

MOU for the Comprehensive Parnassus Heights Plan

Memorandum of Understanding Between the City of San Francisco and UCSF

Community Meeting #3
January 6, 2021



San Francisco
Planning

Zoom Meeting Housekeeping

To ensure you have the best meeting experience:

SOUND AND VIDEO

- Joining audio via computer is recommended
- Put Zoom window in “full screen mode”
- Adjust presentation to “fit to window”

QUESTIONS & COMMENTS

- To comment, Raise your “digital hand” by clicking on “Raise Hand” under the Participant tab at the bottom of the screen
- On phone, please dial * 9 to raise your virtual hand and *6 to unmute
- Staff will call your name when it is your turn to speak
- Commenters will be called in order of who raised their hands first. Do not lower your hand, as you will lose your place in the queue

RECORDING

- This session will be recorded for note-taking and follow-up purposes

Agenda

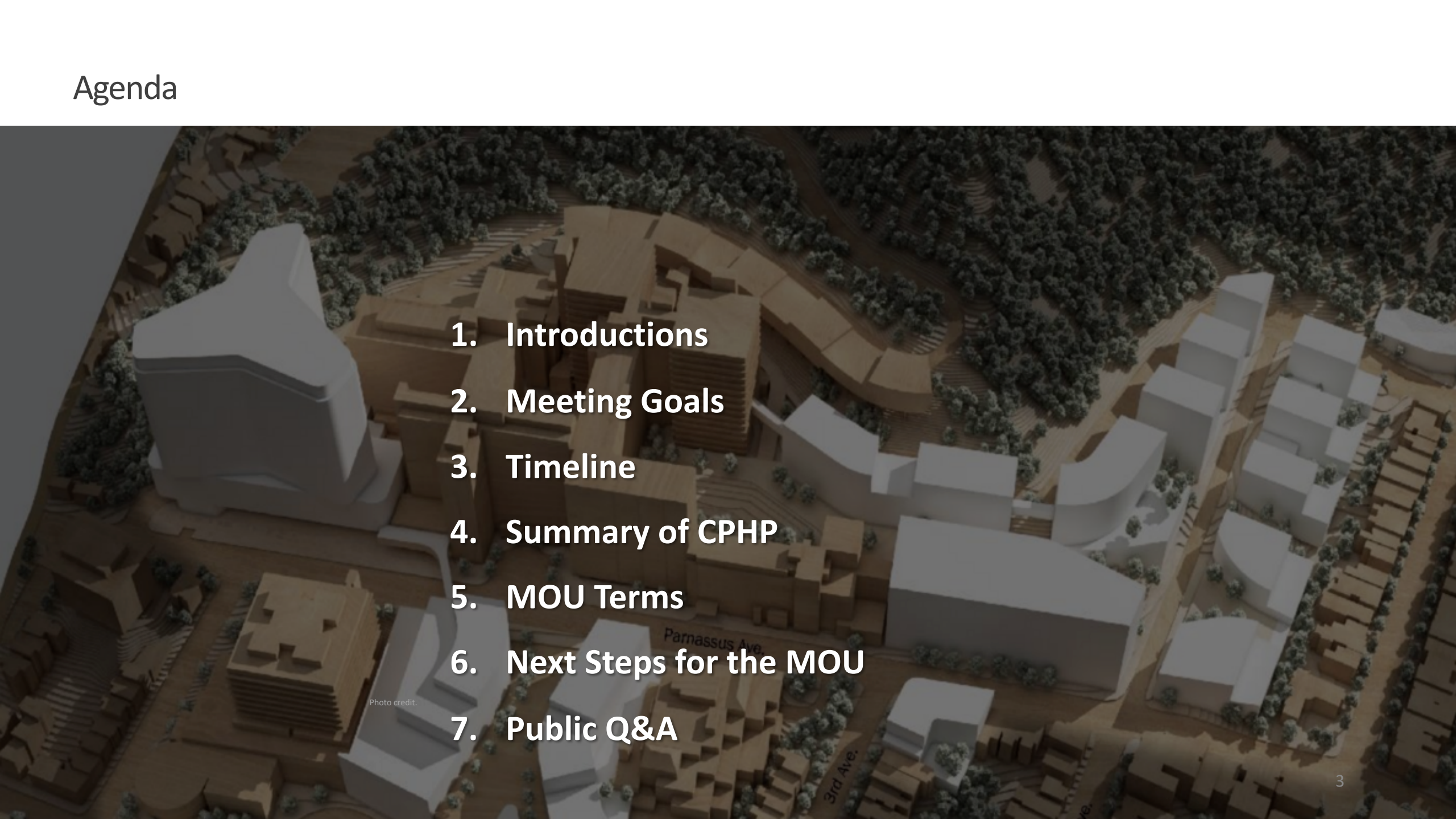
- 
- An aerial architectural rendering of a city development project. The image shows a mix of modern, angular buildings in white and tan, interspersed with dense green trees. A winding road or path is visible through the landscape. The text of the agenda is overlaid on the center of the image.
- 1. Introductions**
 - 2. Meeting Goals**
 - 3. Timeline**
 - 4. Summary of CPHP**
 - 5. MOU Terms**
 - 6. Next Steps for the MOU**
 - 7. Public Q&A**

