



LONG RANGE DEVELOPMENT PLAN

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO, OCTOBER 1975

AMENDED MAY 1976

ANSHEN & ALLEN

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July 15, 1976

Francis A. Sooy, M.D., Chancellor
UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
Third and Parnassus Avenues
San Francisco, California 94143

Dear Dr. Sooy:

As the Consulting Architect of the University of California at San Francisco,
I submit the report and supporting drawings of the Long Range Development Plan.
This Plan was adopted by The Regents in October 1975.

The Long Range Development Plan represents one segment in a continuing
chain of comprehensive educational planning activities. Its purpose is to
translate the Academic Plan into physical terms and to be a guide to future
changes and development. The Plan, which responds to those elements of the
Academic Plan to be housed on the Parnassus campus, is intended to be flexible
so that changes in patient care or educational programs can be accommodated.

The challenging site and environmental and community concerns have been important
considerations in the Plan development.

On May 21, 1976 The Regents amended the Long Range Development Plan to reflect
changes in designation of open space, boundaries, and use of housing. The
text of The Regents' action is attached to this letter and made a part of this
Plan. The maps in the text are as adopted in October 1975, however the maps
in the back pocket have been revised to reflect The Regents' action of May 1976.

We are grateful for your support and encouragement during the preparation of
the Plan.

Sincerely,

ANSHEN & ALLEN


Derek Parker, AIA
General Partner

DP/mjg

Enclosures

"DESIGNATION OF OPEN SPACE RESERVE, ALTERATION OF CAMPUS BOUNDARIES, COMMITMENT OF HOUSES TO RESIDENTIAL USE, AUTHORIZATION TO NEGOTIATE SALE OF PROPERTIES AND COMMITMENT OF TRANSPORTATION STUDIES."

The following recommendations were approved by the Board of Regents on May 21, 1976.

1. That the reserve on Mount Sutro, which was designated as open space for a twenty-five year period by The Regents in October, 1975, be increased from fifty-two to approximately fifty-eight acres, and that the designation be made permanent.
2. That the boundaries of the San Francisco campus be altered to exclude properties on the west side of Third Avenue from 1309-11 Third Avenue to and including 1379 Third Avenue, and that the new boundaries be made permanent. The total structures within the campus boundaries shall not exceed 3.55 million gross square feet (not including space committed to residential use on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets) and this limit shall be permanent. These restrictions prohibit expansion by UCSF by purchase or condemnation or gift of any property or lease of private residential property not only contiguous with the new campus boundaries, but anywhere within the surrounding area bounded by Golden Gate Park, Oak Street, Ninth Avenue, Clayton and Clarendon. This does not prohibit the use of commercial properties or the affiliation with other public agencies within the area described.
3. That the Regents redefine their commitment, made as part of the October, 1975, approval of the Long Range Development Plan, to return certain existing houses to residential use as alternative campus space and funds for rehabilitation and relocation become available for the activities now housed therein, and that as part of this commitment: The ten houses on Third Avenue, outside the campus boundaries revised as recommended in 2. above, be sold subject to the provisions set forth in 4. below; the thirty-four houses on Third, Fifth, and Parnassus Avenues and on Irving and Kirkham Streets be rehabilitated as required and leased for residential purposes, with priority given to University students, faculty, and staff; and the seven houses on Fourth Avenue remaining after clearance of the site for the School of Dentistry Building project be retained for non-residential campus use.

4. That the Treasurer be authorized to negotiate the sale of the lots and structures, and other improvements thereon, located at 1309-11, 1319, 1325, 1337, 1343, 1355, 1361-63, 1367-69, 1373, and 1379 Third Avenue; the lot between 1355 and 1343 Third Avenue; and the lot between 1309-11 and 1319 Third Avenue, subject to the provisions listed in 4(a) through 4(e) below and that the results of said negotiations be presented to The Regents for final approval and authority to sell based on offers acceptable to The Regents:
- (a) The offer for sale of the two vacant lots shall commence within six months and the offer for sale of all remaining properties shall commence within thirty-six months, except that no relocation of University activities or tenants or conversion of houses for residential uses shall be initiated until funds for such purpose are on hand as specified in 4(b) below and until space into which activities or tenants can be relocated is available;
 - (b) A special fund shall be established to fund projects within the Capital Improvement Program for the purpose of, first, providing accommodation for activities displaced by sale of houses, second, providing accommodation for campus activities displaced by conversion of the structures retained for residential use, and, third, converting and rehabilitating the structures retained for residential use, said fund to be funded from proceeds of the sale of the properties, except as noted in 4(c) below, and, if funds are not on hand from the sale of properties, from an advance, as needed, of not to exceed \$50,000 from the University Opportunity Fund, such advance to be on a revolving basis and to be repaid with proceeds, as received, from subsequent sale of properties, it being understood that, at the completion of the sale of the properties, any part of the advance not repaid shall be converted to an appropriation;
 - (c) The portions of the proceeds of the sales of the lots between 1309-11 and 1319, and between 1343 and 1355 Third Avenue, attributable to the eighteen parking spaces currently located thereon, shall be deposited in the Net Revenue Account of the University of California San Francisco Parking System;
 - (d) Funds not to exceed \$10,000 shall be allocated by the President to obtain an appraisal of market value of the properties for use as residences; and
 - (e) All properties shall be sold in the then existing condition, it being made clear to the buyer that he or she may be required to conform to all applicable State and City and County of San Francisco codes in converting the structures to residential use;

5. That funds not to exceed \$25,000 be allocated to the San Francisco campus from the University Opportunity Fund for the purpose of retaining an independent consultant firm to develop additional plans for the alleviation of transportation problems such as traffic, parking congestion, and availability of public transit, it being the intent that such plans be implemented to the extent feasible within resources normally available to the campus for such purposes or within additional State appropriations that might be made available for such purposes;
6. That the Long Range Development Plan for the San Francisco campus, as approved by The Regents in October, 1975, be amended to reflect the described changes in designation of open space, boundaries, and use of housing;
7. That The Regents recognize the principle that the San Francisco campus will be administered so that the annual average of the daily campus population at the Parnassus site will remain substantially in accordance with the projections set forth in the Environmental Impact Report related to the Long Range Development Plan for the campus, approved by The Regents in October 1975.

LONG RANGE DEVELOPMENT PLAN

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO

OCTOBER 1975



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TABLE OF CONTENTS

I.	Letter of Transmittal		2.	Public Transit	45
II.	Summary of the Long Range Development Plan	1	3.	Parnassus Avenue Development Plan	46
III.	Campus History & Setting	13	4.	Pedestrian Circulation	47
	A. History & Background	13	5.	Materials Handling & Logistical Support	47
	B. Existing Campus & Environs	16	6.	Utilities Systems	48
IV.	Academic Plan	23	7.	Open Space & Landscaping	48
	A. School of Dentistry	23	D.	Implementation of Objective & Planning Principles	49
	B. School of Medicine	23	VIII.	Implementation & Process for Change	53
	C. School of Nursing	24	A.	Implementation	53
	D. School of Pharmacy	24	B.	Process for Change	54
V.	Planning Process	29	IX.	The Campus & the Community	57
VI.	Objective & Physical Planning Principles	33	X.	Appendices	59
	A. Objective	33	A.	Summary, Draft Environmental Impact Report, UCSF Long Range Development Plan	59
	B. Principles	33	B.	Current & Projected UCSF Space Inventory	63
VII.	The Long Range Development Plan	39	C.	Brief Description of Approved & Proposed Projects	69
	A. Land Use	39	D.	Planning Staff	73
	B. Functional Organization	39	E.	Glossary of Abbreviations	75
	1. Patient Care Zone	40	XI.	Bibliography	77
	2. Academic & Research Zone	40			
	3. Administrative Zone	41			
	4. Supporting Services Zone	41			
	5. Parking	41			
	6. Housing	41			
	C. Connecting Systems	44			
	1. Traffic & Parking	44			

TABLE OF FIGURES

Figure 1	Location Map	18
Figure 2	University of California San Francisco Campus Map	19
Figure 3	Existing Campus	20
Figure 4	Approved Projects	21
Figure 5	Long Range Development Plan	42
Figure 6	Functional Zones	43

IMPLEMENTATION AND PROCESS FOR CHANGE

Implementation

The LRDP and its revisions are adopted by The Regents; however, such action does not commit the University to any project identified in the Plan. Each project must be approved individually for planning, funding and construction generally according to the following process before it can be implemented:

1. Inclusion in the five-year Capital Improvement Program (CIP, annually updated).
2. Preparation of a Project Planning Guide (PPG).
3. Determination and assessment of any environmental impacts.
4. Presentation to the Campus Planning Committee (CPC).
5. Approval by the State Public Works Board (PWB) of release of State funds for approved projects.

Process for Change

The LRDP presents the selected option considered to be the best physical solution to house present and intended or proposed future programs on the main campus, and in response to the UCSF Academic Plan, and guided by physical planning principles developed during the planning process. The Plan presented is naturally subject to change as UCSF responds to new issues and concerns that may arise on the national or State level, in the Legislature,

in the University system, in neighboring communities, and through improvements and achievements created in the fields of patient care or health education and research.

THE CAMPUS AND THE COMMUNITY

When work was begun on the revision to the LRDP for the San Francisco campus in 1970 the need to improve communication between the campus and its neighbors and to assure community participation in campus decisions which have an impact on the local community was recognized.

Neighborhood organizations representing the Haight-Ashbury and Inner Sunset communities, which border the campus, as well as a number of additional local groups and community residents, expressed concern about the influence of the campus on local neighborhoods, and the potential effects of future campus plans.

Community concerns included deterioration of the residential neighborhood immediately adjacent to the campus, and uncertainty regarding possible future campus expansion into surrounding neighborhoods, the mass and height of campus structures, lack of attention to the edge transition from the campus to the community, campus density and associated traffic and parking and housing problems, and lack of community input into campus planning activities.

II. SUMMARY OF THE LONG RANGE DEVELOPMENT PLAN

HISTORY AND BACKGROUND

The University of California, San Francisco campus (UCSF) is situated on the northern slopes of Mt. Sutro, near the geographic center of the City of San Francisco. It is the only one of the nine campuses of the University of California devoted exclusively to the health sciences. Since its founding in 1895, the campus has developed into a major academic health sciences university including the four professional Schools of Dentistry, Medicine, Nursing and Pharmacy.

The majority of existing campus facilities which support the education, research and patient care obligations of the campus, are concentrated along the Parnassus "shelf" -- comprising approximately 33 acres of the total 107 acre campus. The balance of campus area includes approximately 52 acres of Mt. Sutro, including the former animal holding facilities which are designated as an open space reserve for a period of at least 25 years, and 16 acres of developed area. The remaining six acres on top of Mt. Sutro, currently exists in its natural state, and the San Francisco campus has no development plans for this acreage in the foreseeable future. The growth of the UCSF campus has been paralleled by the growth of surrounding neighborhoods, which now consist of high-

density residential communities composed of an ethnically diverse population of all incomes and ages.

The current Long Range Development Plan (LRDP) for the San Francisco campus was developed in 1964. By 1969 it was recognized that the academic and physical planning assumptions of the 1964 Plan were out of date, and that the LRDP should be substantially revised due to changes in academic plans, and a growing awareness of, and sensitivity to, the surrounding urban environment.

The 1964 Plan was designed for an eventual enrollment of 7,500 students to provide over 3 million assignable square feet (a.s.f.) of space in an expanded campus area. In contrast, the presently proposed LRDP is based on an expected enrollment increase from the present level of approximately 3,100 students to roughly 4,100 students by 1985. The increase will be accommodated, in large part, by assigning students to clinical training centers and affiliated institutions off the main campus.

The present LRDP has been developed within a State mandated 1.7 million a.s.f. (3.55 million gross square feet -- g.s.f.) limitation for campus facilities, reconfirms the 1971 campus commitment that no additional property will be purchased which would extend the present University of California, San Francisco Parnassus Avenue campus boundaries, and extends this commitment through 1985.

ACADEMIC PLAN AND SPACE NEEDS

The purpose of the LRDP is to translate the campus Academic Plan into physical terms. The UCSF Academic Plan has been guided by the University of California Academic Plan 1974-1978, which places major emphasis on developing new programs to meet the State's need and request for expanded health manpower and improved health care.

Basic health sciences instruction for the four professional schools is centered on the main campus. While clinical instruction for all programs has a strong component on the main campus, clinical training centers have been developed at San Francisco General Hospital, the San Francisco Veterans Administration Hospital, and over 100 other Northern California hospitals and health agencies.

Of special concern to the campus in the coming years is the limitation of space in which to conduct its programs on the main campus in light of its obligations to educate increasing numbers of health professionals. All possibilities are being explored for suitable space located off the main campus, as well as for locating expanding programs in affiliated institutions.

The LRDP includes only 35,000 a.s.f. of additional space for academic, research and patient care programs, and storage facilities on campus to reach the 1.7

million a.s.f. level. The balance of the LRDP is directed towards a re-organization and consolidation of existing academic/research, administrative, and patient care activities, improvement of the connecting systems which link together the campus components, and replacement of obsolete or inadequate facilities. The major proposals included in the LRDP have been developed to improve campus operational efficiency and functional relationships of programs and buildings, to eliminate life safety deficiencies, and to enhance the overall appearance of the campus and its relationship with the surrounding neighborhood. The Table I provides a recapitulation of existing, current and proposed buildings on campus.

TABLE 1

CURRENT & PROJECTED UCSF CAMPUS SPACE INVENTORY

	A.S.F. ²	G.S.F. (BASIC) ²
Existing Campus Facilities ¹	1,461,000	3,077,000
I. Current Construction Program		
Animal Facilities on Mt. Sutro Vacated	- 2,000	-0-
Avenue Houses removed for School of Dentistry Building	- 31,000	- 40,000
U.C. Clinics Building, Interior Completion "C" Level ³	+ 20,000	-0-
Child Care Center	+ 2,000	+ 3,000
School of Dentistry Building	+ 68,000	+128,000
Moffitt Hospital Modernization (Phases 1 and 2)	+187,000	+382,000
U.C. Hospital (Vacate Inpatient Care Area)	- 40,000	-0-
SUB TOTAL	1,665,000	3,550,000
II. Proposed Construction Program		
Laboratory of Radiobiology Addition	+ 3,000	+ 4,000
Health Sciences South Building	+111,000	+178,000
Demolition of MR 1 & Annexes 1, 2 & 3	- 13,000	- 21,000
Vacate Remainder & Demolish U.C. Hospital	- 48,000	-124,000
Administration Building	+ 43,000	+ 73,000
LPNI Addition	+ 25,000	+ 41,000
Restoration of Houses to Residential Use	- 69,000	-125,000
Demolition of MR IV, 374 & 532 Parnassus	- 17,000	- 26,000
NET TOTAL	1,700,000	3,550,000

¹ Data from Appendix B of this document only includes space at Parnassus Avenue site. Includes existing Laboratory of Radiobiology (8,000 a.s.f., 18,000 basic g.s.f. -- figures rounded) not listed in Facilities Data System (FDX) run dated February 4, 1975, Revised 4/11/75.

² Figures rounded to nearest thousand.

³ G.S.F. already carried under existing Facilities Data System.

