

# MOU for the Comprehensive Parnassus Heights Plan

Memorandum of Understanding Between the City of San Francisco and UCSF

Board of Supervisors  
Land Use Committee  
January 11, 2021



**San Francisco**  
**Planning**

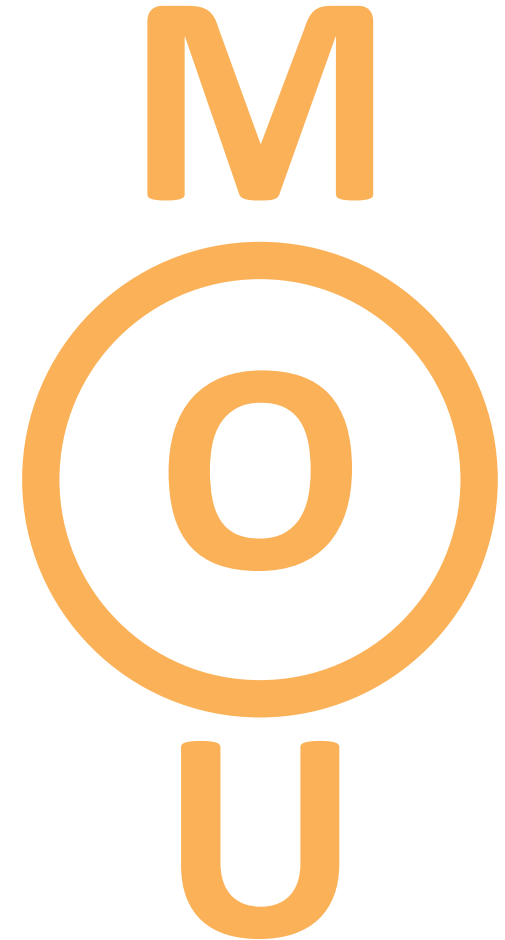