Photo credit.

Introductions Board of Supervisors

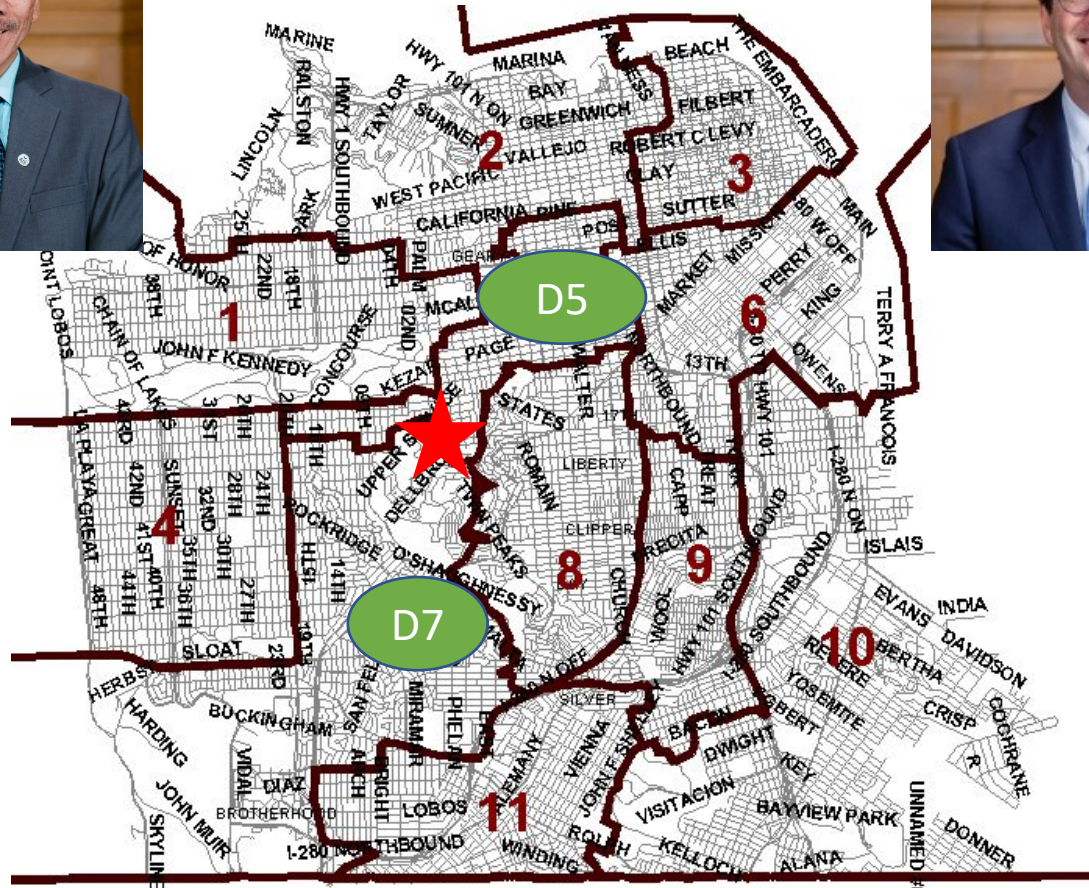
Myrna Melgar, D7



Norman Yee, D7



Dean Preston, D5



Meeting Goals



- Present terms of draft MOU
- Present the next steps in the MOU process
- Answer the public's questions about the draft MOU terms