PLANNING PROCESS

When work began on the revision to the LRDP in 1970, the need for a new approach to planning was evident. The Long Range Development Plan process which developed is based on the conviction that planning should be ongoing, rather than the periodic updating of a document. This process has been structured to encourage participation by University and campus staff, faculty, community residents and City agencies. Major accomplishments of the LRDP process to date in establishing channels of communication between the campus units and off-campus representatives include: creation of a Community Affairs Office on campus; establishment of an LRDP Task Force; establishment of a Transportation Task Force; and restructuring of the Campus Planning Committee to include equal campus and community representation.

The planning process was organized into two stages. The first consisted of approximately one year of discussion and definition of academic program needs and objectives, and long range planning principles by campus units. The second stage was organized into five phases:

A. Inventory and Analysis

Completed December 1971

B. Development & Evaluation of Concept Options

Phase B Report - November 1972

LRDP Task Force Report on Phase B -
August 1973

C. Development of Selected Option
Progress Reports - September 1974

D. Environmental Impact Report
Draft - May 1975
Final - October 1975

E. Publication of LRDP
Spring 1976

Input from the various groups and individuals involved in the planning process was channeled into the development of a series of options for the long range development and physical reorganization of the campus. The preliminary planning alternatives and recommendations which evolved from each phase were presented and discussed at campus, community, municipal and legislative forums. Several interim progress reports were also widely circulated at various planning phases to encourage broad participation in the planning process.

OBJECTIVE AND PHYSICAL PLANNING PRINCIPLES

Objective

The Plan's objective is to provide effective, harmonious accommodation of campus programs in attractive facilities which are compatible with one another and with the surrounding neighborhood. The Plan must also develop guidelines to avoid piecemeal development and planning by expediency. This includes the formulation of a specific Plan to meet the future needs of campus programs based on current assumptions, while

retaining flexibility to adjust to unforeseen change. The campus intends to meet this objective by maintaining an ongoing planning process structured to implement the Plan, to respond to change, and to include a broad range of participants.

Principles

From the planning process certain principles emerged. These principles have been incorporated in the proposed construction program provided in this specific Plan, but are also expected to provide guidance to any other plans developed in response to changing criteria.

1. The Campus as an Entity

The campus should be considered as a single entity, rather than a collection of separate activities. A concern for the interrelationships of campus facilities and programs should guide the development of specific projects.

2. Functional Zoning

Improved functional relationships between various campus units is to be achieved by organizing the campus into functional zones, with patient care facilities consolidated on the east, academic and research facilities on the south center, administrative activities on the west, and supporting facilities on the north side of Parnassus Avenue.

3. Height & Bulk

The City's Height and Bulk Ordinance should be used as a guideline to future campus development; campus bulk should be considered in addition to individual building bulk.

4. Profile & Building Form

The campus site, which includes the heavily wooded hillside of Mt. Sutro, demands respect. The opportunities and limitations of the site are to be key design determinants. Buildings should conform with the characteristics of the terrain, and follow the silhouette of Mt. Sutro. The line of buildings along Parnassus Avenue should be broken.

5. Edge Transition

A visual blending of the physical massing of the campus into the scale of the surrounding residential neighborhood is desirable. Most future space should be developed away from campus boundaries to allow for the creation of open space on the campus periphery.

6. Circulation & Traffic

Greater consideration is needed for the connecting systems which link together campus facilities including pedestrian circulation and access, Parnassus Avenue circulation, and materials handling and logistical support systems. Greater use of public transit and alternate modes of transportation should be facilitated as the principal means of reducing traffic congestion and parking demand in the campus environs.

7. Views

New structures should not obstruct major views in any direction. High priority should be placed on opening up scenic vistas of Mt. Sutro, and using areas with spectacular views for functions attracting many people.

8. Open Space & Landscaping

Mt. Sutro should be preserved as open space and its use and enjoyment made available to both the campus population and community residents.

New landscaped open spaces, parks and plazas should be developed in the main campus area between buildings and along Parnassus Avenue to form a network system of greenery which will enhance the campus appearance from both external and internal viewpoints.

9. Housing

Permanent replacement space for campus programs now operating in houses along Third, Fourth, Fifth and Parnassus Avenues, and Kirkham and Irving Streets should be provided to allow for the eventual rehabilitation of the houses for residential use.

10. Internal Environment

Special consideration should be given to the quality and sensitivity of building interiors to provide a more pleasant internal environment on campus.

11. Campus & Community

The LRDP process should be structured to continue the participation of community organizations and individuals, and city representatives in the future.

12. Change

Each physical change should be considered an opportunity to improve the operational efficiency of the campus and its relationship with the surrounding environment.

13. Data Base

Continuous review and updating of the several basic elements of physical planning (represented by the Academic Plan, Long Range Development Plan, Capital Improvement Program, Operating Budget, Space Inventory and Environmental Studies) is essential to the ongoing planning process.

14. Campus Entrances

Distinct, attractive entrances to the campus should be developed from the east, west and north.

15. Architecture

Individual building design must be sensitive to the site topography, opportunities for views, relationships with surrounding buildings and with the whole campus and its environs. Each project will provide an opportunity to implement the broad general principles of the Plan.

THE LONG RANGE DEVELOPMENT PLAN

The Long Range Development Plan focuses on the option considered to be the optimum physical solution to future campus needs as foreseen at this time. It has been developed in response to the campus' Academic Plan and on the basis of the physical planning principles which emerged from the planning process.

Land Use & Functional Organization

The land use goals of the LRDP are:

To consolidate academic, research, patient care and administrative activities, now scattered throughout the campus, with the major existing facilities on the south side of Parnassus Avenue.

To open up the campus periphery and to create new open space where it will be most visible and accessible.

To return University-owned houses to residential use.

These goals will be accomplished by using existing service areas and spaces between buildings to construct three new buildings (allowing for demolition of eight obsolete structures and rehabilitation of houses for residential use) and by providing new plazas and mini-parks throughout the main campus area.

The campus will be organized into functional zones to improve operational efficiency, and to shorten access and circulation routes for pedestrians and logistical support. In general, and with some exceptions, patient care facilities will be concentrated in the eastern portion of the campus; academic and research functions in the south-central area; administrative functions in the south-western portion; and supporting facilities (Child Care Center, Student Services, Millberry Union, etc.) and parking on the north side of Parnassus. The sixth zone, housing, will be split between existing married student housing on Mt. Sutro, Millberry Union dormitories, and the residences on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets.

1. Patient Care Zone

Langley Porter Neuropsychiatric Institute (LPNI)
Addition:

A new low-rise building is proposed east of the existing LPNI structure. It will provide replacement space for three small structures on the site, as well as for LPNI programs now operating in University-owned houses.

2. Academic & Research Zone

Health Sciences South Building:

A new structure is proposed on the site between the existing HSIR (Health Sciences Instruction and Research) Towers. It will be of approximately the same height as the HSIR Towers and will not be visible from Parnassus Avenue. The Building, to be constructed in phases, will provide space for replacement of Medical Research I and Annexes; Medical Research IV; 374 and 532 Parnassus, and part of U. C. Hospital -- all proposed for demolition. It will also provide replacement space for academic programs located in University-owned houses; a small amount of new academic and research space, and a new major loading dock, staging platform and storage area. Prior to permanent space utilization, the structure will be used as staging space to house activities on an interim basis.

Library:

The Library will be slightly expanded in its existing Medical Sciences Building Fourth Floor location upon relocation of the Nuclear Medicine Department to the Modernized Moffitt Hospital.

Radiobiology Laboratory Addition:

A new floor will be added to the existing Radiobiology Laboratory, located southeast of U. C. Hospital. This project will be federally funded.

3. Administrative Zone

Administration Building:

A low-rise administrative structure is planned for the eastern portion of the U. C. Hospital site following demolition of that building. Its irregular profile will form a transition from the Clinics Building (old) to the new landscaped open space to occupy the remainder of the present U. C. Hospital site. The new facility will provide replacement space for administrative functions now operating in U. C. Hospital and in the University-owned houses.

4. Supporting Services & Parking Zones

No additional supporting service facilities or new parking structures are proposed at this time.

5. Housing Zone

Rehabilitation of Houses for Residential Use:

The University-owned houses on Third, Fourth, Fifth, and Parnassus Avenues and on Kirkham and Irving Streets (now used as office space for campus programs) will be rehabilitated for residential use following construction of permanent replacement space on the south side of Parnassus as described above.

No new student housing facilities are proposed for construction at this time.

Connecting Systems

1. Traffic, Parking & Public Transit

No major changes are proposed in the present pattern of traffic access to the campus, or in on-campus parking supply. UCSF, however, is making every effort

to improve transit services to the campus, undertaking major improvements along Parnassus Avenue and basic changes to supply delivery access described below.

2. Parnassus Avenue Development Plan

This Plan involves reconstruction of Parnassus between Hillway and Fifth Avenues in order to improve the campus appearance and to make Parnassus less of a barrier to pedestrian traffic, while retaining its ability to handle vehicular traffic and short-term parking. It includes:

Extensive landscaping and curvilinear street alignment.

Narrowed street width with enough space for possible future bike lanes.

Broad pedestrian walkways and plazas along the street and formal signalized crosswalks across the street following most probable pedestrian routes.

Three large well-spaced bus zones on each side with convenient bus pull-in/pull-out, and bus shelters at heavy transit loading points.

Parking and drop-off zone bays with replacement of 94 on-street parking spaces with 54 spaces for short-term parking only, to allow greater emphasis to be placed on pedestrian spaces and bus stops.

3. Pedestrian Circulation

The following improvements in pedestrian circulation, in addition to those included in the Parnassus Avenue Development Plan, are proposed:

Long range development of a covered east-west spine to connect all existing and proposed buildings on the south side of Parnassus.

Further study of possible underpasses beneath Parnassus Avenue for pedestrians, patients and supplies including a connection between Moffitt Hospital and the U. C. Clinics Building, with a link via existing elevators to the MUNI street-car line on Irving Street.

Installation of an express elevator control system, when demand warrants, to provide direct rapid access from the transit stop on Irving Street to the Parnassus level.

4. Materials Handling & Logistical Support

Several changes in the campus logistical support and materials handling system are proposed in conformance with recommendations of a 1974 campus Logistics Study. In addition to the proposals listed below, the above described east-west spine along the south side of Parnassus and the possible underpass beneath Parnassus would provide for substantial improvements in materials distribution on campus.

Designation of Medical Center Way as the primary access and egress for campus supply deliveries.

Development of a new loading dock, staging platform and storage area in the proposed Health Sciences South Building to become the major materials receipt, handling and distribution center for the campus, exclusive of the Hospital and Clinics.

Development of an access ramp to the new loading dock from existing Medical Center Way.

5. Utilities Systems

The LRDP proposes that a Utilities Master Plan be developed to provide guidelines to correct existing deficiencies and to establish a consolidated utilities network for the entire campus. The only improvement planned in utilities systems is renovation of the Heating Plant in its present location to service all existing and presently proposed campus buildings.

6. Open Space & Landscaping

The major elements of the Landscape Master Plan for the campus propose:

To develop a major new landscaped open space, on the western portion of the U. C. Hospital site following U. C. Hospital demolition to provide visual connections with Mt. Sutro from both the campus core and surrounding areas.

To create five additional mini-parks or landscaped plazas in the main campus area between buildings and along Parnassus Avenue.

To landscape Parnassus Avenue, introducing broad sidewalks, large masses of trees and planting which will integrate pedestrian walkways with new plazas and mini-parks along both sides of the street.

To study compatible improvements which will enhance the recreational use of the open space reserve on Mt. Sutro.

IMPLEMENTATION AND PROCESS FOR CHANGE

Implementation

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Community concerns included deterioration of the residential neighborhood immediately adjacent to the campus, and uncertainty regarding possible future campus expansion into surrounding neighborhoods, the mass and height of campus structures, lack of attention to the edge transition from the campus to the community, campus density and associated traffic and parking and housing problems, and lack of community input into campus planning activities.

Through the Long Range Development Planning process the campus has explored ways of developing and sustaining a dialogue between campus planners and off-campus organizations and individuals regarding issues of common concern. Early in the Planning Process an Office of Community Affairs was established by the campus to coordinate campus plans with community activities. Over the past five years, public meetings and discussions with community, City and State representatives have resulted in:

A commitment by the Chancellor in 1971 that no additional property would be acquired beyond existing campus boundaries for at least ten years. This plan extends that commitment through 1985.

Restructuring of the Campus Planning Committee to include equal campus and community representation.

Reduction in scope and relocation of two major projects. (School of Dentistry Building and Moffitt Hospital Modernization)

Regents designation of 52 acres of Mt. Sutro (including the former animal holding facilities) as an open space reserve for a period of at least 25 years.

Limitation of UCSF campus size to 1.7 million assignable square feet, and 3.55 million gross square feet.

Community participation in two campus sponsored Task Forces, one for review of LRDP alternatives and one concerned with Traffic Transportation and Parking in the campus environs.

III. CAMPUS HISTORY & SETTING

A. History & Background

The history of the University of California, San Francisco campus (UCSF) dates from 1863 when the Toland Medical College was founded in downtown San Francisco. The Medical College was affiliated with the new University of California in 1873. The College of Pharmacy also joined the University in that year, and the College of Dentistry was added in 1881.

In 1895 Adolph Sutro donated 13 acres known as Parnassus Heights to the University. The State Legislature appropriated funds to construct three buildings on the site to house the "Affiliated Colleges" of Dentistry, Medicine and Pharmacy.

The Affiliated Colleges survived the 1906 earthquake and fire which disabled the majority of hospitals in San Francisco. The Colleges responded to the emergency by transferring basic science students to Berkeley, using the vacated space to establish the first University Hospital and a Training School for Nurses. The Training School was the forerunner of the present School of Nursing formally established in 1939. In 1917 the University of California Hospital was constructed in its present location in response to the need for additional hospital clinical education space. A Nurses Residence was added several years later.

The first Master Plan for the campus was developed in the early 1920's by Architect William Hays. The physical composition of the campus reflects the strong influence of this Master Plan which envisioned the construction of an unbroken line of buildings along the south side of Parnassus Avenue.

In 1928 five additional acres were acquired from private owners, completing University ownership of property along the south side of Parnassus, from Hillpoint Avenue to Fourth Avenue. The State of California subsequently purchased the easternmost portion of this parcel for the Langley Porter Neuropsychiatric Institute constructed in 1942. The Institute was transferred to University ownership in 1973. An Outpatient Clinics building was added in 1933.

By 1940 it was recognized that U. C. Hospital was of insufficient size to meet larger medical school enrollments and the expanded range of hospital services which patients required. Planning was initiated for a second acute care general hospital on campus, which due to site constraints was to be located two blocks east of U. C. Hospital.

Planning for the new teaching hospital was deferred during World War II and resumed in the postwar period. In 1947 the University purchased additional acreage on Mt. Sutro, extending from Parnassus Avenue to Clarendon Avenue.

In the postwar decade the campus responded to demands to increase the output of health professionals in all categories. Many graduate programs were approved, research trainee programs multiplied, and training in allied health programs increased.

By 1954 major expansion of the campus facilities required to accommodate increased enrollments had begun. The 457-bed H. C. Moffitt Hospital, the Medical Sciences Building, the Guy S. Millberry Student Union and Parking Structure, and the Aldea San Miguel married students housing complex were completed in the period from 1954 to 1960. U. C. Hospital was also extensively remodeled, reducing the number of beds in that facility to 103.

