MOU for the Comprehensive Parnassus Heights Plan

Memorandum of Understanding Between the City of San Francisco and UCSF
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
1. Introductions
2. Meeting Goals
3. Timeline
4. Summary of CPHP
5. MOU Terms
6. Next Steps for the MOU
7. Public Q&A
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
City Agencies Engaged in MOU Process

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

Jeff Buckley
Senior Policy Advisor,
Office of the Mayor

Sarah Jones, Planning Director
Kristen Michael, Transportation Planner

Jon Lau
Project Manager

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

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

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

Real Estate

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 (i.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

Open space provides a valuable amenity
Design a “campus heart” that sparks conversations, collaboration and engagement

Park-to-Peak connections improve access
Take advantage of the topography and improve access through campus

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

<table>
<thead>
<tr>
<th>Step</th>
<th>Title</th>
<th>Dates</th>
<th>Description</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Re-envisioning Parnassus Heights</td>
<td>October 2018 - May 2019</td>
<td>What’s the community’s vision for improving the neighborhood?</td>
<td>Community Ideas Report</td>
</tr>
<tr>
<td>2</td>
<td>Identifying Community Investments</td>
<td>August 2019 - June 2020</td>
<td>What specific community ideas would help UCSF enhance the neighborhood?</td>
<td>Proposed community investments</td>
</tr>
<tr>
<td>3</td>
<td>Environmental Process</td>
<td>January 2020 - early 2021</td>
<td>CPHP Environmental Review</td>
<td>Feedback on potential environmental impacts and measures to reduce/eliminate impacts</td>
</tr>
<tr>
<td>4</td>
<td>Future Engagement</td>
<td>Early 2021</td>
<td>New Hospital Design and Environmental Review</td>
<td>Input from stakeholders on the design and feedback on potential environmental impacts and measures to reduce/eliminate impacts</td>
</tr>
</tbody>
</table>
### Community Engagement and Investment

**2-Year Long Process Starting in July 2018**

<table>
<thead>
<tr>
<th></th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>28</strong></td>
<td>community meetings</td>
</tr>
<tr>
<td><strong>2,400</strong></td>
<td>community surveys collected</td>
</tr>
<tr>
<td><strong>1,200</strong></td>
<td>member listserv</td>
</tr>
<tr>
<td><strong>70</strong></td>
<td>Meetings with local, state and federal elected officials</td>
</tr>
<tr>
<td><strong>10,000</strong></td>
<td>direct neighbors actively engaged</td>
</tr>
<tr>
<td><strong>76%</strong></td>
<td>Of neighborhood survey participants aware of CPHP</td>
</tr>
</tbody>
</table>

“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
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 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
<table>
<thead>
<tr>
<th>Hospitality Services Supervisor</th>
<th>Administrative Assistant III</th>
<th>Clinical Research Coordinator</th>
<th>Clinical Lab Scientist</th>
<th>Clinical Nurse II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low: $39,300</td>
<td>Low: $51,531</td>
<td>Low: $63,036</td>
<td>Low: $111,332</td>
<td>Low: $149,918</td>
</tr>
<tr>
<td>40%-110% AMI</td>
<td>60%-80% AMI</td>
<td>70%-115% AMI</td>
<td>120%-140% AMI</td>
<td>170%-200%+ AMI</td>
</tr>
</tbody>
</table>

* 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

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

- 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

---

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

1. Click on “Participants” on the bottom tool bar
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
How to make a comment or ask a question in Zoom:

1. Click on “Participants” on the bottom tool bar
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
THANK YOU

CPC.ParnassusMOU@sfgov.org

www.sfplanning.org
Thank You for Your Comment

Seconds remaining

30