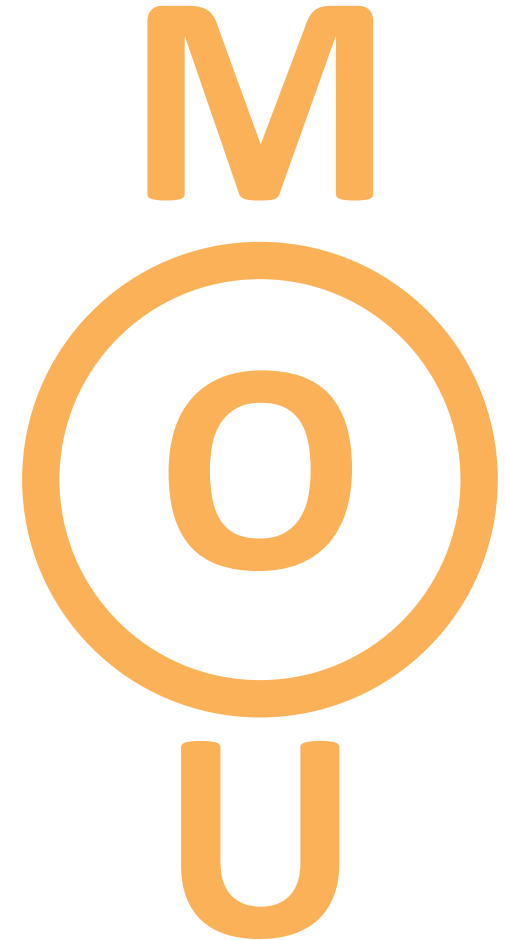
Memorandum of Understanding

Why it is needed

- UCSF exempt from local regulation
- Complement to 1987 MOU between San Francisco and UCSF

