Parnassus MOU
Community Meeting #2

Memorandum of Understanding Between the City of San Francisco and UCSF

December 9, 2020
Agenda

1. Meeting Goals
2. Introductions
3. Proposed MOU Terms
4. Next Steps
5. Public Comments / Q&A
Goals Meeting #2

- Recap community priorities for the MOU from the first meeting
- Inform the public about the proposed terms of the MOU
- Answer community questions
- Hear community feedback

This meeting won’t focus on EIR comments or comments on the contents of the Master Plan.
Introductions City Staff

Sarah Jones, Planning Director
Kristen Michael, Transportation Planner

Jeff Buckley
Senior Policy Advisor,
Office of the Mayor

Jon Lau
Policy Analyst

Rich Hillis, Director
Joshua Switzky, Manager
Sheila Nickolopoulos, Sr Planner

Shalini Rana
Health Policy Manager
Introductions: UCSF Partners

Community & Government Relations

Francesca Vega, Vice Chancellor

Paul Takayama, Assistant Vice Chancellor

Lily Wong, Associate Director, Community Relations

Real Estate

Alicia Murasaki, Assistant Vice Chancellor, Campus Planning, UCSF Campus Architect

Kevin Beauchamp, Executive Director, Physical Planning

UCSF Health

Senior Associate Vice Chancellor of UCSF Real Estate, Vice President, UCSF Health

Elizabeth Polek, Vice President, New Hospital Planning and Optimization

Stuart Eckblad, Vice President, Major Capital Projects
Comprehensive Parnassus Heights Plan  Why now, why here?

**Capacity:** Increase hospital capacity to serve unmet and accelerating demand for complex care, due to growing and aging population

**Modernize:** Modernize obsolete facilities to 21st Century standards to support innovations in care delivery, technology, discovery, and health sciences education

**Bench to Bedside:** Integrate and co-locate hospital care, research, and education

**Seismic:** Comply with State and UC policies for seismic safety by replacing Moffitt Hospital, built in 1955

**Economics:** Avoid higher costs associated with delaying construction and stimulate local economy with jobs
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
A new Parnassus hospital will increase UCSF’s capacity by 42% to keep pace with the increase and aging population and growing need for complex care.

2020: 475 Beds

2030: 675 Beds
Memorandum of Understanding

**Why it is needed**
- UCSF exempt from local regulation
- Complement to 1987 MOU between San Francisco and UCSF

**What is does**
- Documents mutually accepted commitments for investments and process
- Legally Binding

Completion Target: Early 2021
PROPOSED MOU TERMS
Community Priorities at the 9/29/20 Meeting

- Housing for workforce, students, and faculty
- Range of unit size: studio to family
- Housing construction a priority in construction phase one

MOU Terms Housing

**CPHP Commitments**
- Nearly double Parnassus campus housing to 984 units over what was included in UCSF 2014 Long Range Development Plan
- Redevelop Aldea to 504 units (+332 new units)
- By 2030: Phase 1 Aldea 184 units (+142 new units)
- By 2050: Phase 2 320 units at Aldea and 430 units at West Side Housing (+190 net new units)
- Increase on-campus amenities for new campus residents

**Community Priorities at the 9/29/20 Meeting**
- Housing for workforce, students, and faculty
- Range of unit size: studio to family
- Housing construction a priority in construction phase one
Proposed MOU Terms

- **UCSF Affordable Units**: for employee households earning at or below 120% AMI*
- **New Units**: UCSF will add an additional 1,263 units by 2050; half will be delivered in next 10 years
- **Existing Units**: UCSF will replace or maintain 1,257
- **Total Units**: 2,520 by 2050

- By 2030, UCSF will add at least 632 net new units for a citywide total of 1,888 units
  - 20% of all units will be Affordable Units for UCSF Staff
- By 2040, UCSF will add an additional 316 new units for a total of 948 net new units
  - 30% of all units will be Affordable Units for UCSF Staff
- By 2050, UCSF will add an additional 316 new units for a total of 2,520 net new units
  - 40% of all units (1,008) will be Affordable Units for UCSF Staff
- Provision to pay in-lieu/provide land for up to 200 units of this obligation by 2050

* AMI is Area Median Income. In 2020, the AMI for a family of four in SF is $128,100. Half of households earn more and half earn less. 2020 AMIs available [here](https://example.com/ami).
CPHP Commitments
• Expand hospital drop-off loop
• Drop-off loop in Millberry garage
• New drop-off and loading @ 4th Ave extension
• Relocate ambulance entrance to Medical Center Way
• Pursue bridge and/or tunnel across Parnassus Avenue
• Service corridor from Medical Center Way to 4th Ave extension
• Improve circulation and wayfinding @ Irving & Parnassus

