



SPUR

San Francisco | San Jose | Oakland

July 10, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607
via email to regentsoffice@ucop.edu

RE: SPUR Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

UCSF presented its Comprehensive Parnassus Heights Plan Vision to SPUR's Project Review Advisory Board at our June 30, 2020 meeting for review and consideration. **The SPUR Project Review Advisory Board finds this plan to be an appropriate set of uses for this location and endorses UCSF's concept as presented at this time, recognizing that project design and some policy details are not yet solidified.**

SPUR is generally focused on policies, plans and codes rather than on individual projects. In order to support well-designed, high-quality infill development, we prefer to help set good rules around zoning, fees, housing affordability, sustainability, etc. However, on occasion, our Project Review Advisory Board will review and endorse development proposals of citywide or regional importance, such as the UCSF Comprehensive Parnassus Heights Plan, evaluating their potential to enhance the vitality of the city and region according to the policy priorities and principles of good placemaking supported by SPUR.

Located south of Golden Gate Park and north of Mount Sutro, between the Cole Valley and Inner Sunset neighborhoods, the Parnassus Heights Campus is a 107-acre site (including 61 acres of Mount Sutro Open Space Reserve). Driven by UCSF's need to modernize UCSF's medical and research facilities and meet the state's 2030 Hospital Seismic Safety requirements, the Comprehensive Plan proposes to increase the site's capacity by 2.04 million gross square feet, bringing the campus to 5.96 million square feet at full build-out. The plan will add 762 net new units of faculty and student/trainee housing, bringing the total to 984 units.

The Comprehensive Plan lays out master plan-level guidance for the overall physical environment at Parnassus Heights. While it does not include specific architectural designs for individual buildings or projects, it does include design guidelines and outlines the configuration of buildings and open space areas as well as the major types of uses within them (such as inpatient, outpatient, research, instruction, support, housing, and parking), with special attention paid to the adjacency of uses especially at the intersection of clinical, research and instruction uses.

SPUR affirms that the Comprehensive Parnassus Heights Plan:

- ✓ **Is located at an appropriate location for development**, near transit and infrastructure and not on a greenfield site. The Parnassus Heights campus is located in an infill location, on the N Judah Muni line and near other frequent transit options such as buses and University-run shuttles.
- ✓ **Provides an appropriate mix of land uses** including medical, research, clinical, educational, residential and open space uses. The plan contributes to the diversity of the city's housing stock, fosters economic development and provides critical amenities and services to the surrounding community. This complex plan replaces an aging hospital, research facilities and infrastructure, and it incorporates an additional 762 units of much-needed faculty and student housing into the overall campus.
- ✓ **Provides sufficient density at the site** without expanding the existing campus boundaries, supporting a key medical institution in San Francisco and preventing underutilization of land, serving the future needs of Bay Area residents.
- ✓ **Creates a good place for people and contributes to a walkable environment** with conceptual proposed changes to the campus plan, including improvements to the Irving Street entry, a "main street" pedestrian focus and streetscape improvements on Parnassus Avenue, the restoration of Fourth Avenue to the city grid and the "Park to Peak" connections through campus that further open up Mount Sutro Open Space Reserve to the public. We also appreciate that the plan reduces the amount of parking by 380 spaces from the existing number.

The SPUR Project Review Advisory Board finds this plan to set out an appropriate set of land uses for this location and endorses the concepts proposed in the Comprehensive Parnassus Heights Plan. We understand the need to replace and renovate the medical, clinical and research facilities to avoid obsolescence, meet seismic code upgrade requirements and

maintain Parnassus Heights' stature as a world-class medical and research hub. We support UCSF's land use planning, including increased density, at this infill location, and we appreciate the university's efforts to engage the community. With that in mind, it is crucial that robust transit and public realm improvements be paired with these changes. We would also support any additional housing that could be added, which serves a dual role as a transportation demand management measure. Lastly, we are excited about the "Park to Peak" concept, which could be a character-defining feature for the community, and we encourage the university to comprehensively build out those physical connections. Recognizing that this is an early stage of planning, we look forward to final commitments around public realm concepts and other community benefits. We are encouraged by the design team selection this week and look forward to future designs of the buildings proposed in the plan.

Please do not hesitate to contact us or Kristy Wang, SPUR's Community Planning Policy Director, with any questions or clarifications.

Sincerely,

Charmaine Curtis
Co-Chairs, SPUR Project Review Advisory Board

Diane Filippi

cc: SPUR Board of Directors