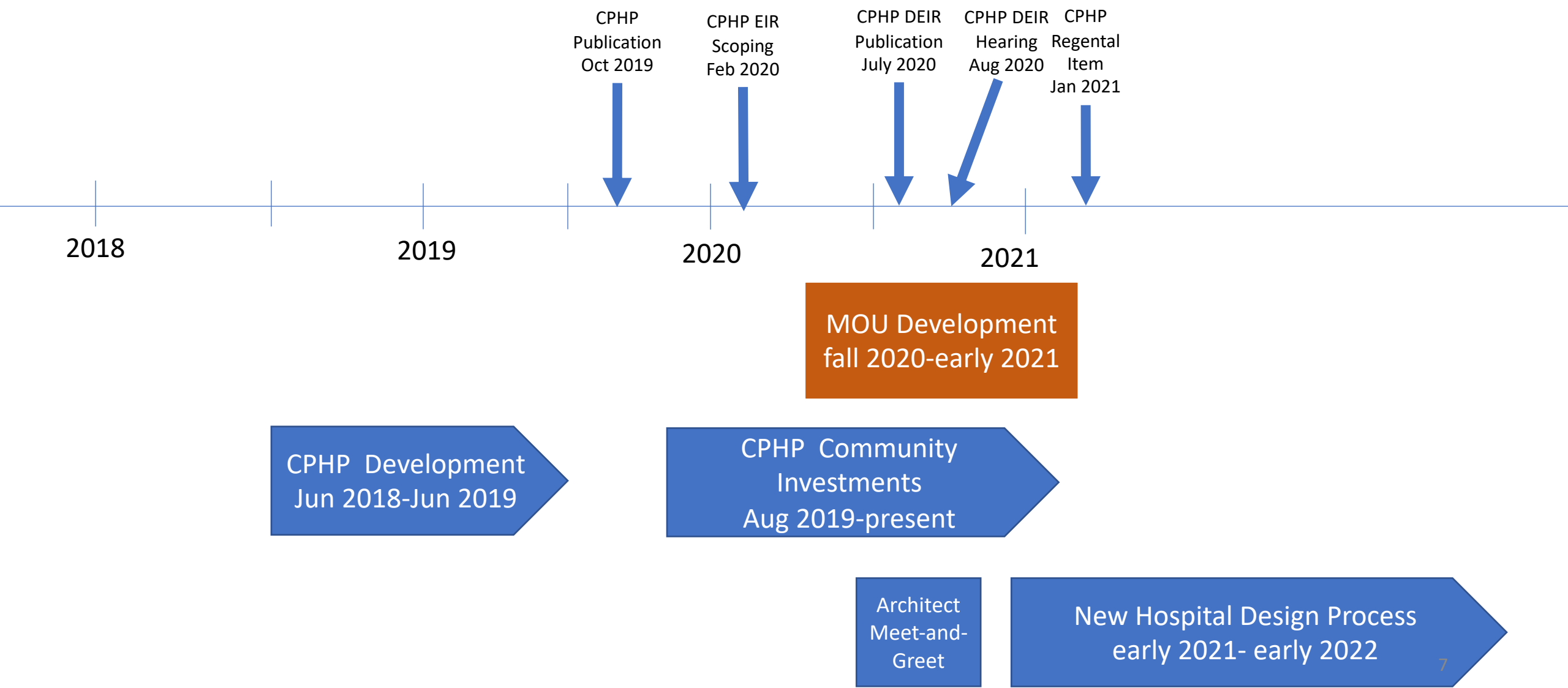
What it does

- Documents mutually accepted commitments for investments and process
- Legally Binding



CPHP Community Engagement Timeline

CPHP and the MOU



City Agencies Engaged in MOU Process



Sarah Jones, Planning Director
Kristen Michael, Transportation Planner



Jeff Buckley
Senior Policy Advisor,
Office of the Mayor



Jon Lau
Project Manager



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



SFDPH

Shalini Rana
Health Policy Advisor
Office of the Mayor

Introductions **UCSF Partners**

Community & Government Relations



Francesca Vega,
Vice Chancellor



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

Real Estate



Paul Takayama
Assistant Vice Chancellor



Alicia Murasaki
Assistant Vice Chancellor,
Campus Planning
UCSF Campus Architect



Lily Wong
Associate Director,
Community Relations



Kevin Beauchamp
Executive Director,
Physical Planning

UCSF Health



Elizabeth Polek
Vice President, New
Hospital Planning and
Optimization



Stuart Eckblad
Vice President, Major
Capital Projects

SUMMARY:
COMPREHENSIVE
PARNASSUS HEIGHTS PLAN



Comprehensive Parnassus Heights Plan **Why now, why here?**

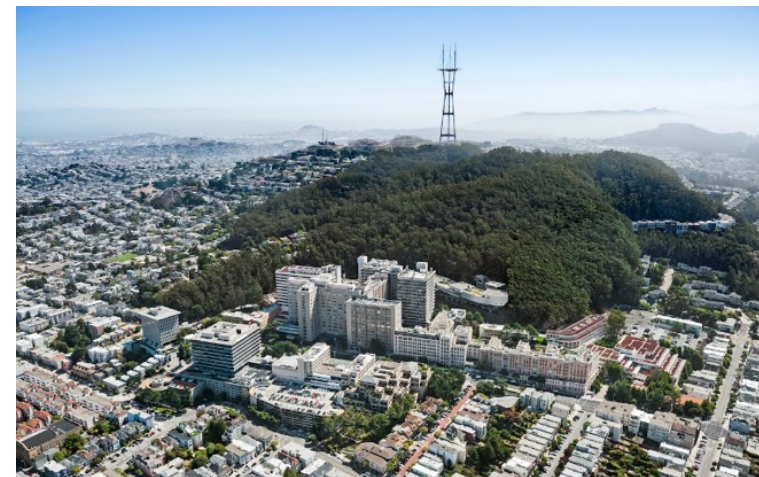
Parnassus Heights is UCSF's original campus and home to all four professional schools – dentistry, nursing, medicine, pharmacy.

Seismic: Comply with State and UC policies for seismic safety by replacing Moffitt Hospital, which is over 60 years-old, clinically obsolete and unable to accommodate modern technology

Capacity: Increase hospital capacity for complex care (l.e. **neurosurgery and transplants**) to serve unmet and accelerating demand due to a growing and aging population, and expand the Emergency Department to serve our community.