# Memorandum of Understanding

## Why it is needed

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

## What it does

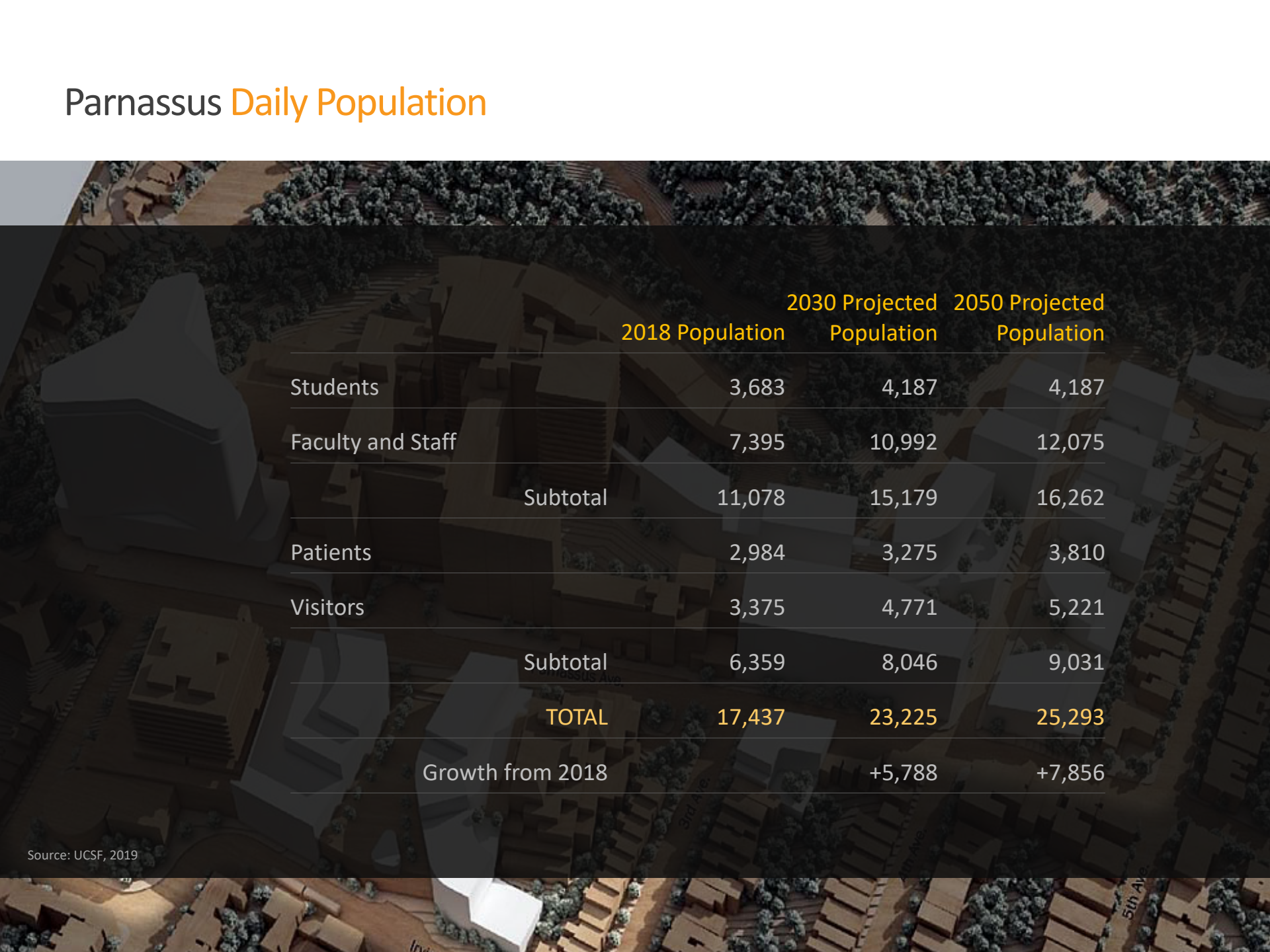
- Documents mutually accepted commitments for investments and process
- Legally Binding



