State Funded Total = $156 million**

### Seismic & Life Safety ($28 million)
- Parnassus Fire Water Line Seismic Upgrade ($12M)
- Clinical Sciences Bldg Seismic Upgrade Ph 1 ($16M)

### Infrastructure ($128 million)
- Electrical Distribution Phase 2 ($15.5M)
- Medical Sciences Building Phase 3 ($26.2M)
- Capital Renewal Program ($17.2M)
- Parnassus Underground Utilities Upgrade Ph 1 ($16.3M)
- Mission Bay Central Utilities Ph 2 (Distribution) ($47.7M)
- Mission Bay Central Utilities System Ph 3 (Central Plant) ($16M for design)

## Non-State Funded Projects

**Seismic & Life Safety = $540 million**

- Parnassus UC Hall Decant Project ($30M)
- Parnassus UC Hall Seismic Program ($30M)
- Parnassus New Auditorium ($10M)
- New Academic Building (CSB Seismic Program) ($120M)
- SFGH Seismic Replacement Program Ph 1 ($100M)
- SFGH Seismic Replacement Program Ph 2 ($250M)
Non-State Funded Projects

**Academic Programs = $431 million**
- Mission Bay Diller Bldg 4th Floor Shell Space Fit-out ($15M)
- Parnassus S-14 Microbial Pathogenesis Lab ($5.8M)
- School of Medicine Renovation Projects ($15M)
- Mission Bay Academic Bldg (Faculty Offices) ($195M)
- Academic Surge Building ($50M)
- Campus Projects under $5M each (Total = $150M)

**Infrastructure & Site = $262 million**
- Mission Bay Central Utilities (Distribution) ($11M)
- IT Network Infrastructure Upgrade & Renewal ($20M)
- Parnassus Radiobiology Lab Demolition ($15M)
- Multi-site Infrastructure Upgrades and Renewal ($150M)
- Parnassus Underground Utilities Upgrade Ph 2 ($22.5M)
- Electrical Distribution Phase 3 ($18M)
- Parnassus Campus Core Development ($25M)
Non-State Funded Projects

Auxiliary Projects = $56 million
- Mission Bay Block 38/39 – Medical Center Parking Garage (500 spaces) ($22M) or privatized development
- Mission Bay Third Street Parking Ph 2 (400 spaces) ($24M)
- Child Care Facilities (150 children) ($10.5M)

Privatized Development = $TBD
- Mount Zion Parking Project (200 spaces)
- Mission Bay Block 7 Affordable Housing

Medical Center Projects = $567 million

Seismic & Life Safety ($12 million)
- Mount Zion Buildings B,D Structural Seismic Improvements ($12M)

Infrastructure ($277 million)
- Moffitt Long Hospitals Chiller Replacement ($6.5M)
- Medical Center Projects under $5M each ($270M)

Clinical Programs ($279 million)
- ACC A-7 Malignant Hematology Clinic and Infusion Center Renovation ($10M)
- Medical Center Projects under $5M each ($269M)

Note: List Subject to Change
Physical Design Framework - Review

Universal Planning & Design Principles

- Context
- Community
- Connectivity
- Cohesiveness
- Collegiality
- Conservation

Respond to Context while Reinforcing Identity

- In and Of the City
- Collegial Edges at the Public Realm
- Sensitivity to Neighborhood Scale & Character
- Identifiable UCSF Signage, Materials, Architecture, Art
Welcome the Community

- Inviting Active Edges
- Engaging Street Frontages
- Accessible Public Spaces
- Visually Interesting Buildings at Human Scale

Ensure Connectivity to and within Campus

- Building Entrances on Public Streets
- Strong Physical & Visual Connections
- Amenities for Pedestrians, Cyclists & Transit Users
- Clear Way-finding
Improve Campus Cohesiveness

- Architectural Diversity with Common Characteristics
- Specific Material Palette
- Buildings that Frame Open Space & Circulation Routes

Create Spaces to Promote Collegiality

- Accommodate a Variety of Uses
- Design for Social Interaction
- Sunny & Protected
- Appropriately Scaled
- Relate to Adjacent Buildings
Lead through Conservation & Sustainability

- Buildings that Meet/Exceed UC Policy
- Open Spaces that Meet Storm Water & Other Environmental Sustainability Requirements

Planning & Design Framework

Strategies

- Strengthen Identity and Way-finding
- Enhance Pedestrian Experience
- Complete Open Space Networks
- Create Campus Cores
- Redevelop Demolition/Develop Underutilized Sites
- Develop Transportation Facilities with Contextual Sensitivity
Enhance Pedestrian Experience

- Improved Way-finding
- Entrance & Gateway Enhancements
- Building Orientation to Public Streets
- Active Uses & Amenities along Public Streets
- Greater Attention to Building Bases, Entries & Corners
- Building Transparency & Step Backs from Street

Create Campus Core

- Attractive Plaza on Parnassus Avenue
- More Usable & Sunny Outdoor Space
- Safer Pedestrian Street Crossing
- Less Traffic Congestion
- Special Paving, Street Furniture, Landscaping, Lighting, Signage
Address Proposed Demolition and Underutilized Sites

- Appropriate Building Scale & Massing
- Special Attention to Building Facades on Public Streets
- Design for Engaging Public Realm
- Integrate Open Space & Pedestrian Linkages

Develop transportation facilities, including parking, with contextual sensitivity

- Incorporation of Transit Center, Commercial Loading & Other Needed Program Space at Parnassus
- Transparency & Active Uses at Public Street
- Special Aesthetic Treatment of Building Façade
- Articulation & Stepping of Building Mass