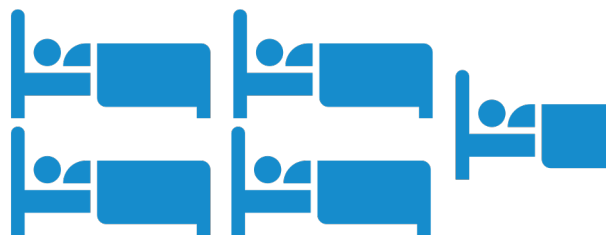
Modernize: Modernize obsolete facilities to 21st Century standards to advance patient care, research discovery, and training our future health care worker force

Bench to Bedside: Co-location of patient care, research, and education is instrumental to advancing medical breakthroughs, providing world-renowned patient care in San Francisco – treating patients with the latest research in complex care to serving our neighbors in the ER



Nearly 3,000 patients this year will be turned away from the hospital at Parnassus Heights because the current facility is often at capacity — a challenge that will likely increase with the Bay Area’s projected growing and aging population.

2020: 475 Beds



2030: 675 Beds



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.

CPHP 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

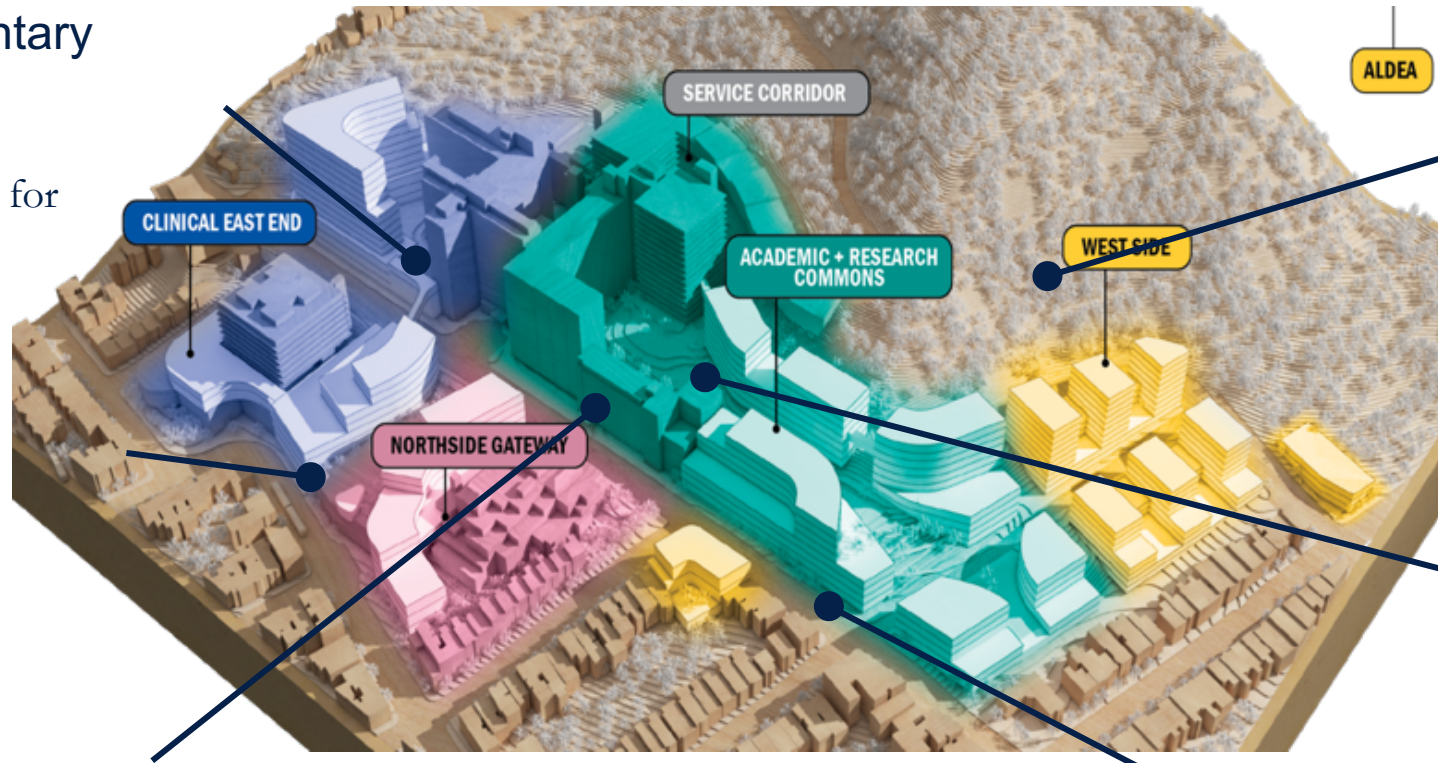
Redefine districts and provide opportunities for **convergence** of the missions

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 connections improve access

Take advantage of the **topography** and improve access through campus

Open space provides a valuable amenity

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

For illustrative purposes only



Does not represent actual architectural design

CPHP Community Process



Re-envisioning Parnassus Heights

October 2018 - May 2019

What's the community's vision for improving the neighborhood?