In 1964 a new Long Range Development Plan (LRDP) was prepared. The recommendations included in the 1964 LRDP were predicated on a number of assumptions. At that time the campus envisioned substantial growth in academic programs, with an eventual student enrollment level of 7,500 students. The facilities required to support expanding training, research and public service programs were to be centralized on the UCSF campus -- mandating University acquisition of

additional property for the development of over 3 million assignable square feet of space. The 1964 Plan proposed expansion of the campus mainly to the north and west. Projected space needs, coupled with functional requirements and limitations of the urban site, led to recommendations for construction of a number of new high rise buildings and parking structures throughout an expanded campus area and along its periphery.

By 1969 it was recognized that the academic and physical planning assumptions of the 1964 LRDP were out of date. It was evident that the 1964 Plan would have to be substantially revised due to:

- Changes in the campus' academic program objectives and priorities, including a significant reduction in enrollment projections;
- A growing awareness of, and sensitivity to, the surrounding neighborhood;
- Significant changes in the direction and approach of urban and campus planning methodologies, and;
- The tightening of funds (capital and operating) available to the campus and the University.

The rapid growth of the campus which followed the Second World War and the 1964 recommendations for further campus expansion led to the acquisition of many residences surrounding the campus on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving

Streets. By the late 1960's signs of deterioration were beginning to emerge in the neighborhoods nearest the campus. This was due in part to the uncertainty of nearby residents regarding the future of their property, poor maintenance of University and State-owned houses intended for demolition, and lack of communication between community residents and the campus.

During the same period, increased reliance on the automobile combined with campus, community and City-wide growth, to produce serious traffic and parking problems in the UCSF campus environs. These problems were further compounded by restrictions imposed by the terrain and the inadequacy of the area's street pattern.

In 1970 the campus inaugurated a new Long Range Development Planning Process for the campus to respond to changing campus needs, while placing greater emphasis on environmental concerns and expressing a strengthened philosophy of campus-community cooperation. The planning policies and design principles which have evolved from the new planning process represent a significant departure from the 1964 LRDP. The new planning principles described in Section VI are intended to be open ended to avoid the dangers of rigid planning and early obsolescence and to respond to changing needs and conditions as they occur.

The extensive land acquisition program envisioned by the 1964 LRDP was only partially implemented and in November 1971 UCSF Chancellor Phillip Lee placed a ten year moratorium on the acquisition of additional property. In recent years further limitations have been placed on the development of the campus within present boundaries. In November 1973 The Regents of the University designated 50 acres of Mt. Sutro as open space reserve for 25 years. This Plan proposes that approximately 52 acres of Mt. Sutro, including the former animal holding facilities, be designated as an open space reserve for a period of at least 25 years.

In 1974 the State Legislature adopted measures limiting campus buildings to 1.7 million assignable square feet (a.s.f.) and 3.55 million gross square feet (g.s.f.).

Since 1964 the following major structures have been added to the campus: Health Sciences Instruction and Research (HSIR) Towers, East and West; School of Nursing Building, and the U. C. Clinics Building and Parking Garage.

Advanced planning is now underway for three additional building projects, previously approved by The Regents as changes to the 1964 LRDP. Two major projects -- Moffitt Hospital Modernization and the School of Dentistry Building -- were first conceived in the 1960's.

Since that time, however, these projects have been resited, redesigned and their programs significantly reduced in conformance with revised academic plans and with the new physical planning guidelines which have evolved since 1970. The third project which has been approved as an amendment to the 1964 LRDP, but planned within the context of the new planning process, is a small Child Care Center. In addition to these new construction projects, plans have also been approved for extensive remodeling of several existing campus buildings. Figure 4 shows the existing campus plus the approved projects. Appendix B provides a list of the areas of all existing and planned UCSF campus buildings.

B. Existing Campus and Environs

The San Francisco campus is located near the geographic center of the City of San Francisco on the northern slopes of Mt. Sutro and overlooks neighboring Haight-Ashbury, Parnassus Heights, and Sunset communities. The campus also affords magnificent views of downtown San Francisco, the Golden Gate Headlands, the San Francisco Bay, and the Pacific Ocean.

The topography of the campus is characterized by a steep descent from the crest of Mt. Sutro to the gently sloping ground of the Parnassus shelf where the majority of campus buildings are located. From Par-

nassus the land descends gradually to Irving Street and continues to slope gently to Golden Gate Park.

Of the 107 acres of present total campus area, 52 acres of open space reserve, 6 acres of uncommitted open space, and 16 acres of developed space are located on Mt. Sutro. The remaining 33 acres accommodate the majority of existing campus buildings.

Development in the area adjacent to the campus has reached an equilibrium where any new development must first remove existing developments. Land use in the area surrounding the campus is almost entirely residential, with relatively small commercial zones and no industrial zone.

Golden Gate Park, three blocks north of the center of the campus, is the only major open space in the campus environs besides University-owned Mt. Sutro.

Unlike most other urban campuses which are bounded by developed communities on all sides, the forested slopes of Mt. Sutro provide a buffer between the campus and residential communities to the south. The residential communities to the east, north and west of the campus have a close physical, as well as socioeconomic, relationship with the campus.

These diverse communities are composed of an ethnic mix of families and single persons of all ages and incomes. The two main neighborhood districts bordering the campus are the Haight-Ashbury to the east and Inner Sunset on the north and west. Residential densities in the area surrounding the campus are highest north of Parnassus between the campus and Golden Gate Park. Scattered areas of medium and high density housing are distributed among the predominantly low density developments to the east and west of the campus.

Some aspects of the physical character of communities immediately surrounding the campus are similar to those of the campus. Although differing in degree and scale, existing development is marked by the uniformity of buildings and the general absence of open space and greenery. The high-rise structures of the campus now dominate the lower two and three story buildings in the area. However, the topography of the campus and its environs provides unique opportunities, as well as challenges, for establishing a positive relationship between campus buildings and the surrounding physical environment.

The growth of the UCSF campus over the past century has paralleled the growth of surrounding residential communities and the City as a whole. The

needs of the campus cannot be viewed in isolation, but must be considered as part of a larger urban organism whose future is directly related to its own. The highly built-up nature of the UCSF campus and its immediate environs precludes major modification of existing conditions in the near future. However, inevitable change over the coming decades will provide numerous opportunities for improving the physical and social environment of the campus and surrounding communities. Each step the campus takes to achieve its academic and public service goals will be carefully weighed with respect to its impact upon the community and the physical setting of the campus.



figure 1

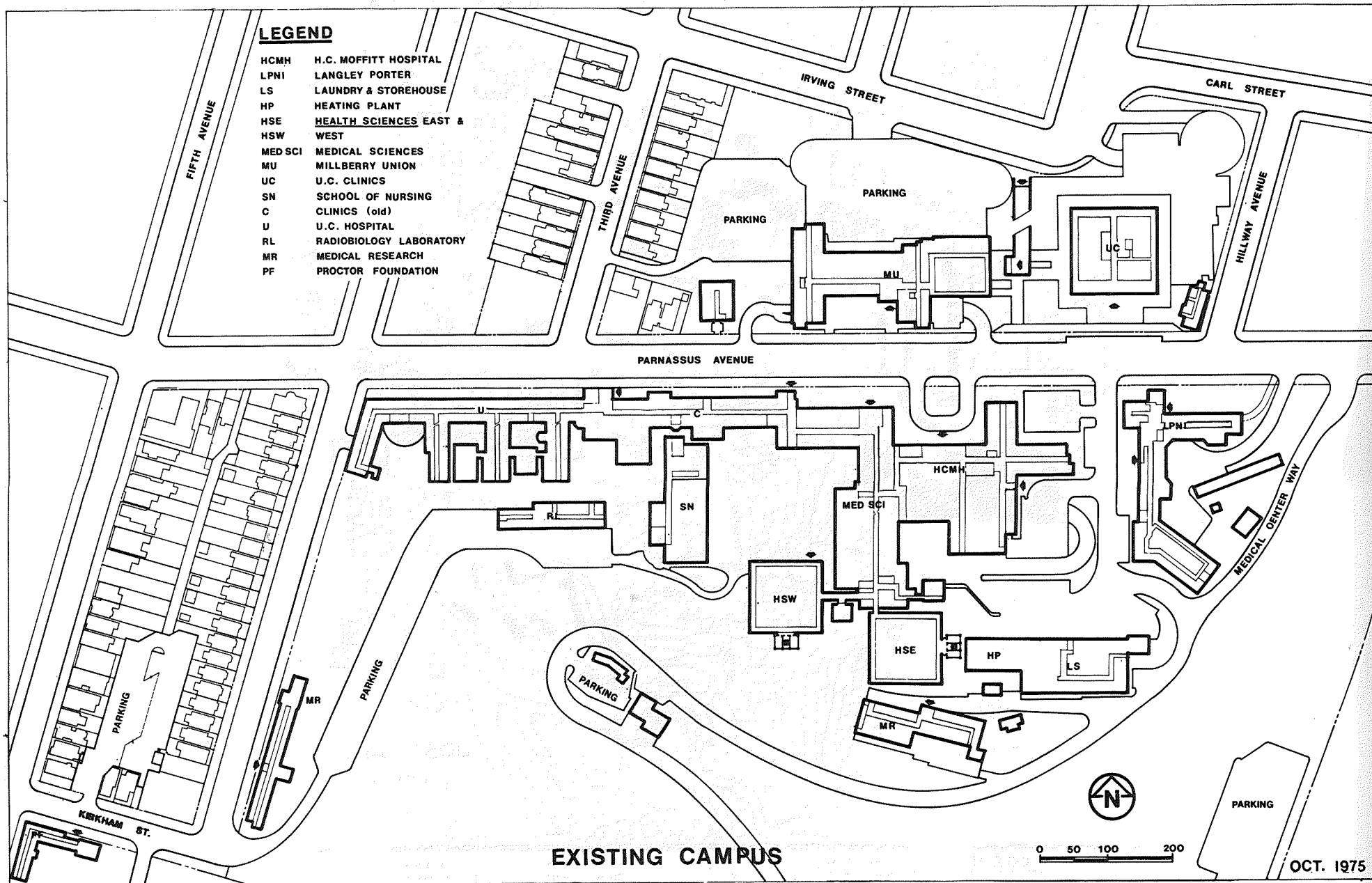


LEGEND

- | | | |
|---|----------------------|------------------------------|
| 1 H.C. MOFFITT HOSPITAL | 6 MEDICAL SCIENCES | 11 CLINICS (old) |
| 2 LANGLEY PORTER NEUROPSYCHIATRIC INSTITUTE | 7 MILLBERRY UNION | 12 U.C. HOSPITAL |
| 3 LAUNDRY & STOREHOUSE | 8 U.C. CLINICS | 13 RADIOBIOLOGY LABORATORY |
| 4 HEATING PLANT | 9 PARKING STRUCTURE | 14 MEDICAL RESEARCH BUILDING |
| 5 HEALTH SCIENCES INSTRUCTION & RESEARCH | 10 SCHOOL OF NURSING | 15 UNIVERSITY HOUSES |
| | | 16 PROCTOR FOUNDATION |

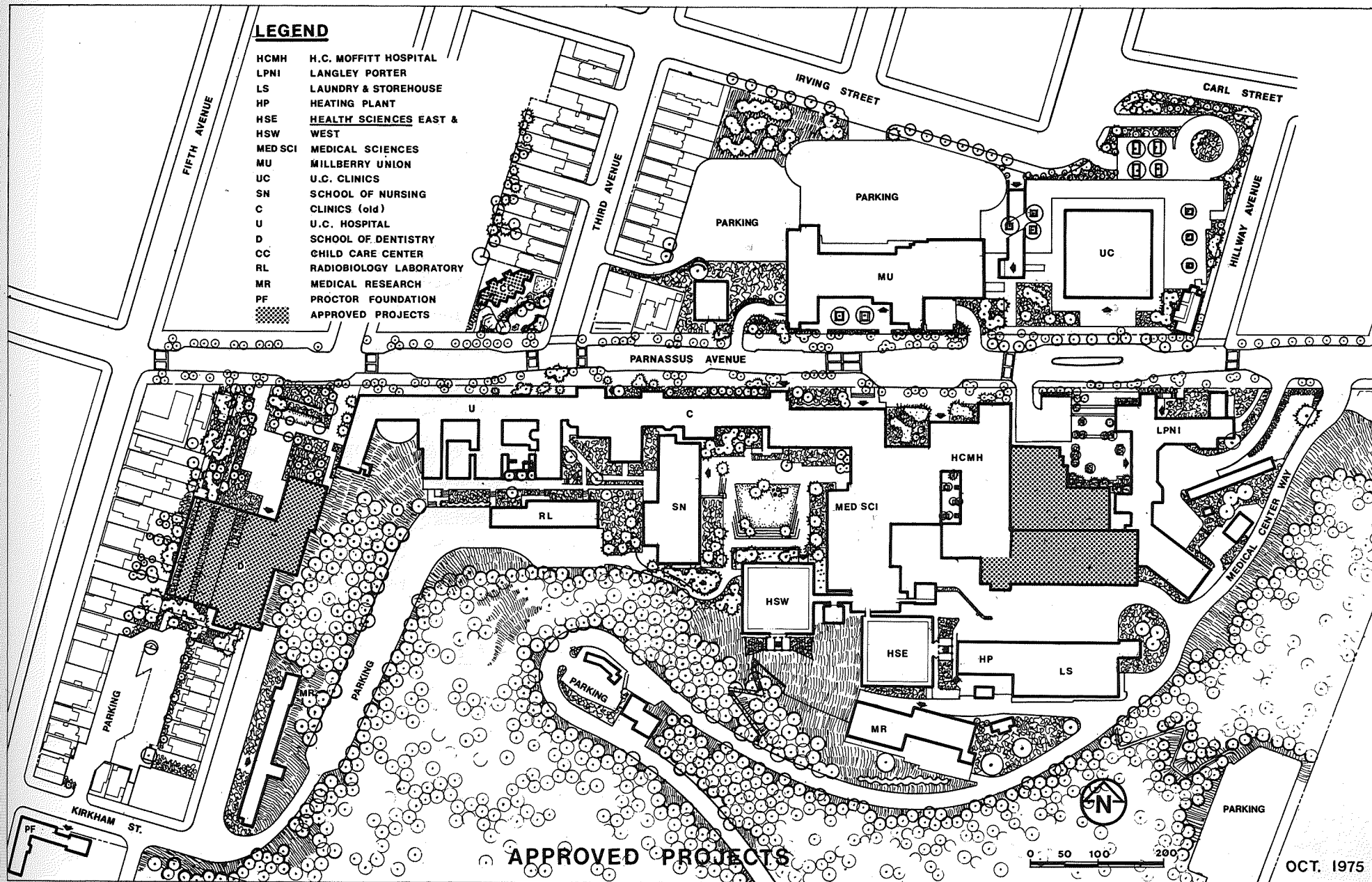
LEGEND

HCMH	H.C. MOFFITT HOSPITAL
LPNI	LANGLEY PORTER
LS	LAUNDRY & STOREHOUSE
HP	HEATING PLANT
HSE	HEALTH SCIENCES EAST & WEST
HSW	WEST
MED SCI	MEDICAL SCIENCES
MU	MILLBERRY UNION
UC	U.C. CLINICS
SN	SCHOOL OF NURSING
C	CLINICS (old)
U	U.C. HOSPITAL
RL	RADIOBIOLOGY LABORATORY
MR	MEDICAL RESEARCH
PF	PROCTOR FOUNDATION



EXISTING CAMPUS

OCT. 1975



IV. ACADEMIC PLAN

The University of California, San Francisco is unique in the University's nine campus system in that it is the only campus whose programs are devoted exclusively to the health sciences. In conformity with the obligation of the University of California goals, the mission of the San Francisco campus is (1) to educate health science students, (2) to conduct health science research, (3) to provide high quality patient care and (4) to engage in other health related service programs. These programs are conducted within the four Schools of Dentistry, Medicine, Nursing and Pharmacy. The campus intends to improve its already substantial strength in the health sciences by adding new and strengthening existing activities in the basic biological, physical, behavioral and social sciences within the existing professional Schools of Dentistry, Medicine, Nursing and Pharmacy. Tables 1 and 2 outline current and prospective student and total campus populations respectively.