Community Priorities from 9/29 meeting
• Increase ridership capacity of N-Judah
• Multi-modal options (Muni, bike, pedestrian, shuttles)
• Curb management for drop-off/pick-up and loading
• Comprehensive Transportation Demand Management (TDM) plan
• Early implementation of transportation improvements
• Minimize impact on neighborhood parking

MOU Terms Transportation and Streets
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Proposed MOU Terms
• UCSF to pay Transportation Contribution towards transit improvements serving campus (equivalent to Transportation Sustainability Fee, ~$18M)
• Stop upgrades at 2nd/Irving included in Parnassus project
• Car trip reduction and fare program efforts provided per EIR (see below) and reported annually
• Integrated planning for Parnassus to accommodate transit, curb management, safety, access
• Intersection improvements for pedestrian safety

CPHP Environmental Impact Report (EIR)
• Mitigation Measure AIR-2b: UCSF will implement Transportation Demand Management program enhancements to reduce average daily vehicle trips by at least 15% from estimated new average daily vehicle trips without these enhancements
• New Measure: UCSF will implement a patient transit pass program by June 30, 2025, and a petition to run a referendum on a SFMTA student transit pass will be reviewed and voted on by the UCSF student government assembly by June 30, 2025
CPHP Commitments
- Wayfinding to Mt Sutro from Golden Gate Park and city streets
- Publicly accessible elevators into UCSF buildings to assist with vertical ascent to Mt Sutro trails

Community Priorities from 9/29 meeting
- Improve access to GG Park
- Design for connections to surrounding neighborhoods
- Improved wayfinding
MOU Terms Public Access and Open Spaces

**Proposed MOU Terms**
- Update Parnassus Ave Streetscape Plan
  - Curb management
  - Intersection modifications
  - Additional loading
- Maintain total Reserve acreage
- Wayfinding for campus and Reserve trails
- Natural trail design

**Additional Measures**
- UCSF financial support for the Sutro Stewards’ “Health in Nature” Program + access to classroom space for educational activities

**CPHP Environmental Impact Report**
- **New Mitigation Measure:** UCSF will convene a Task Force by the end of 2021 to advise on options for the display of the Toland Hall murals in a publicly accessible setting, either on a UCSF campus or a museum or other institution. The Task Force will include the Chair of the City’s Historic Preservation Commission, or their designee.
MOU Terms Workforce Development / Jobs

**CPHP Commitments**
- Utilize City-UCSF partnerships on job-training/internships (EXCEL – Excellence Through Community Engagement Learning) and construction employment opportunities (CCOP – Community Construction Outreach Program)

**Community Priorities from 9/29 meeting**
- Train and hire SF residents to stabilize local communities
- Address expected unemployment rates resulting from COVID-19
**Proposed MOU Terms**

- Align Anchor Institution Initiative with existing effort
- Increase the number of participants in the EXCEL program and expand to include additional job classifications
- Extend the CCOP/CityBuild partnership
- 30% local hire goal for construction jobs in the Project
MOU Terms Health Care

**CPHP Commitments**
Ongoing partnerships with City and other providers:
- Behavioral health services
- Supportive housing programs
- Emergency psychiatric services and Level 1 trauma care
- HIV prevention, mental health, and substance abuse services
- Infant, child, and adolescent psychiatry
- Substance abuse and addiction therapy

**Community Priorities from 9/29 meeting**
- Psychiatric care
- Geriatric primary care
- Skilled Nursing Facilities (SNF) and subacute services

Covid Community Public Health Initiative
Proposed MOU Terms

• Ongoing physician support for Zuckerberg SF General
• Identify opportunities to increase care to Medi-Cal recipients
• Identify opportunities for pediatric inpatient psychiatric care
• Explore developing a Crisis Stabilization Unit
• Collaboration with DPH and SFUSD to possibly expand access to mental health support services for school-age children
• Increase Mental health care career opportunities for underrepresented populations
1987 MOU Commitments
• Ongoing communications between UCSF and City regarding land use and development of UCSF

Community Priorities from 9/29 meeting
• Opportunities for public input throughout Plan implementation
Proposed MOU Terms

• Annual written report from UCSF to the City
• Annual UCSF briefing to the Planning Commission
• City participation on design review
• UCSF will host at least one annual community meeting
• UCSF will publicly post project information
MOU Next Steps

December 2020
City and UCSF finalizing MOU

Early January
Informational presentation to the Planning Commission

January 20-21, 2021
UC Regent review and approval of the Plan and EIR
New Hospital Environmental Review Process

Next Steps

- EIR Scoping: Spring 2021
- Public Review of Draft EIR: Summer 2021
- Public Hearing on Draft EIR: Summer 2021
- Responses to Comments: Fall 2021
- Decision by UC Board of Regents: Early 2022

Dates are subject to change
THANK YOU

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