Outcome: Community Ideas Report



Identifying Community Investments

August 2019 - June 2020

What specific community ideas would help UCSF enhance the neighborhood?

Outcome: Proposed community investments



Environmental Process

January 2020 - early 2021

CPHP Environmental Review

Outcome: Feedback on potential environmental impacts and measures to reduce/eliminate impacts



Future Engagement

Early 2021

New Hospital Design and Environmental Review

Goal: Input from stakeholders on the design and feedback on potential environmental impacts and measures to reduce/eliminate impacts

Community Engagement and Investment

2-Year Long Process Starting in July 2018

28

community
meetings

2,400

community
surveys
collected

1,200

member
listserv

70

Meetings with local,
state and federal
elected officials



10,000

direct neighbors
actively engaged

76%

Of neighborhood
survey participants
aware of CPHP

“As the community engagement process has progressed, and varied community voices have been heard, my sense is that UCSF has listened to community input and become increasingly responsive, thoughtful and creative in its responses, for example with respect to housing — proposing more housing on the Aldea site and along 4th Street (both of which I strongly support), offering to work with the City to support increased housing on the West side of San Francisco, plus other approaches to increasing workforce housing opportunities.”

Jeanne Myerson, Cole Valley neighbor, UCSF
Advisory Committee member

Endorsing Organizations



San Francisco
HOUSING
ACTION
COALITION



UCSF Alumni

california pharmacists association



DRAFT MOU TERMS



MOU Terms **Ongoing Collaboration**

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

MOU Terms Ongoing Collaboration

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 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

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

Housing AMI Levels for UCSF Example Salaries



Hospitality Services Supervisor	Administrative Assistant III	Clinical Research Coordinator	Clinical Lab Scientist	Clinical Nurse II
Low: \$39,300	Low: \$51,531	Low: \$63,036	Low: \$111,332	Low: \$149,918
High: \$99,900	High: \$73,748	High: \$101,393	High: \$138,684	High: \$194,246
40%-110% AMI	60%-80% AMI	70%-115% AMI	120%-140% AMI	170%-200%+ AMI

* 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](#).

MOU Terms **Housing**

Proposed MOU Terms

- **UCSF Affordable Units:** for employee households at 90% and 120% AMI*; affordable until 2080
- **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
- Provision to pay in-lieu/provide land for up to 200 units of this obligation by 2050
- Expansion of Down Payment Support Program

- By 2030: +632 new units
 - 10% of all units affordable at 90% AMI
 - 10% of all units affordable at 120% AMI
- By 2040: +316 more new units
 - 15% of all units affordable at 90% AMI
 - 15% of all units affordable at 120% AMI
- By 2050, +316 more new units
 - 20% of all units affordable at 90% AMI
 - 20% of all units affordable at 120% AMI

Terms align with affordability goals in Mayor's Affordability Directive, Prop K

* 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](#).

MOU Terms **Transportation and Streets**

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

- 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**

Proposed MOU Terms

- UCSF to pay Transportation Contribution towards transit improvements serving campus (equivalent to Transportation Sustainability Fee, ~\$20M + Consumer Price Index (CPI) escalation)
- Stop upgrades at 2nd/Irving included in Parnassus project
- Commitment to work with SFMTA on multi-modal connections, including an improved bike route from GG Park
- 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

Terms align with objectives in the TDM Ordinance, the Transportation Sustainability Fee, Better Streets Plan, and ConnectSF

Additional Obligations **Transportation and Streets**

Additional obligations in the 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

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

- Train and hire SF residents to stabilize local communities
- Address expected unemployment rates resulting from COVID-19

MOU Terms Workforce Development / Jobs

Proposed MOU Terms

- Increase the number of participants in the EXCEL program and expand to include additional job classifications
- A First Source hiring agreement with 30% local hire goal for certain operational jobs, by 2023
- “Upskill Training” program for EXCEL program graduates
- 30% local hire goal for project construction jobs
- Extend the CCOP/CityBuild partnership
- Expand UCSF partnership with SFUSD