In the University of California Academic Plan, 1974-78, great stress is placed on developing new programs to meet the State's need and request for expanded health manpower and improved health care. Campus plans for 1974-85 include innovative approaches to health science education in an effort to contribute to those programs and to the University's plan for

meeting the State's needs for primary health care services and physicians.

In fulfillment of the University Academic Plan, the campus has developed supportive plans for each of its academic units:

A. School of Dentistry

Enrollments will increase slightly as classes expand in service to state and federal commitments. The development of the new School of Dentistry Building, the renovation of Old Clinics space and the increased utilization of community dental clinic facilities mark the D.D.S. curriculum revision which emphasizes the delivery of dental care in a more effective and efficient manner. Curriculum changes planned to meet the needs of the next decade requiring new space configurations include: (1) expanded training for dental auxiliaries, (2) expansion of community health programs, and (3) expansion of graduate professional, residency and graduate academic programs.

B. School of Medicine

From its present broad base of activities, the School of Medicine plans special emphasis on existing programs, as in primary care; on developing programs in areas that are presently not adequately covered, such as genetics, human biology and neurobiology; and in further extending its geographic outreach in California.

These plans involve moderate student enrollment growth, premised on development of appropriate support facilities both on and off the Main Campus. The modernization program for Moffitt Hospital and the increased availability of space in affiliated hospitals will provide a base for improved and expanded clinical instruction as well as provide for improved patient care.

C. School of Nursing

A major commitment to continuing education, nurse practitioner and specialists programs and graduate nursing education have attracted increasing numbers to the School of Nursing. The student pressures and emergence as a training center for relicensure cannot be solely accommodated in present campus quarters. Fulfillment of educational obligations in these programs will involve the use of off-campus space and the increased effective utilization of core facilities. The Nursing curriculum not only is varied in its levels of academic training, but it is also characterized by a high degree of interdisciplinary and inter-campus coordination. These activities result in and contemplate a wide-spread utilization of on-campus and off-campus space.

D. School of Pharmacy

In answer to projected manpower shortages, class sizes will be adjusted upwards. The major emphasis in

the educational programs in the School of Pharmacy involve clinical training -- work in health care institutions as members of the health team. The clinical dimension requires the dedication of both staff and space in inpatient areas of teaching hospitals, outpatient clinics, extended care facilities and community public health programs. The multi-site educational program which characterizes the School of Pharmacy provides students with a full range of pharmaceutical training. The variety of space which this program requires can best be provided in a total health care/health science setting where laboratory, clinic and classroom combine to afford students with a full range of training and experience.

Program development at UCSF is not limited to the core academic activities within the four professional schools. Continuing education programs for health science professionals, acting both as a stimulus for personal growth and as a recertification of current skills has become a major concern in our nation. The campus plans to enhance its response to these needs through greater emphasis on and accommodation to professional growth programs, most of which will be decentralized from the Main Campus.

Balanced clinical education programs for students must include experiences covering the spectrum from primary care in communities to the highest quality of specialized inpatient care. Most effective examples of the latter are provided in a milieu where health care practices and educational programs are conceptually and physically integrated with basic and clinical research centers, for it is in this setting that frontiers of knowledge in the health sciences are most often advanced. To provide diversified clinical education, research and health care experiences, and in order to facilitate distribution of new knowledge in the health sciences, UCSF has affiliations with over 100 institutions located throughout San Francisco and California, and a few outside the state and nation.

UCSF provides a comprehensive range of primary and specialized health services to diverse geographic communities. The great majority of patients accommodated through campus health care programs live in and around San Francisco. Hospitals and Clinics on the Main Campus presently serve approximately 18,000 inpatients and 180,000 outpatients each year. Thirty-five to forty percent of all inpatient admissions and fifty percent of all outpatients live in San Francisco.

Of these patients, approximately one-third live in the Inner Sunset and Haight-Ashbury communities neighboring the campus. Most of the remaining patients live in the San Francisco Bay Area and surrounding

Northern California communities.

Of special concern to UCSF in the coming years is the severe limitation of space in which to conduct its programs on the Main Campus. The campus accepts these limits and recognizes its larger role in the various communities it serves. Posed against these limitations is the accepted mission of the University of California to provide increasing numbers of highly qualified health professionals.

Current plans and activities of UCSF provide for an increasing decentralization from the Main Campus for clinical activities. Alternatives are constantly being explored for suitable space located off the campus in affiliated institutions. A suitable balance must be maintained, however, among the various types of health professionals, students and levels of instruction to be conducted both on and off the Main Campus in order to provide the necessary educational and service base for an appropriate health science environment.

In considering the future, it is necessary to make a careful assessment of which activities must be conducted on the Main Campus and which can be conducted with equal effectiveness in other locations. This assessment recognizes the interlocking program requirements and relationships inherent in health science academic programs and their clinical, research and service components.

Table 2. Projected UCSF Student Enrollments at Main Campus & Elsewhere

	<u>1974-75</u>			<u>1984-85¹</u>		
	<u>Main Campus</u>	<u>Else- where</u>	<u>Total</u>	<u>Main Campus</u>	<u>Else- where</u>	<u>Total</u>
Dentistry	391	44	435	532	125	657
Human Biology	---	---	---	275	25	300
Medicine	960	696	1,656	962	1,075	2,037
Nursing	467	112	579	458	114	572
Pharmacy	438	21	459	500	104	604
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	2,256	873	3,129 ²	2,727	1,443	4,170

Table 3. UCSF Main Campus Estimated Daily Total Populations

	<u>1973-74³</u>	<u>1974-75⁶</u>	<u>1975-76⁶</u>	<u>1984-85¹</u>
Students	2,095	2,256 ⁷	2,330 ⁷	2,727
Academic Staff	1,300 ⁴	1,356 ⁸	1,385 ⁸	1,440
Non-Academic Staff	4,300 ⁴	4,483 ⁸	4,577 ⁸	4,685
Inpatient Admissions & Discharge	110	110	110	115
Outpatients	1,285	1,309	1,333	1,550
Visitors	2,285	2,323	2,360	2,700
Volunteers & Others	170	174	177	210
	<hr/>	<hr/>	<hr/>	<hr/>
	11,545	12,011	12,272	13,427

Data from UC 1975-76 Budget for Capital Improvements, Vol. III,
Rev. date December 1974; Revised March 1975 by Chancellor's Office.

NOTES:

1. Data from UCSF Chancellor's Office: Increased student enrollment reflects prior UCSF Commitments to Federal Capitation Program and 1972 State Health Sciences Bond Issue plus 172 additional students based on current University-wide assumptions.
2. Latest Revision is 3,129 from Fall 1974 Enrollment Revisions. U. C. approval November 21, 1974.
3. Data from Moffitt & Dentistry Project EIRs, dated September 1974 both augmented to cover entire main campus.
4. 5,600 academic and non-academic staff are employed on the UCSF Main Campus, 72 percent of whom reside in the City of San Francisco; 26 percent of all UCSF employees live within a one-mile radius of the Main Campus.
5. UCSF continuing education programs accommodate over 20,000 professionals in the health sciences each year.
6. Data developed by linear regression trending except as noted.
7. Data developed on student enrollment projections on main campus vs. other locations.
8. Data based on average of trend and staff as a function of student loads.

Revised May 1, 1975

Substitute

V. PLANNING PROCESS

When work began on the revision to the campus' Long Range Development Plan in 1970, the need for a new approach to planning was evident. It was clear that traditional types of episodic planning had become increasingly inadequate and ineffective and should be replaced by a continuous planning process.

The Long Range Development Plan process which developed is based on the conviction that planning should be ongoing, rather than simply the periodic updating of a document. The LRDP recognizes that the way in which decisions about the future of the campus are made may be as important as the decisions themselves. Because a special planning effort is required for an urban medical center on a difficult and challenging site, the campus is committed to a continuous review and refinement of academic goals and facilities needs -- which includes evaluation of their relationships to the surrounding physical and social environment -- to ensure that physical planning is responsive to changing campus goals and objectives. This process has been structured to encourage participation by University faculty and staff, community residents, and City agencies.

NO The Long Range Development Plan process has explored ways of developing and sustaining a dialogue between the campus, neighboring residential communities,

and City agencies. In 1971 an Office of Community Affairs was created on the San Francisco campus to coordinate the campus' long range planning activities with various community organizations, individuals, and public agencies. The Office of Community Affairs gathers information about socio-economic characteristics of surrounding communities, collaborates in joint community planning projects, and acts as a liaison between campus units and off-campus groups. The campus has also provided partial funding and technical assistance to various organizations engaged in community planning projects.

During the evolution of the Long Range Development Plan process, an LRDP Task Force and a Transportation Task Force were established to include both campus and off-campus representatives. The Campus Planning Committee (CPC), which reviews recommendations for revising the LRDP and advises the Chancellor on matters relating to physical planning, was also restructured to include equal representation of the campus and the community. The Long Range Development Plan has been influenced by many of the planning studies and policies which have been published by the San Francisco City Planning Commission and community organizations since 1970.

Input from the various groups and individuals involved in the campus planning process was channeled into the development of a series of options for the long range development and physical reorganization of the campus. Consideration of a number of alternatives was intended to provide maximum planning flexibility while encouraging clearer definition of the goals and priorities of all those concerned with, and affected by, the future of the campus. The preliminary planning alternatives and recommendations were presented and discussed at campus, community, municipal and legislative forums, and several interim progress reports were widely circulated at various planning stages to encourage broad participation in the planning process.

The planning process, commencing in 1970, was organized in two stages. The first stage consisted of approximately one year of discussion and definition of academic program needs and objectives, and long range planning principles by campus units. The work outline for the second stage consisted of the following five phases. The summary document prepared at the end of the first stage and the work outline for the second stage are referenced in the Bibliography.

A. Inventory and Analysis (Completed December 1971)

A review of the 1964 Long Range Development Plan, together with the LRDP's of other University of California campuses. A description of existing space,

transportation, community facilities, housing, site characteristics, pedestrian and traffic circulation and open space was then undertaken, culminating in a Site Analysis and Conclusions Map. The Site Conclusions Map was intended to guide the development of planning concepts in subsequent phases. The Map was widely distributed on and off campus as part of a two-pronged effort to extend the planning process outward to the surrounding community and to obtain a further refinement of UCSF program objectives on campus.

B. Development & Evaluation of Concept Options
(Completed November 1972)

Phase B consisted of the development of a number of design alternatives which would allow growth and change to occur. The physical constraints and community impact of the campus required the detailed consideration of the optimum physical form of the campus within existing boundaries. The campus was divided into five areas significant from a planning point of view. Within each of these areas four general design options were developed. The impact of each option was then measured against both campus and community goals to reduce the number of options under consideration to a manageable number. The Phase B planning alternatives were deliberately designed to express extreme points of view with the hope of stimulating discussion on and off campus. Over four thousand copies of a newsletter summary of Phase B Options were distributed in February 1973; the LRDP Task Force Report on Phase B was completed in August 1973. The Phase B options are described in detail in the UCSF Long Range Development Plan Phase B Report referenced in the Bibliography.

C. Development of Selected Option
(Progress Report September 1974;
Completed February 1975)

Phase C began with a detailed exploration of a reduced

number of options which were then consolidated into eight comprehensive planning options with recommendations from the Consulting Architect. They were published in a September 1974 progress report, referenced in the Bibliography. The progress report was presented to campus units and disseminated for public review at two public meetings held in September 1974 in order to solicit additional input before submission to the CPC prior to a decision by the Chancellor in December 1974. The feasibility of the selected option was then studied in more detail. A progress report was submitted to the Joint Legislative Budget Committee of the State Legislature in July 1975.

reports which have contributed to formulation of the broad planning guidelines and specific recommendations to date.

- D. Environmental Impact Report
(Draft EIR was completed in May 1975; Final EIR was completed in October 1975)

Appendix A includes a summary of the Draft EIR.

- E. Adoption of LRDP by The Regents
(October 1975)
- F. Publication of LRDP
(Spring 1976)

Since 1970 a number of detailed studies have been undertaken by the campus from which the Long Range Planning principles (Section VI) and the specific elements of the Long Range Development Plan at this time (Section VII) have evolved. The Bibliography includes a list of all planning studies and previous

VI. OBJECTIVE AND PHYSICAL PLANNING PRINCIPLES

A. Objective

The Plan's objective is to provide effective, harmonious accommodation of campus programs in attractive facilities which are compatible with one another and with the surrounding neighborhood. The Plan must also develop guidelines to avoid piecemeal development and planning by expediency. This includes the formulation of a specific Plan to meet the future needs of campus programs based on current assumptions, while retaining flexibility to adjust to unforeseen change. The campus intends to meet this objective by maintaining an ongoing planning process structured to implement the Plan, to respond to change, and to continue to include a broad range of participants.

B. Principles

From this objective and the planning process, certain principles emerged. These principles have been incorporated in this specific Plan but are expected to provide guidance to any other plans developed in response to changing criteria.

1. The Campus as an Entity

The campus should be considered as a single entity,

rather than a collection of separate activities and programs. The various functions of the campus represent a complex network of interrelationships. Because some related functions are now separated on campus, instances of inconvenience and inefficiency exist. The systems which connect these functions such as traffic and logistics should be defined to ensure the development of rational relationships and efficient circulation patterns for students, faculty, staff, patients, visitors, utilities and supplies. A concern for these interrelationships, connections, and flow patterns and how they are structured to provide a sense of place and orientation for the whole campus should guide the development of specific projects.

2. Functional Zoning

Related activities should be grouped in functional zones to improve operating efficiency, provide easy public access, and shorten circulation routes for both pedestrians and logistical support. Patient care functions should be consolidated in the eastern portion of the campus, academic and research functions in the south-central portion of the campus, administrative functions on the western end of the campus and supporting services on the north side of Parnassus.

3. Height & Bulk

The City of San Francisco's present Urban Design Plan and related Height and Bulk Ordinance should be used as guidelines for future campus development. Individual buildings within recommended bulk requirements, but inappropriately located or clustered, could create visually awkward massing. Therefore, campus bulk should be considered in addition to individual building bulk. Opportunities to reduce the length of the wall of buildings on the south side of Parnassus should be encouraged.