# Parnassus Planned Growth

	Existing Total gsf 2019	Proposed Comprehensive Parnassus Heights Plan Total gsf 2050
Instruction	290,300	290,300
Research	709,800	1,018,700
Clinical	1,030,800	1,872,700
Academic Support	193,800	193,800
Academic & Campus Administration	438,800	524,400
Campus Community	145,500	170,500
Logistics	107,400	150,900
Housing	241,400 (222 units)	915,300 (984 units)
Vacant/Alteration	109,600	109,600
<b>Total Space Excluding Parking</b>	<b>3,266,900</b>	<b>5,245,600</b>
<b>Structured Parking</b>	<b>653,700 (1,630 spots)</b>	<b>719,700 (1,530 spots)</b>

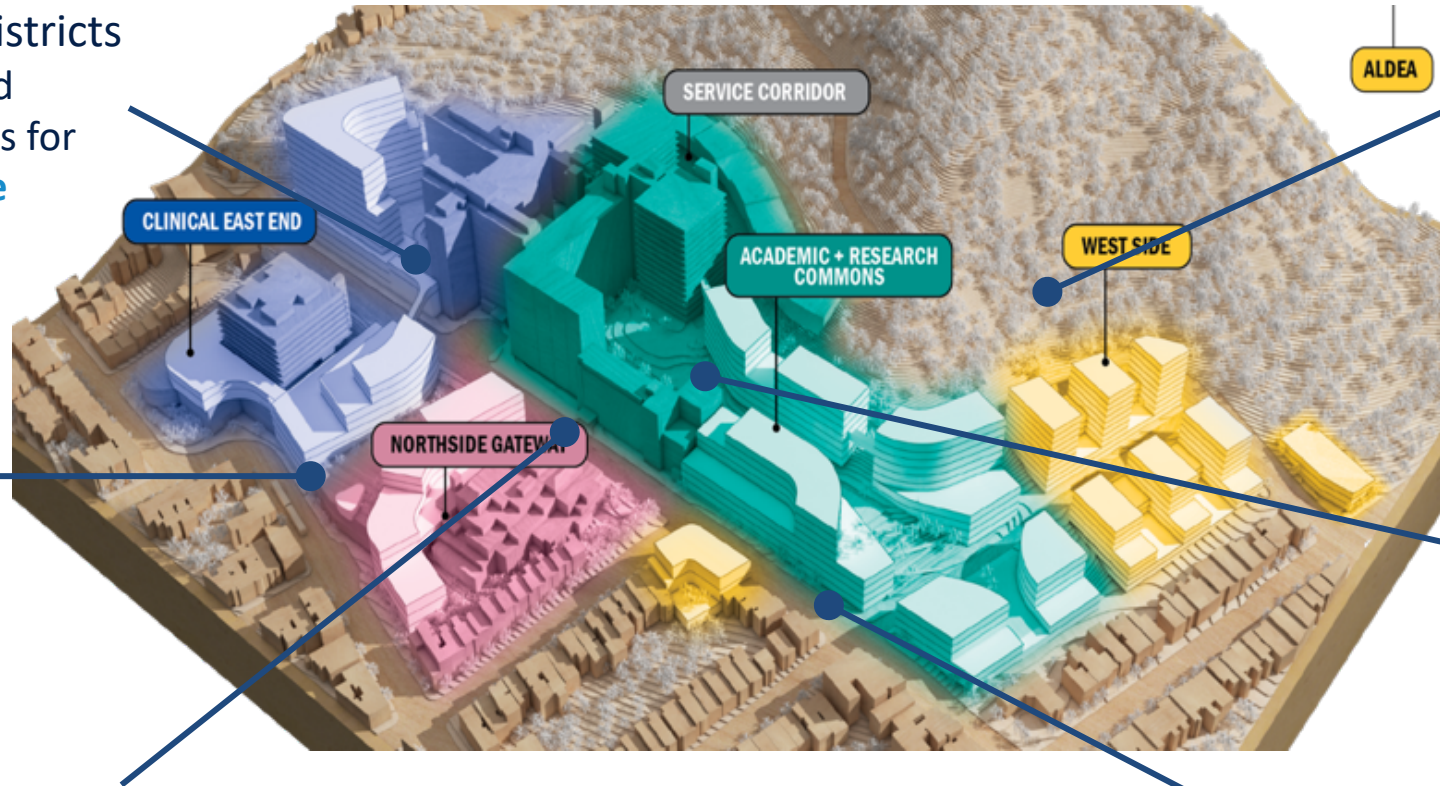
# Parnassus Daily Population



	2018 Population	2030 Projected Population	2050 Projected Population
Students	3,683	4,187	4,187
Faculty and Staff	7,395	10,992	12,075
Subtotal	11,078	15,179	16,262
Patients	2,984	3,275	3,810
Visitors	3,375	4,771	5,221
Subtotal	6,359	8,046	9,031
<b>TOTAL</b>	<b>17,437</b>	<b>23,225</b>	<b>25,293</b>
Growth from 2018		+5,788	+7,856

# Six Big Ideas to transform the campus into a welcoming, attractive, and functional place that contributes to the fabric of the community

Complementary Districts  
Redefine districts and provide opportunities for **mission convergence**