Terms align with SF First Source Hiring Program, and utilize CityBuild and HealthCare Academies

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
- Covid Community Public Health Initiative

Community Priorities

- Psychiatric care
- Geriatric primary care
- Skilled Nursing Facilities (SNF) and subacute services

MOU Terms Health Care

Proposed MOU Terms

- Identify opportunities to increase care, especially adult inpatient psychiatric beds, to Medi-Cal recipients
- Identify opportunities with DPH for pediatric inpatient psychiatric care and expansion of mental health support services for school age children
- Explore developing a Crisis Stabilization Unit
- Increase Mental health care career opportunities for underrepresented populations

Terms align with identified needs and recommendations of the 2019 draft Health Care Services Master Plan

MOU Terms **Public Access and Open Spaces**

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
- UCSF financial support for Sutro Stewards' "Health in Nature" Program + access to classroom space for educational activities

Community Priorities

- Improve connections to Mt Sutro from GG Park
- Preserve WPA-era "History of Medicine in California" murals in Toland Hall
- Design for connections to surrounding neighborhoods
- Improved wayfinding

MOU Terms **Public Access and Open Spaces**

Proposed MOU Terms

- Maintain total Reserve acreage
- Wayfinding for campus and Reserve trails
- Implementation of the Mt Sutro Vegetation Management Plan

Terms align with Recreational and Open Space Element of the General Plan and the 2014 Green Connections Plan

Additional Obligations **Public Access and Open Spaces**

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 Next Steps



January 7

Informational Presentation to the Planning Commission

January TBD

Hearing at the SF Board of Supervisors

January 20-21

UC Regents meeting to approve the CPHP and its EIR
(MOU is not subject to Regent approval)



February (*tentative*)

MOU signed by Directors of Planning, MTA, MOHCD and UCSF Chancellor

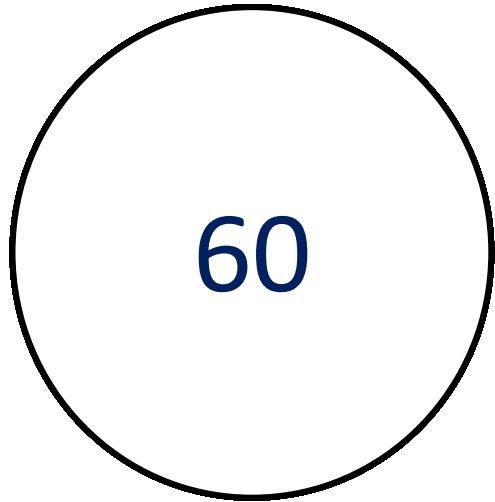
MOU Public Questions



Questions submitted in advance of the January 6 community meeting:

1. Why are geriatric health services not included in the MOU?
2. Why is mural preservation/relocation not included in the MOU?
3. Can the MOU ensure that there are no delays or obstructions to the construction of this needed medical facility?
4. Can the MOU be more specific about how the transportation funds will be used?
5. How will the MOU reduce parking impacts on neighborhood streets?

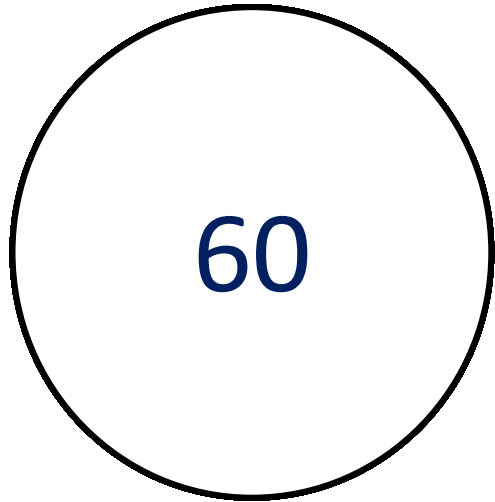
MOU Public Q & A



How to make a comment or ask a question in Zoom:

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2. Click “Raise Hand”
3. Your name will be added to the queue
4. One-minute limit per speaker
5. Lower hand after you have spoken

MOU Public Q & A



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THANK YOU

CPC.ParnassusMOU@sfgov.org

www.sfplanning.org

Thank You for Your Comment



Seconds remaining