4. Profile and Building Form

The campus site, which includes Mt. Sutro -- a heavily wooded hillside in the center of San Francisco -- demands respect. The opportunities and limitations of the site are to be key design determinants.

New buildings should conform with and emphasize the characteristics of the terrain. Where possible, building profiles should follow the silhouette of Mt. Sutro, and building size and location should be planned to preserve and accentuate the beauty of this natural resource. The contours of the north slope of Mt. Sutro form a bowl above the Parnassus shelf in such a way that any new high rise buildings may be placed within this bowl with substantially less visual impact than

in other parts of the campus.

Any new high rise structures should be located on the south side of Parnassus and the area behind the HSIR towers should remain the highest point. Any new buildings on the north side of Parnassus should be kept low. The line of buildings along the south side of Parnassus should be broken to let light through to the street from the south and to re-establish a visual connection with Mt. Sutro for both the campus and the surrounding community.

5. Edge Transition Soft Edge

New perimeter structures should form a transition from the high rise campus core to the residential surroundings. The campus outline should drop irregularly down to the east and west to achieve a gradual transition with surrounding residential buildings. The development of most future space away from campus boundaries offers opportunities for creating open space on the campus periphery and for establishing a positive physical relationship between the campus and surrounding community.

6. Circulation & Traffic

Greater consideration is needed for the supporting

systems which link together the campus components.

Because of the dominating east-west linear configuration of the campus, east-west circulation routes for logistics as well as pedestrians should be improved. Appropriate vertical and horizontal circulation systems should be developed to reduce travel time within and between buildings. Loading docks and staging areas should be consolidated in areas of highest need and there should be an overall material handling system for the campus. Medical Center Way should be the primary supply delivery access and egress for the campus.

North-south circulation should also be improved to provide faster pedestrian access between Irving Street and the Parnassus level and safer access between campus buildings on the north and south sides of Parnassus Avenue. Due consideration should be given to the special needs of ill patients and materials movement between the Hospital and Outpatient Clinics. Parnassus Avenue should be made less of a barrier to pedestrian traffic and a divider of the campus, while retaining its ability to carry vehicular traffic. Because of the large numbers of students who walk to the campus and the current level and projected increase in public transit use, broad pedestrian precincts and gathering areas or plazas, should be developed in the main campus area.

Long range plans should continue to encourage and facilitate greater use of public transit as the principal means of alleviating traffic congestion and parking demand in the area. Heavy fast through traffic should be discouraged, particularly along Parnassus Avenue and surrounding residential streets. The use of other modes of transportation besides the automobile -- including bicycles, shuttle buses and motor scooters -- should also be facilitated.

The number of parking spaces on campus should not be increased in the foreseeable future. Long range proposals for increasing campus parking supply should be carefully weighed against campus policy to alleviate parking problems through other means, based on the assumption that increased parking supply would compound traffic impact and discourage use of public transit.

7. Views

New structures should not obstruct major views in any direction and the exceptional views to the north should be preserved. Future development should place a high priority on opening up scenic vistas of Mt. Sutro from building interiors, Parnassus Avenue, and the surrounding community. When possible, areas with spectacular views should be used for functions attracting many people -- day rooms, lunch rooms, reading rooms, lounges, etc.

8. Open Space & Landscaping

Fifty-two acres of Mt. Sutro, including the former animal holding facilities, nearly half the total campus area, are designated by The Regents as an open space reserve for a period of at least 25 years. To the extent possible, future plans for the remainder of the campus should seek to integrate existing and proposed development with the open space on the hill. The visual impact of Mt. Sutro should be strengthened. Mt. Sutro should be preserved as open space and its use and enjoyment encouraged for both campus population and community residents.

In the Parnassus shelf area new usable open spaces should be created in the form of miniparks and connecting landscaped areas between buildings and along the street. The design and placement of new buildings should develop and maintain a feeling of openness. Open spaces should be accessible for public use and enhance the appearance of the campus from external and internal viewpoints. The network system of greenery should be three-dimensional -- blending buildings with open spaces by integrating terraced structures and rooftop landscaping with miniparks and open courtyards. Vegetation should assist in the visual reduction of overall campus bulk.

9. Housing

University-owned houses on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets should be rehabilitated for residential use. Rehabilitation of these structures should strengthen the residential character of the surrounding community and could also help to meet the current and projected need for additional student housing in the vicinity of the campus. Permanent replacement space should be provided for campus programs now operating in these houses.

10. Internal Environment

Special consideration should be given to quality and sensitivity of building interiors. Buildings should be designed to meet the psychological requirements of users, as well as functional program requirements.

11. Campus and the Community

The planning process has to be accessible to a broad range of participants. Developing and expanding channels of communication between the campus, surround-

ing community and the City are integral parts of the campus planning process. The commitment to an ongoing process, which provides for community and public agency input should be strengthened, and subsequent planning activities should be designed to further encourage the participation of non-planners.

12. Change

Each physical change should be considered as an opportunity for improving the operational efficiency of the campus, the appearance of the campus, and its relationship with the surrounding environment.

13. Data Base

Sound physical planning must rely on a comprehensive data system. The continuous review of the several basic elements of physical planning (represented by Academic Plan, Long Range Development Plan, Capital Improvement Program, Operating Budget and Space Inventory, Environmental Studies) and their interrelationships is essential to the ongoing planning process.

14. Campus Entrances

There is need to develop distinct attractive entrances

to the campus from the East, West and North.

15. Architecture

Individual building design must be sensitive to the site topography, opportunities for views, and adjacent buildings and spaces between buildings.

The bulk, color and texture of the structures will receive consideration not only on the basis of individual buildings but within the context of the whole campus and its environs.

Each project will be an opportunity to develop and implement the broad, general principles of the Plan.

VII. THE LONG RANGE DEVELOPMENT PLAN

The Long Range Development Planning process has considered many design alternatives for the campus during the past five years. The LRDP focuses on the option considered to be the optimum physical solution to campus needs. It has been developed on the basis of the objectives and physical planning principles described in Section VI.

A. Land Use

The Long Range Development Plan has the following Land Use goals:

1. To improve operating efficiency by consolidating related functions, now scattered throughout the site, in the most developed portion of the campus on the south side of Parnassus;
2. To open up the campus periphery and to create new open space where it will be most visible and accessible and;
3. To rehabilitate University-owned houses on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets for residential use.

These goals will be accomplished by using existing service areas and spaces between buildings to construct three new buildings. The new facilities will provide permanent replacement space for functions now located in eight obsolete structures planned for demolition,

as well as for functions operating in the University-owned houses planned for rehabilitation. The new facilities will also provide for a small growth increment in existing academic and support programs.

A significant increase in usable open space on campus will result from creation of a major landscaped open area on a portion of the existing U. C. Hospital site. Five additional miniparks or landscaped plazas will also be developed along Parnassus Avenue on sites which are now vacant, occupied by buildings planned for demolition, or used for parking and service delivery functions.

B. Functional Organization

The LRDP proposes to organize the campus into a number of functional zones to improve campus operations, and to shorten access and circulation routes for pedestrians and logistical support. The zones are:

1. Patient Care
2. Academic & Research
3. Administration
4. Supporting Services
5. Parking
6. Housing

Figures 5 and 6 illustrate the major proposals included in the LRDP within the various functional zones. Appendix C provides a summary of all approved UCSF projects, new LRDP project proposals, and the present priorities schedule for their implementation.

1. Patient Care Zone

Patient care facilities, with the exception of Clinics in the School of Dentistry Building, will be concentrated in the eastern portion of the campus. These include the Langley Porter Neuropsychiatric Institute (LPNI), the modernized H. C. Moffitt Hospital (which incorporates all inpatient care functions now housed in U. C. Hospital), and the U. C. Clinics Building. In addition to these structures a new building is proposed.

Langley Porter Neuropsychiatric Institute Addition

This low-rise facility will be located east of the existing LPNI Building. It will provide replacement space for three small structures located in the proposed site (LPNI Hut, LPNI Butler Building and LPNI Laboratory of Psychobiology) as well as for LPNI-related clinical research activities now operating in the University-owned houses to be rehabilitated for residential use.

2. Academic and Research Zone

Academic and research functions, including animal

research facilities, classrooms, laboratories, library and faculty offices will be grouped in the central portion of the campus south of Parnassus Avenue. In addition to the existing Medical Sciences Building, renovated Old Clinics Building, HSIR Towers East and West, the School of Nursing Building and the Radiobiology Laboratory, several new projects are proposed. These will provide replacement space for the academic and research functions now separated from existing core facilities, as well as a limited amount of additional space.

Health Sciences South Building

A new structure of approximately the same height as the existing HSIR Towers is proposed for the site between the two Towers on the existing Hooper Foundations. The building will be constructed in incremental phases, and will not be visible from Parnassus Avenue.

This facility will provide academic and research replacement space for the following buildings planned for demolition: Medical Research I, Medical Research IV, 374 Parnassus, 532 Parnassus, and the portion of U. C. Hospital now housing academic functions.

The new building will also provide replacement space for academic programs presently located in University-owned houses, and a small increment of new academic and research space to fulfill projected academic program requirements. In addition, the structure will include a major new loading dock, staging platform and storage area to accommodate the majority of campus supply deliveries, exclusive of Hospital and Clinics supply functions. Prior to permanent space utilization, the structure will be used as staging space to house activities on an interim basis.

Library

The Library will be slightly expanded in its existing Medical Sciences Building fourth floor location upon relocation of the Nuclear Medicine Department to Moffitt Hospital.

Radiobiology Laboratory Addition

The Radiobiology Laboratory is a federally owned facility, jointly administered by UCSF and the Energy Research and Development Administration. A new floor will be added to the existing two-story building located southeast of the present U. C. Hospital site.

3. Administrative Zone

Campus administration will be consolidated in the central/western portion of the campus on the south side of Parnassus Avenue in a new Administration Building.

Administration Building

A new low-rise administrative structure is planned for the eastern portion of the U. C. Hospital site following demolition of that building. The Administration Building will be set back from the street and its design will form a transition from the Clinics Building to the new landscaped open space which will be created on the remainder of the existing U. C. Hospital site. The new facility will provide replacement space for administrative functions now operating in U. C. Hospital and in University-owned houses along Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets.

4. Supporting Services Zone

Supporting services will continue to be concentrated on the north side of Parnassus Avenue. These include the Child Care Center, the Student Services Building, and the Guy S. Millberry Student Union. No additional structures are proposed at this time.

5. Parking

The campus' off-street parking facilities and surface parking lot will remain as the major parking zones on campus. The existing garage structures -- the Guy S. Millberry Union Parking Garage and the U. C. Clinics Parking Garage -- are located in the northern portion of the campus, accessible from both Parnassus Avenue and Irving Street. Existing surface parking lots are located at upper Edgewood, on the west campus access road and south of School of Dentistry Building site. No new parking facilities are planned at this time.

6. Housing

The Aldea San Miguel married students apartment complex on Mt. Sutro presently provides 165 low-cost units for UCSF married student facilities. The Guy S. Millberry Union dormitories provide 225 additional student units. No new student housing is proposed for construction at this time.

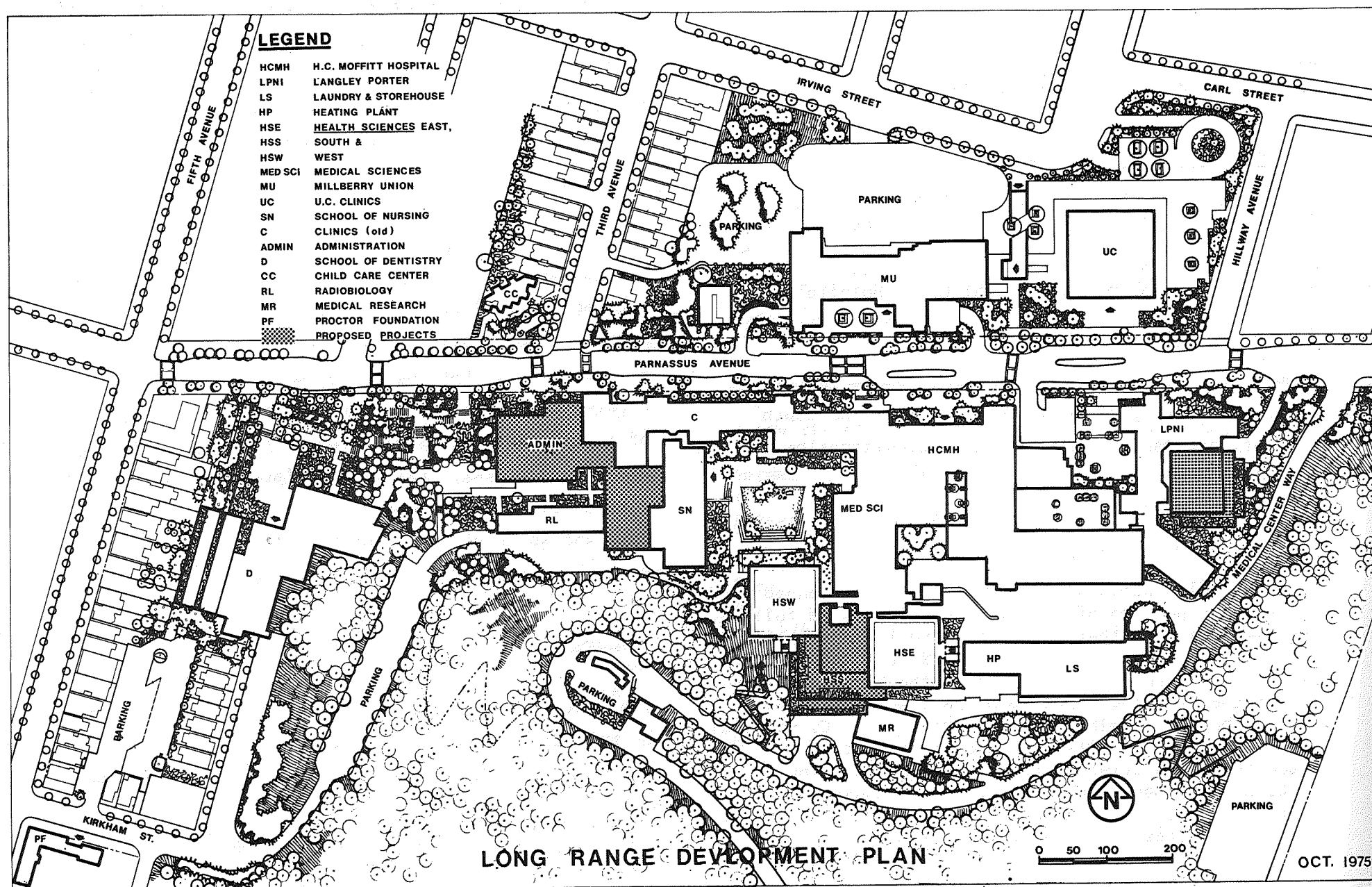
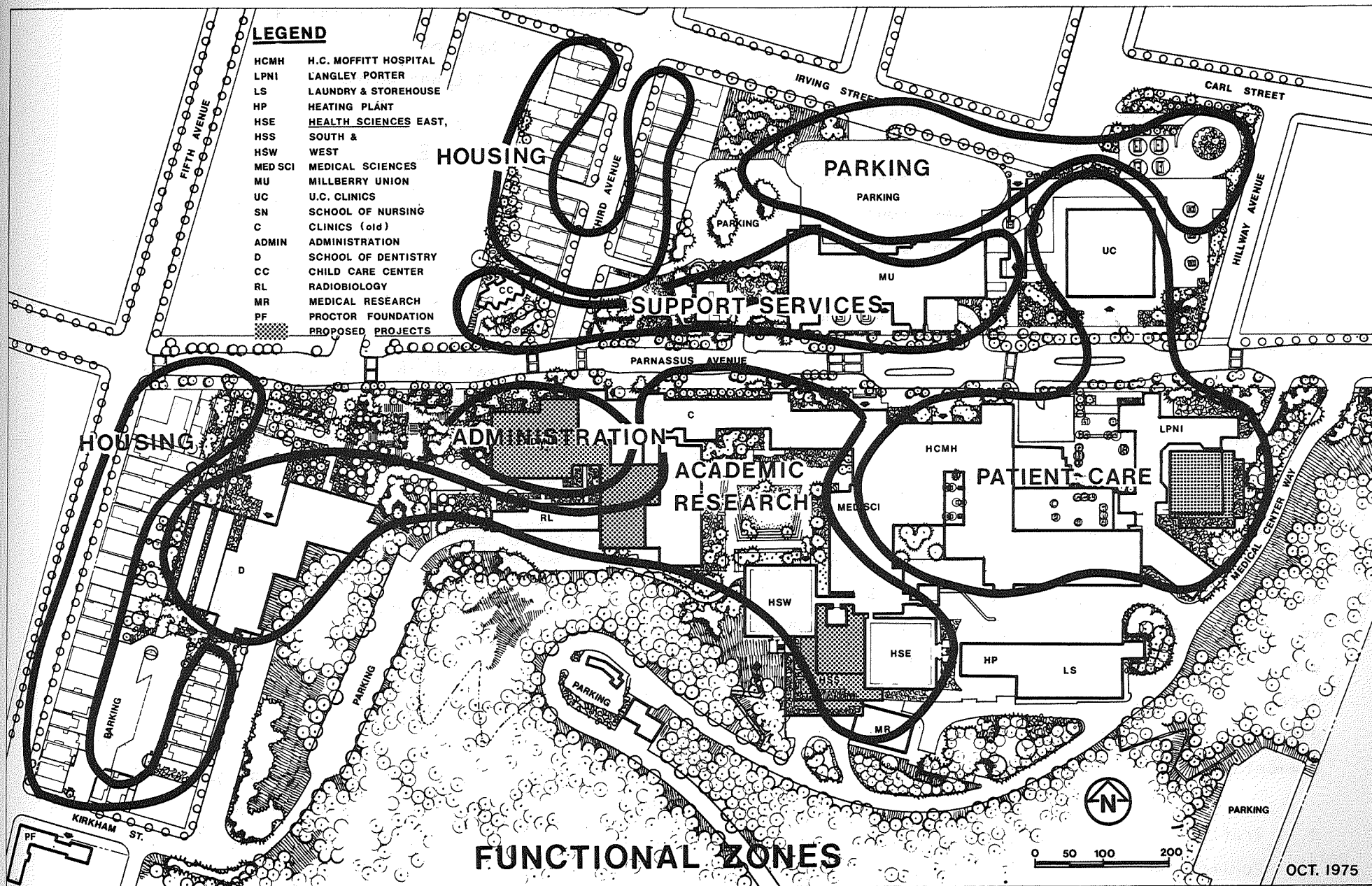