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

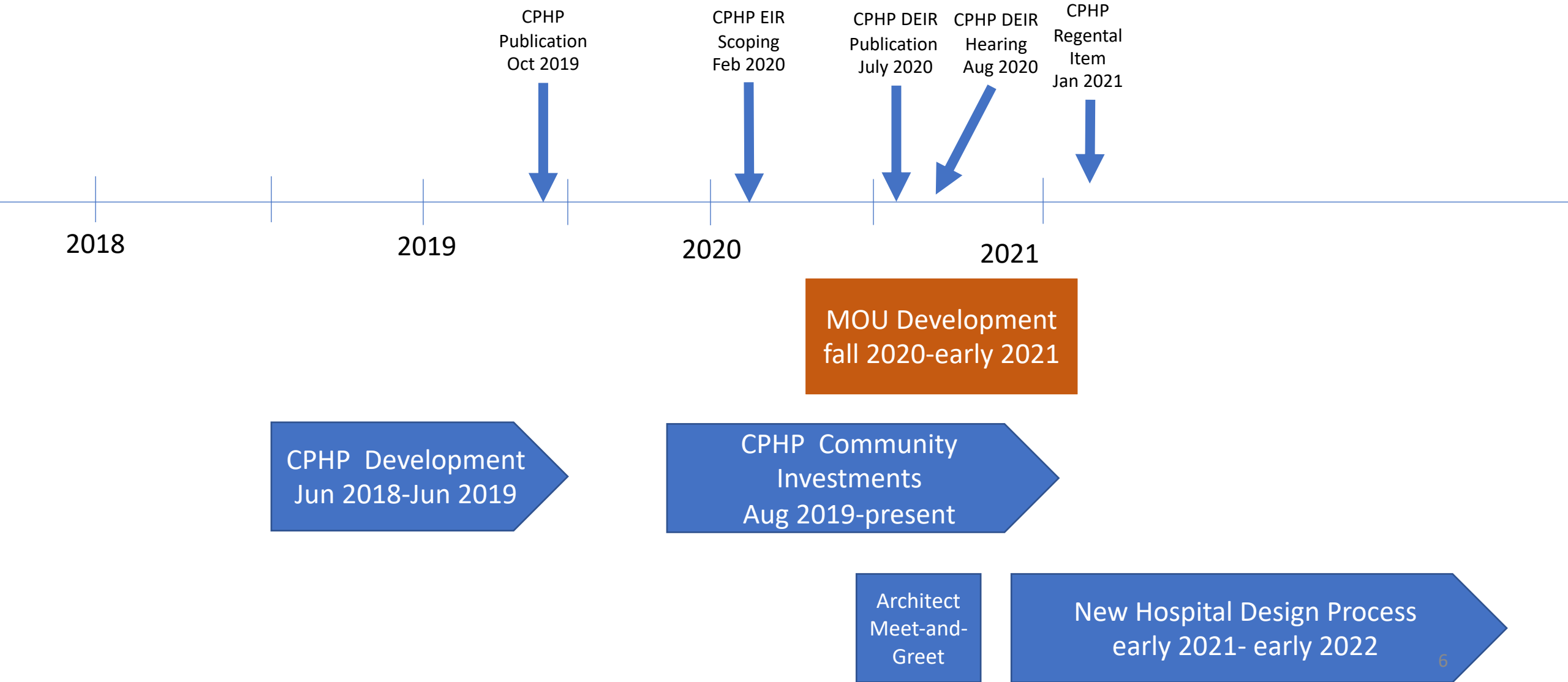
Irving St. Community Connection  
Create a **welcoming campus** to visitors, patients and the public

Open Space Amenities  
Design a “campus heart” that sparks **conversations, collaboration, and engagement**


Emphasize Connections  
Create multi-purpose, cross-disciplinary spaces that foster **collaboration** and **social gathering**

Parnassus Ave. is the campus “main street”  
Design a comfortable **pedestrian experience** while allowing local access


# 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

# Community Engagement and Outreach

## **Community Meeting #1 September 2020**

- Present need for an MOU
- ID community priorities
- 30 participants

## **Community Meeting #2 December 2020**

- Present summary of proposed MOU terms
- Present timeline and process
- 50 participants

## **Community Meeting #3 January 2021**

- Review draft MOU
- Present timeline and process
- 120 participants



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, at least 632 new units
  - 10% of all units affordable at 90% AMI + 10% all units affordable at 120% AMI
- By 2040, an additional 316 new units
  - 15% of all units affordable at 90% AMI + 15% affordable at 120% AMI
- By 2050, an additional 316 new units
  - 20% of units affordable at 90% AMI + 20% 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 2<sup>nd</sup>/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 20-21, 2021**

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



A black and white photograph of San Francisco, showing a hillside with dense trees in the background and several large, ornate buildings in the middle ground. In the foreground, there are smaller residential buildings and a street. The image is used as a background for a presentation slide.

THANK YOU

[CPC.ParnassusMOU@sfgov.org](mailto:CPC.ParnassusMOU@sfgov.org)

[www.sfplanning.org](http://www.sfplanning.org)