figure 5



The LRDP proposes to establish a residential zone along Third, Fourth and Fifth Avenues. A number of University-owned houses along these streets and on Parnassus Avenue and Kirkham and Irving Streets presently provide space for various campus programs. The permanent replacement of these functions in new structures on the south side of Parnassus Avenue will allow for the eventual conversion of these houses to residential use. Various options for rehabilitating the houses, including development of rental units for students, will be studied in greater detail as funds become available.

C. Connecting Systems

In addition to new building projects, the LRDP proposes improvements in the systems which tie together the various patient care, educational and research buildings and programs on campus. The development of well-defined, efficient connections is essential to achieve maximum operating economy and to ensure that access and circulation routes will be as direct, pleasant and convenient as possible. The connecting elements include:

1. Traffic & Parking
2. Public Transit
3. Parnassus Avenue

4. Pedestrian Circulation
5. Materials Handling & Logistical Support
6. Utilities Systems
7. Open Space & Landscaping

1. Traffic & Parking

The problems of vehicular access to the campus are City-wide in scale. The steep terrain of Mt. Sutro forces access systems to the north. Currently, no major City-wide route connects directly with Parnassus Avenue, the major vehicular focus of the campus, or with Irving Street which provides access to the UCSF Parking Garages. Most access routes require vehicles to drive through local residential streets to reach the campus.

In addition to campus-bound traffic, Parnassus Avenue and Irving Street carry a significant amount of through-traffic. A 1972 San Francisco Traffic Bureau Survey identified 50 percent of all traffic along Parnassus Avenue as through traffic.

Because the present street configuration and topography limit possibilities for developing alternative traffic routes, the LRDP does not propose major changes in the present pattern of vehicular access.

Parking demand is high in the campus area. Although the campus provides 2,044 parking spaces for students, staff, patients and visitors, and a nearby private parking structure 200 additional spaces, demand for the roughly 1,600 on-street parking spaces in neighboring residential communities remains high. Many driveways and other illegal areas are used for parking because of short supply of parking spaces near the campus. The campus will continue to pursue a policy of maximizing utilization of its present off-street parking supply to reduce demand for on-street parking in surrounding residential streets.

In keeping with the campus policy to encourage higher use of public transit the campus does not plan to construct additional garage facilities. The provision of enough parking to reduce the campus area parking deficiency could result in a major trend away from transit to auto use. Thus, solving the parking problem could worsen the traffic problem.

2. Public Transit

Reliance on alternate modes of access to the campus, other than the automobile, will be encouraged as the principal means of ameliorating traffic congestion and parking demand in the campus environs. The campus will support existing commuter bus lines and shuttle

buses, consider the development of new lines, and promote greater use of public transit, bicycles, motorscooters and carpools.

The campus Transportation and Parking Committee will also continue to explore new ways of reducing traffic and parking problems through joint planning with community, City, MUNI and Department of Public Works representatives.

The major public transit link to the campus is the Irving Street N-Judah Streetcar line. Two bus lines (No. 6 and No. 66) also run along Parnassus Avenue; three additional bus lines (Nos. 71, 72 and 10) are within walking distance of the campus.

The City is planning several changes (both short and long range) to the N-Street car line which will improve campus transit service. MUNI-Metro streetcars are expected to begin subway operation under Market Street in 1976, directly serving the campus via a faster, more reliable N-Judah line. There is also a long range possibility that the City will extend the N-Streetcar line underground with a station at the UCSF campus.

The LRDP is designed to facilitate use of the existing MUNI system, while retaining flexibility to accommo-

date a future MUNI-subway extension passing under Parnassus Avenue. In addition to providing new and enhancing existing bus shelters on Irving Street, an express elevator control system will be installed to link the Irving Street entrance with the Parnassus Level, when warranted by an increase in the N-Judah line patronage. Attractive, well-defined bus shelters are also planned for the major public transit stops along Parnassus Avenue.

3. Parnassus Avenue Development Plan

Although the LRDP does not propose major changes in campus access routes, parking supply, or public transit links, UCSF is making every effort to improve transit services to the campus, undertaking major improvements along Parnassus Avenue and basic changes to supply delivery access. The LRDP proposes changes in traffic and transit circulation, and on-street parking along Parnassus Avenue as part of the Parnassus Avenue Development Plan. This Plan, involving reconstruction of Parnassus between Hillway and Fifth Avenues, will be implemented on an incremental basis over a period of years.

The major objectives of the Plan are to improve the campus appearance and to make Parnassus Avenue less of a barrier to pedestrian traffic and a divider of the

campus, while retaining its ability to handle vehicular traffic and short-term parking. The Plan is also designed to reduce the visual and noise intrusion of vehicles by discouraging fast through-traffic. The major elements of the Plan include:

Extensive landscaping and a curvilinear street alignment.

Narrowed street width, to provide broader walkways and plazas for pedestrians, and to alert drivers approaching the main campus area that they are entering a pedestrian zone.

Provision of a single traffic lane in each direction, with sufficient width to permit future striping of bike lanes, and to prevent the traffic stream from having to stop behind standing buses.

Large sidewalk areas and formal signalized crosswalks to follow most probable pedestrian paths.

Parking and drop-off zone bays to remove parkers from the traffic stream.

Three large, well-spaced bus stop zones on each side with attractive bus shelters at heavy transit loading points, and convenient bus pull-in/pull-out.

Replacement of 94 on-street parking spaces with 54 short-term spaces to allow more emphasis to be placed on pedestrian spaces and bus stops, to reduce conflicts between vehicles parking and those moving, and to reduce traffic circulating on Parnassus looking for longer-term parking.

4. Pedestrian Circulation

The LRDP recognizes the need for considerable improvement in the pedestrian environment of the campus. In addition to the 19 percent of total daily campus population who walk to the campus, and 20 percent who gain access via public transit, thousands of patients, visitors, faculty and staff travel between the various campus buildings daily. The present configuration of buildings and disconnected access routes create circuitous circulation patterns. Heavy volumes of traffic along Parnassus Avenue further obstruct pedestrian traffic.

The major east-west circulation routes are internal and external pathways along the south side of Parnassus Avenue. Two major north-south circulation routes connect Irving Street with the Parnassus level via elevators, and link the parking garages and buildings on the north side of the street with the major patient care and academic and research facilities on the south side of Parnassus.

The LRDP proposes to improve pedestrian circulation on campus as follows:

Consolidation of related activities in functional zones to reduce travel time between buildings.

Long range development of a major covered east-west spine to connect all existing and proposed buildings on the south side of Parnassus.

Development of broad pedestrian precincts and gathering areas along both sides of Parnassus, and enlarged crosswalks across Parnassus, as part of the Parnassus Avenue Improvement Plan.

Further study of the long range possibility of constructing pedestrian underpasses beneath Parnassus Avenue to reduce the hazards of pedestrian/vehicular conflict by providing direct enclosed pathways for pedestrians (as well as patients and supplies). One underpass might connect Moffitt Hospital to the U. C. Clinics Building with a link, by elevator, to the MUNI streetcar line on Irving Street.

The installation of an express elevator control system, when warranted by demand, to provide direct rapid access from the Irving Street transit stop to the Parnassus level.

Development of a distinct, attractive entrance to the campus for transit users gaining access via Irving Street, including provision of a bus shelter on the north side of Irving and Arguello and adding wind protection to the existing south side shelter.

5. Materials Handling and Logistical Support

In order to improve access for campus supply deliveries, reduce delivery traffic along Parnassus Avenue, consolidate receipt, storage and distribution of supplies, and improve the overall materials handling system on campus the LRDP proposes the following changes in logistical support.

These improvements are based on recommendations included in a 1974 campus Logistics Study (referenced in the Bibliography).

Medical Center Way, located on the eastern periphery of the campus will become the major supply delivery access and egress for the campus within the next several years. A control kiosk will be set back from the street at the intersection of Medical Center Way and Parnassus to direct supply delivery traffic entering and leaving the campus.

A new loading dock, staging platform and storage area is included in the Health Sciences Building project, between the existing HSIR Towers. This will become the major materials handling and distribution center for the campus, exclusive of the Hospital and Clinics.

Access to the new loading dock will be provided from existing Medical Center Way without further extending the access road to the west. The loading dock access ramp will be developed in conjunction with the Health Sciences South Building project.

The long range development of a major east-west spine linking buildings on the south side of Parnassus for pedestrians will also provide opportunities for improving materials distribution between buildings. A pedestrian underpass beneath Parnassus Avenue would offer a similar advantage.

6. Utilities Systems

The existing utilities on campus are composed of fragmented electrical and mechanical systems, developed at different times in conjunction with the specific buildings they were designed to serve. A Utilities

Master Plan will be developed to provide guidelines to correct existing deficiencies and to establish a consolidated utilities network for the entire campus.

The major improvement of existing utilities systems to be undertaken is the renovation and expansion of the Heating Plant in its present location to service all existing and presently proposed buildings.

7. Open Space and Landscaping

The basic goal of the Landscape Master Plan is to improve the relationship between campus buildings and the surrounding natural and man-made environment by creating a network of landscaped open spaces. This system of greenery will preserve existing open space on Mt. Sutro, extend its vegetation to penetrate the campus core, and make the hill more accessible to the public. It will also convert the spaces between buildings into usable open space, and develop new landscaped areas throughout the campus and along its periphery. Definition of pedestrian and recreation areas, acknowledgement of building entrances, screening of service and parking areas, and development of pathways in the central campus area will provide pleasant alternative routes to internal building corridors. The Landscape Planting Guidelines for the campus are referenced in the Bibliography.

The major elements of the Landscape Master Plan are:

Preservation of existing open space on Mt. Sutro, relocation of Animal Facilities on Mt. Sutro to Hunters Point and the restoration of the area to its natural state.

Development of a major new landscaped open area on the western portion of the existing U. C. Hospital site following demolition of that building to provide visual connections with Mt. Sutro from the campus, as well as surrounding communities.

A landscaped, terraced entrance plaza, included as part of the School of Dentistry Building project, to blend with eventual open space on the western portion of the existing U. C. Hospital site.

A terraced, planted plaza, accessible from Parnassus Avenue, between the Langley Porter Neuropsychiatric Institute and Moffitt Hospital upon completion of Phase I of the Moffitt Hospital Modernization project.

A landscaped mini-park at the northwest corner of Third and Parnassus Avenues to be developed in conjunction with the Child Care Center.

Extensive landscaping of Parnassus Avenue as part of the Parnassus Avenue Improvement Plan, including development of broad sidewalks and introduction of large masses of trees, to integrate pedestrian walkways with new plazas and mini-parks along both sides of the street. The Plan also includes pedestrian level street lighting, well-designed planters, benches, kiosks, bus shelters, trash containers and newspaper stands of durable materials to unify the campus landscape.

A new landscaped park at the northwest corner of Parnassus and Hillway Avenues following demolition of the 374 Parnassus Building and replacement of this space in

the new Health Sciences South Building.

Landscaping of the northeast corner of Parnassus and Third Avenues following demolition of the 532 Parnassus Building, after replacement of this space in the new Health Sciences South Building.

Landscaping the existing surface parking lot located east of Medical Center Way on the south side of Parnassus Avenue.

D. Implementation of Objectives and Planning Principles

The major LRDP proposals respond to the objectives and planning principles described in Section VI in the following ways.

1. Demolition and Replacement of U. C. Hospital with a Smaller Administration Building and Landscaped Open Space conforms with:

Principle 2, to consolidate administrative functions in one area of the campus.

Principle 3, to meet the City's recommended height and bulk limits.

Principle 4, to break the wall of buildings along Parnassus Avenue.

Principle 5, to create new open space on the campus periphery, and to develop a gradual transition from the campus core to the scale of residential surroundings.

Principle 7, to open up scenic vistas of Mt. Sutro, both on and off campus.

Principle 8, to extend the vegetation of Mt. Sutro to Parnassus Avenue.

Principle 9, to rehabilitate University-owned houses by providing permanent replacement space for administrative functions now operating in the houses.

2. Health Sciences South Building conforms with:

Principle 2, to consolidate academic functions and research activities in the south-central portion of the campus.

Principle 3, to meet recommended City height and bulk limits.

Principle 4, to design buildings to follow the silhouette of Mt. Sutro, to concentrate high rise buildings on the south side of Parnassus Avenue, and to retain the area behind the HSIR Towers as the highest point.

Principle 6, to consolidate campus-wide loading docks and staging areas, and to develop Medical Center Way as the primary supply delivery access route.

Principle 7, not to obstruct major views in any direction.

Principle 8, to create new open space in the main campus area by providing replacement space for academic functions housed in U. C. Hospital, 374 and 532 Parnassus, and allowing for demolition of these buildings and landscaping of part or all of their present sites.

Principle 9, to rehabilitate University-owned houses for residential use by providing permanent replacement space for academic programs now operating in the houses.

3. LPNI Addition conforms with:

Principle 2, to consolidate patient care and related LPNI activities in the eastern portion of the campus.

Principle 3, to design buildings to conform with the City's recommended height and bulk limits.

Principle 4, to design new buildings to conform with and emphasize the characteristics of the terrain.

Principle 7, not to obstruct major views in any direction.

Principle 9, to rehabilitate University-owned houses for residential use by providing permanent replacement space for LPNI programs now located in the houses.

4. Library Expansion conforms with:

Principle 2, to group related academic and academic support activities together.

5. Radiobiology Addition conforms with:

Principle 2, to consolidate academic and research functions in the central portion of the campus on the south side of Parnassus.

Principle 3, to design new buildings, or building additions, to meet height and bulk limits recommended by the City.

Principle 7, not to obstruct major views in any direction and to provide views for building occupants.

6. Landscape Master Plan conforms with;

Principle 1, to consider the campus as a whole by defining external connections and flow patterns to provide a sense of place and orientation for the campus.

Principle 5, to create new open space on the campus periphery.

Principle 6, to improve pedestrian access and circulation routes, and to develop broad pedestrian precincts and gathering places in the main campus area.

Principle 8, to preserve open space on Mt. Sutro, extend its vegetation to Parnassus; encourage use of Mt. Sutro, integrate existing and new buildings with Mt. Sutro, create new open space in the main campus area and along Parnassus Avenue, develop a network system of greenery to blend buildings with open spaces; and to use vegetation to visually reduce the overall campus bulk.

Principle 14, to develop well-defined, attractive entrances to the campus, as well as to individual buildings.

7. Rehabilitation of University-owned Houses on Third, Fourth, Fifth and Parnassus Avenues and Kirkham and Irving Streets conforms with:

Principle 9, to renovate the houses for residential use to strengthen the residential character of the surrounding community and to help meet the need for additional housing in the vicinity of the campus.

8. Parnassus Avenue Improvement Plan and Pedestrian Circulation and Access Proposals conform with:

Principle 1, to consider the campus as an entity to define the systems which connect campus components, and develop efficient circulation patterns for students, faculty, staff, patients and visitors.

Principle 6, to develop direct internal and external east/west and north/south circulation routes, to provide easier access to the Parnassus shelf from the Irving Street public transit drop-off, to consider the special needs of pedestrian and materials movement across Parnassus Avenue, and to make Parnassus less of a barrier to pedestrians, while retaining its ability to carry traffic and accommodate short-term parking.

Principle 14, to develop distinct attractive entrances to the campus on Irving Street, at the east and west approaches to the campus on Parnassus Avenue, and at the intersection of Parnassus with Medical Center Way.

VIII. IMPLEMENTATION & PROCESS FOR CHANGE

The Long Range Development Plan (LRDP) will be used as an internal University guide for future physical planning on the San Francisco campus.

A. Implementation

The LRDP and revisions to it are adopted by the Regents; however, such action does not commit the University to any project identified in the Plan. Each project must be approved individually for planning, funding and construction generally according to the following procedures.

1. Implementation of specific projects included in the LRDP occurs through the regular University budgetary planning and review process. The review process varies somewhat depending on the source of funds; however, all projects over \$100,000 must be reflected as line items in the five-year Capital Improvement Program (CIP) which is updated annually and approved by the Regents. The design and construction of each project is divided into four components for funding: Planning, working drawings, construction and movable equipment. Those project components scheduled for the first CIP year for State funding, if recommended by the Department of Finance, are included in the Budget Bill

proposed by the Governor for Legislative endorsement and subsequent approval by the Governor.

2. Prior to expenditure of funds appropriated for an approved project, a Project Planning Guide (PPG) is prepared describing and justifying the project in terms of site, facility requirements and cost. The environmental impact classification (Form PPG-7) is also prepared and included in the PPG for purposes of compliance with the California Environmental Quality Act of 1970, and the "Amended University of California Procedures for Implementation of the California Environmental Quality Act of 1970". This document is reviewed and approved by the Chancellor, the President's Office, in the case of State funding, by the Department of Finance.

3. The Chancellor receives advisory review by the Campus Planning Committee (includes community representatives) on the siting of each project as well as any amendments to the Long Range Development Plan.

4. When a project is not exempt from CEQA or categorically exempt, an Initial Study is prepared to determine if the project may have a significant effect on the environment.

If the Initial Study provides sufficient basis for the preparations of a Negative Declaration or an Environmental Impact Report, then the appropriate environmental report must go through the "Amended University of California Procedures for Implementation of the California Environmental Quality Act of 1970".

5. After approval of a PPG and environmental study (Negative Declaration and/or Environmental Impact Report when required) for a State funded project, release of appropriations for expenditure on working drawings and construction must be approved by the State Public Works Board.

B. Process for Change

As a planning activity, the Long Range Development Plan is designed to maximize flexibility in the future by allowing for the review of a number of physical planning alternatives. Yet, in order to be an effective guide, the Plan must consider a single possible campus composition at one point in time.

As a result, the Long Range Development Plan for the San Francisco campus must make assumptions to deal with uncertainties about factors and conditions which are likely to change during the actual period of development. Some measure of change is inevitable in

a University charged with creating, transmitting and applying knowledge. For example, it is certain that future changes will occur in the approach to education in the health sciences, as well as in the health care delivery system itself, that will affect the overall planning process of the University and the campus. However, the exact nature and degree of these changes are impossible to predict.

Another uncertainty is the availability of State and Federal funds for the construction of the various physical elements comprising the Plan, and the entire approval (or disapproval) cycle accompanying the funding proposals.

Therefore, the Long Range Development Plan is a conceptual snapshot of the campus at a future point of time should all of its elements reach fruition. As the past has illustrated, it is highly unlikely that such a snapshot picture, conceived of today, could or would remain constant in the years ahead.

For this reason, physical planning for the campus requires consideration of several basic elements on a regular, ongoing basis: Academic Plans, Space Inventory, Long Range Development Plan, Capital Improvement Program, Operating Budget and Environmental Studies. A change in any one of these planning determinants must be measured against the others to determine what adjustments (if any) are required.

The campus will maintain an ongoing review

mechanism to ensure that an effective and timely response is made to each future change. This mechanism will consist of a permanent system of internal communication structured to assure widespread use and evaluation of the LRDP, continuous updating of its data base, and timely revision of its contents. It will specifically provide for the re-evaluation of the LRDP, if a major change occurs in any one of the other planning elements, and for the updating of the Long Range Development Plan document itself. For example, if either the Academic Plan, as described in Section IV, or the availability of capital funding as anticipated at this time, undergoes a significant change, the specific proposals included in Section VII must change accordingly. However, any adjustments to the LRDP will occur within the context of the principles already established by the planning process as described in Section VI.

The campus believes that a commitment to a permanent review and revision mechanism is essential for the Plan to retain its validity as a continuing broad guide to physical planning in the years ahead.

IX. THE CAMPUS AND THE COMMUNITY

It became clear at the beginning of planning activities to update and revise the LRDP that there was a need provide for community input into the process to an extent not previously encouraged.

The campus is bounded by two main neighborhood districts: To the east by Haight-Ashbury, a highly diverse community of over 20,000 people with substantial low-moderate income and minority composition, and to the north and west by the Inner Sunset, a predominantly white and middle income community of around 18,000 people.

Golden Gate Park and its Panhandle form the northern edge of the environs of the campus, while Clarendon Avenue on top of Mt. Sutro forms the southern boundary.

Zoning in the campus environs is almost entirely residential with relatively small commercial areas and no industrial zone.

Early in the planning process the campus established a Community Affairs Office charged with coordinating campus plans with community activities.

The planning process described in Section V was deliberately structured to allow and encourage a broad range of participation by interested groups on campus and within the community.

Phase A, completed in December 1971, recognized that the intensive development at UCSF over the years,

combined with growth at other neighborhood institutions, had created an atmosphere of tension, caused by neighborhood deterioration (including University and State owned housing), uncertainty regarding possible future campus expansion into surrounding neighborhoods, and lack of community input into the planning process. Additional concern was also expressed regarding the mass and height of campus structures, lack of attention to the edge transition from campus to the community, campus density and related traffic, parking, and housing problems in the area.

Subsequent planning phases, which included many community meetings and discussions with City and State governments resulted in:

1. Commitment by the Chancellor in 1971 that no additional property would be acquired beyond existing UCSF campus boundaries for at least ten years, with an extension of this commitment through 1985.
2. Participation of the community on the Campus Planning Committee. Initially this was two seats and is currently 50 percent of voting members.
3. Reduction in scope and relocation of two major projects. (School of Dentistry Building and Moffitt Hospital Modernization)

4. 52 acres of Mt. Sutro, including the former animal holding facilities, placed in a reserve for a period of at least 25 years.

5. A ceiling of 1.7 million assignable square feet and 3.55 million gross square feet for the UCSF campus.

6. Participation by the community on two Task Forces, one for review of LRDP alternatives and another on Traffic and Transportation.

The campus is committed to continuing the participation of community organizations, individuals and public agencies in the planning process.

X. APPENDICES

APPENDIX A. SUMMARY: DRAFT ENVIRONMENTAL IMPACT REPORT, UCSF LONG RANGE DEVELOPMENT PLAN

The Environmental Impact Report analyzes the potential effect the University of California, San Francisco's Long Range Development Plan will have on the natural and social environment of the campus and surrounding communities. The report examines the cumulative impact of all programs contained in the LRDP if it were implemented by 1985. However, it is anticipated that future changes in the University's or UCSF Academic Plans, or in University and State funding priorities could require revisions in the presently proposed LRDP. As a "planning activity" rather than a "project", the LRDP for the San Francisco campus has been established as an ongoing process to provide the flexibility necessary to enable the Plan to respond to changing needs and conditions, while adhering to established planning principles and guidelines.

The University of California, San Francisco, is located in a high-density residential neighborhood occupied by people of diverse socio-economic characteristics. UCSF has been and continues to be a dominant influence on the surrounding communities. Approximately 60 percent of its students and 25 percent of the staff live within a one-mile radius of the campus. The

traffic and parking generated by the University's activities exceed the existing parking facilities and contribute to congestion problems on Parnassus and Irving Streets. Visually, the University towers above the Sunset, Parnassus Heights and Haight-Ashbury communities.

Until the late 1960's, UCSF did not fully address the physical and social impacts its activities and structures would have on the character and quality of life in these neighborhoods. The revision of the Long Range Development Plan, which began in 1970, has attempted to take advantage of UCSF's unique physical setting and to reverse the trend of ignoring its impact on the nearby environs. Specific planning guidelines have been developed to enhance the physical setting of the University and efforts have been made to incorporate some community concerns into the plan.

In 1971 Chancellor Lee declared a ten-year moratorium on campus land acquisition, and a ceiling of 1.7 million assignable square feet (3.55 million gross square feet) was placed on campus construction at the Parnassus site by the State Legislature in 1974.

The LRDP proposes nine new project activities: Demolition of U. C. Hospital and replacement by a new and smaller administration building; construction of a new Health Science South Instruction and Research Building; a new teaching, research and patient care building for Langley Porter Neuropsychiatric Institute; an addition to the Radiobiology Laboratory; expansion of the Library; development of a Long Range Landscape Plan; the rehabilitation of University-owned houses for conversion to residential use; improvement of pedestrian circulation; and construction of a loading dock and storage areas. The daily campus population, including students, employees, patients and utilities is estimated to increase 15 percent (from 11,545 in 1973-1974 to 13,427 in 1984-1985).

The Long Range Development Plan will impact the ability of the University to carry out its functions with maximum efficiency. New structures for administration, research, and instruction activities will facilitate UCSF's maintaining its role as one of the country's leading health science institutions. Implementation of the LRDP will improve the appearance of UCSF by creating new open spaces, landscaping the central campus, including the Parnassus Avenue development, and demolishing old and outmoded institutional structures, and will improve the economy of the neighborhood and the City.

Implementation of the LRDP, however, will also

have the impacts of increasing the volume of traffic on the already-congested streets; exacerbating the current parking problems by creating a demand for more parking spaces off-campus than are currently available; increasing the demand for housing in areas where a low vacancy rate exists and a limited number of units are available for marginal-income population (including students); disruption of the surrounding neighborhood during the next decade due to construction generated noise and traffic; continuing the controversy with some neighborhood organizations regarding on-campus expansion of the University and community participation in University planning; and slightly impairing air quality by increasing the total campus-generated emissions.

Alternatives discussed in the EIR include no program alternative, alternatives within existing campus boundaries, the 1964 LRDP alternative. Measures UCSF is considering to mitigate the environmental impacts are discussed in the impact section of the EIR.

The Draft Environmental Impact Report was submitted to the State Clearinghouse and to the public in May 1975. During the review period over 90 written comments from individuals and public agencies were received, and in addition 29 persons presented testimony at the public hearing held on June 24, 1975. In response to these comments the following changes were incorporated into the Final Environmental Impact Report:

- Housing. A major error was corrected in the calculation of housing demand, which had been caused by counting off-campus students into the total demand at the Parnassus Avenue campus.
- Parking. The campus revised and strengthened its existing policy to encourage and facilitate alternatives to the single occupant auto. In addition, a study was made of existing parking areas to incorporate spaces for compact cars more efficiently which could initially provide an additional 164 spaces in existing facilities. A special Task Force is pursuing additional mitigated measures to minimize transportation and parking impacts.
- Mount Sutro. The area of open space reserve and the period of its preservation on Mount Sutro was increased.
- Purchase of Property. The moratorium on further purchase of property was extended to 1985.

APPENDIX B. CURRENT & PROJECTED UCSF SPACE INVENTORY

1. Existing Buildings (FDX 1204-B4 run as of 2/4/75, Revised 4/11/75)

BUILDING NAME	YEAR CONSTRUCTED	BASIC ¹ G.S.F.	A.S.F.
Animal Receiving	1969	1,784	676
Animal Receiving 2	1969	1,010	928
Clinics Building	1933	103,391	71,276
Generator	1947	7,258	3,813
Greenhouse	1964	1,577	1,400
Heating Plant 1	1931	6,041	4,539
HSIR East	1966	199,296	126,562
HSIR Service Core	1966	42,610	816
HSIR West	1966	179,640	110,489
Incinerator	1953	3,974	--
Kirkham Kiosk	1959	26	20
Laundry Storehouse	1952	40,662	33,030
LPNI	1941	104,068	63,127
LPNI Butler Building	1966	215	186
LPNI Hut	1950	2,994	2,380
LPNI Lab of Psychobiology	1964	950	802
Maintenance Shop A	1963	4,397	2,829
Maintenance Shop B	1963	3,588	3,532
Maintenance Shop C	1963	6,360	6,453
Medical Research Annex 1	1940	1,320	699
Medical Research Annex 2	1953	728	615
Medical Research Annex 3	1931	1,360	873
Medical Research	1940	32,230	20,931
Medical Research 4	1944	12,099	8,341
Medical Sciences	1954	387,335	222,679
Millberry Union (includes Garage)	1959	457,995	80,333
Moffitt Hospital	1955	373,491	217,059
School of Nursing	1972	84,533	48,141

¹ Definition of Basic Gross Area. Basic Gross Area is the sum of all area, finished and unfinished, on the floors of the building included with the outside face of the environmentally controlled envelope for all stories or areas which have floor surfaces. Basic Gross Area includes garages, lobbies and other such spaces, but excludes all open to the weather spaces, such as lightwells, courts, balconies, plazas, etc.

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BUILDING NAME	YEAR CONSTRUCTED	BASIC G.S.F.	A.S.F.
Parnassus Kiosk	1959	26	20
Proctor Building	1956	9,864	7,062
Student Services	1971	6,120	4,551
Surge Building	1966	11,220	7,030
UC Clinics (includes Garage)	1972	550,000	109,521
UC Hospital	1917	124,068	87,558
1308-10 Third Avenue	1926	3,868	2,339
1309-11 Third Avenue	1908	3,615	2,385
1319 Third Avenue	1911	3,047	1,887
1322-24 Third Avenue	1911	3,561	1,301
1326 Third Avenue	1912	3,564	1,772
1332 Third Avenue	1915	3,174	1,614
1337 Third Avenue	1912	3,258	1,680
1343 Third Avenue	1912	2,925	2,139
1344 Third Avenue	1912	3,795	1,567
1350 Third Avenue	1912	2,966	1,915
1355 Third Avenue	1927	3,825	3,141
1356 Third Avenue	1911	3,993	1,630
1361-63 Third Avenue	1909	3,972	2,455
1362 Third Avenue	1909	3,150	1,989
1367-69 Third Avenue	1908	3,411	2,257
1373 Third Avenue	1909	4,164	2,642
1376-78 Third Avenue	1909	2,828	1,655
1379 Third Avenue	1913	5,250	2,712
1405 Fourth Avenue	1923	2,650	2,176
1409 Fourth Avenue	1923	2,800	2,196
1415 Fourth Avenue	1923	2,700	2,200
1417 Fourth Avenue	1923	3,000	2,516
1425 Fourth Avenue	1919	2,350	1,985
1427 Fourth Avenue	1919	2,350	1,838
1428 Fifth Avenue	1915	2,730	1,300
1429 Fourth Avenue	1916	2,100	1,620
1431 Fourth Avenue	1915	2,380	1,861
1535 Fourth Avenue	1915	1,750	1,385
1437-39 Fourth Avenue	1915	1,000	700
1443 Fourth Avenue	1915	2,450	1,879
1447 Fourth Avenue	1921	2,200	1,169
145 Irving Street	1912	8,028	4,651
1451 Fourth Avenue	1921	2,841	2,150

BUILDING NAME	YEAR CONSTRUCTED	BASIC G.S.F.	A.S.F.
1454 Fifth Avenue	1911	2,855	1,137
1455 Fourth Avenue	1922	2,520	2,012
1459 Fourth Avenue	1922	2,753	1,936
1464 Fifth Avenue	1911	3,144	1,628
1472-74 Fifth Avenue	1922	5,118	2,845
1475 Fourth Avenue	1921	2,885	1,400
1478-80 Fifth Avenue	1923	4,821	2,220
1479 Fourth Avenue	1925	2,759	1,112
1482 Fifth Avenue	1922	2,738	1,111
1483 Fourth Avenue	1922	3,176	1,984
1486-88 Fifth Avenue	1924	2,427	1,524
1487 Fourth Avenue	1925	3,580	2,072
1490 Fifth Avenue	1905	2,435	1,119
24 Kirkham Street	1923	1,851	724
30 Kirkham Street	1922	1,851	724
374 Parnassus Avenue	1925	6,167	4,086
50 Kirkham Street	1923	2,930	1,664
532 Parnassus Avenue	1912	7,137	4,308
701 Parnassus Avenue	1923	2,800	2,151
727 Parnassus Avenue	1912	2,684	1,299
735 Parnassus Avenue	1915	2,810	2,190
745 Parnassus Avenue	1915	7,639	4,768

RESIDENTIAL BUILDINGS

Aldea San Miguel 1	1960	8,954	6,600
Aldea San Miguel 2	1960	7,336	5,592
Aldea San Miguel 3	1960	7,336	5,592
Aldea San Miguel 4	1960	7,756	6,498
Aldea San Miguel 5	1960	7,756	6,498
Aldea San Miguel 6	1960	7,756	6,498
Aldea San Miguel 7	1960	7,707	6,600
Aldea San Miguel 8	1960	7,707	6,600
Aldea San Miguel 9	1960	7,707	6,600
Aldea San Miguel 10	1960	7,707	6,600

BUILDING NAME	YEAR CONSTRUCTED	BASIC G.S.F.	A.S.F.
Aldea San Miguel 11	1960	7,756	6,498
Aldea San Miguel 12	1960	7,707	6,600
Aldea San Miguel 13	1960	7,756	6,498
Aldea San Miguel 14	1960	7,336	5,592
University House	1966	5,334	4,730
TOTAL (Rounded)		3,059,000	1,453,000
Laboratory of Radiobiology ² (Rounded)		18,000	8,000
TOTAL EXISTING BUILDINGS (Rounded)		3,077,000	1,461,000

² NOTE: As a federally owned facility, the Radiobiology Laboratory is not officially included in the UCSF Facilities Data System. However, both its gross and net areas are counted towards the 1.7 million a.s.f. and 3.55 million g.s.f. area limitations for the campus.

CURRENT & PROJECTED UCSF CAMPUS SPACE INVENTORY

	A.S.F. ²	G.S.F. (BASIC) ²
Existing Campus Facilities ¹	1,461,000	3,077,000
I. Current Construction Program		
Animal Facilities on Mt. Sutro Vacated	- 2,000	-0-
Avenue Houses removed for School of Dentistry Building	- 31,000	- 40,000
U.C. Clinics Building, Interior Completion "C" Level ³	+ 20,000	-0-
Child Care Center	+ 2,000	+ 3,000
School of Dentistry Building	+ 68,000	+128,000
Moffitt Hospital Modernization (Phases 1 and 2)	+187,000	+382,000
U.C. Hospital (Vacate Inpatient Care Area)	- 40,000	-0-
SUB TOTAL	1,665,000	3,550,000
II. Proposed Construction Program		
Laboratory of Radiobiology Addition	+ 3,000	+ 4,000
Health Sciences South Building	+111,000	+178,000
Demolition of MR 1 & Annexes 1, 2 & 3	- 13,000	- 21,000
Vacate Remainder & Demolish U.C. Hospital	- 48,000	-124,000
Administration Building	+ 43,000	+ 73,000
LPNI Addition	+ 25,000	+ 41,000
Restoration of Houses to Residential Use	- 69,000	-125,000
Demolition of MR IV, 374 & 532 Parnassus	- 17,000	- 26,000
NET TOTAL	1,700,000	3,550,000

¹ Data from previous page; only includes space at Parnassus Avenue site. Includes existing Laboratory Radiobiology (8,000 a.s.f., 18,000 basic g.s.f. -- figures rounded) not listed in Facilities Data System (FDS) run dated February 4, 1975, Revised April 11, 1975.

² Figures rounded to nearest thousand.

³ G.S.F. already carried under existing Facilities Data System

APPENDIX C. BRIEF DESCRIPTION OF APPROVED AND
PROPOSED PROJECTS

The purpose of the following summary of facilities is to provide a basic understanding of new construction and additional projects approved and proposed for the UCSF campus. The essential purpose and scope of each project is explained, together with any key interrelationships with other campus projects. Projects are arranged within groups based on (1) having some current level of approval, and (2) proposed future developments. Except as they are keys to the implementation of other projects or are necessary to explain interrelationships, internal remodels or renovations of individual buildings and Minor Capital Improvement projects which do not change campus area totals are omitted from this list. Neither do such projects appear in the table entitled Current & Projected UCSF Campus Space Inventory.

Current Construction Program:

1. Animal Holding, Hunter's Point

This project allows removal of Animal Facilities on Mt. Sutro and will assist in providing animal holding facilities long needed to make possible an accredited campus animal care program.

2. Animal Facilities on Mt. Sutro

To be vacated when animals can be transferred to Animal

Holding, Hunter's Point facility. Subsequently this property will be restored to its natural state.

3. Avenue Houses Demolition -- School of Dentistry Building Site

This will remove 18 houses to allow construction of the School of Dentistry Building.

4. U. C. Clinics "C" Level Interior Completion

Step 1, Campus Services - This project will complete unfinished space in the U. C. Clinics Building to provide permanent facilities for accounting, mailing and maintenance shops.

5. Langley Porter Neuropsychiatric Institute Alterations

This project consists of interior alterations to correct serious life and safety deficiencies and modernize patient areas in the existing building. It will reduce the number of beds from 90 to 70, and adapt LPNI facilities for integrated operations with other related campus health care facilities. These improvements are necessary for state licensing and national accreditation.

6. Clinics & Medical Sciences Building Alterations

Step 1 - This project will remodel space in the existing Old Clinics Building vacated when the Outpatient Department moved to the New U. C. Clinics Building. The remodeled space will accommodate expanded programs in the Schools of Medicine, Dentistry and Pharmacy, including Teaching Laboratories and support areas, classrooms and faculty and staff offices.

Step 2 - This project will renovate existing School of Dentistry space on the fifth floor of the Medical Sciences Building to provide some faculty offices, research laboratories and support facilities required to carry out a viable academic program and aid in attracting and retaining high caliber faculty in the School of Dentistry.

Step 3 - At completion of the School of Dentistry Building, this will continue the upgrading of existing School of Dentistry and other facilities carried out in the first two steps. Alterations in Medical Sciences and the Old Clinics Building will provide improved specialty clinics, faculty practice and administrative areas.

7. HSIR-East, 15th Floor Completion for School of Medicine (Genetics)

This project allows completion of the 15th floor of the existing building for the genetics program as planned when HSIR was constructed. Activities temporarily located there will be permanently relocated in Old Clinics, Medical Sciences and U. C. Clinics (C level) Buildings.

8. Child Care Center

This project will construct a facility in which to provide day care services for approximately 50 children of UCSF students, staff and community residents. This is planned to be a demonstration model for community child care centers.

9. School of Dentistry Building

This project will provide 176 chairs for the D.D.S. Clinical Teaching Program, space for Laboratories and supporting divisions, Seminar rooms and support and services areas. Over half of the building will be devoted to housing the dental clinics and their sup-

porting departments.

10. Moffitt Hospital Modernization

Phase 1 - This is the first of two phases to correct deficiencies and modernize campus acute care teaching facilities. The service block will be enlarged and remodeled to more adequately serve the present campus complement which will remain at 560 beds. Facilities for Pediatrics will be extended to provide updated patient accommodations and teaching and service support. Also, inpatient bed areas and services activities will be transferred from U. C. Hospital to meet seismic safety requirements and consolidate acute care facilities in one building.

Phase 2 - This phase of the Moffitt Hospital Modernization project will provide space on five patient bed floors to be added to the Phase I, nine-story building. This project should follow Phase I Modernization without a break in construction to achieve optimum cost benefits. The new space will provide permanent replacement for 180 beds displaced in the subsequent alteration of patient bed floors 6 through 15 in the existing Moffitt Hospital. No new beds will be added. This phase also includes internal completion of some areas on the first five floors of the new Phase I building.

13th Floor, Cardiovascular Research Institute - This project is funded separately with Federal funds and will complete the 13th Floor of the new structure included in Phase II of the Moffitt Hospital Modernization project. Floors 10, 11, 12 and 14 of the Moffitt project are contingent upon this construction.

11. Heating Plant, Additional Capacity and Seismic Corrections

This project replaces two existing boilers and auxiliaries with new ones that conform to the new, seismic

requirements, and adds incremental boiler capacity to service the present and proposed buildings on campus within the 1.7 million a.s.f. limitation. It also provides for seismic strengthening of the Heating Plant building.

12. Langley Porter Neuropsychiatric Institute Alterations, Step 2 Augmentation

This will complete life safety corrections to 5th Floor Penthouse, basement and replacement of the adjacent modular structure. Due to inflation and increased seismic requirements, original funding requires augmentation to rehabilitate, accredit and license these facilities.

13. Parnassus Avenue Development

This project will improve traffic safety and increase the functional unity and the aesthetics of the campus by narrowing the street, widening sidewalks and providing improvements to paving, lighting, landscaping and traffic control.

Proposed Construction Program

1. Laboratory of Radiobiology Addition

This project adds Federally-funded space to the existing building to provide for expanded laboratory research activities. The facility is Federally owned and its operation is jointly administered by UCSF and the U. S. Energy Research and Development Administration.

2. Campus Access Road, Step 2 (Step 1 has been completed)

This will connect new loading dock facilities to be

provided in the proposed HSS Building with Medical Center Way. This will relieve existing congested receiving dock areas and provide a central delivery point for campus material and supplies.

3. Health Sciences South

Phase 1, Animal Facilities, Step 3: This reflects the first phase of the LRDP recommendation to construct a new building between the existing HSIR Towers to accommodate a minor increase in campus animal facilities, replacement of animal facilities in MR 1 and MR Annexes 1, 2 and 3, and the release of space in HSIR Towers East. This will also provide a campus loading dock and storage facilities.

Phase 2, Basic Science Facilities Expansion: This provides for School of Medicine and Human Biology academic programs in a second phase of the proposed new structure.

Note that Phases 1, 2 and 3 should be developed as a single increment, so that Phase 2 can be used as temporary replacement for administrative activities now housed in U. C. Hospital, which allows demolition of U. C. Hospital to provide a site for a new and smaller Administration Building, together with open space.

Phase 3, U. C. Hospital Academic Facilities Replacement: This provides the permanent replacement for academic facilities now housed in U. C. Hospital, which does not meet new life and safety standards, and completes the transfer of activities that will allow demolition of U. C. Hospital.

Phase 4, Academic Replacement for Medical Research IV and 374 and 532 Parnassus: This provides replacement space for activities now housed in buildings that have long outworn their use as temporary facilities and cannot be economically converted to an appropriate use.

Phase 5, Academic Replacement for Houses: This will complete the proposed new structure located between HSR Towers as recommended in the LRDP. It will provide replacement space for academic functions located in University-owned houses planned for rehabilitation to residential use.

4. HSR East Tower Alterations, Basic Science Facilities Expansion

This provides for alteration of released animal space to accommodate increased student enrollment in the School of Medicine and the School of Dentistry.

5. Medical Sciences Building, Fourth Floor Alterations, Library

This will provide additional stack and study facilities upon relocation of nuclear medicine to Moffitt Hospital Third Floor within the Moffitt Hospital Modernization project.

6. Demolition of Medical Research I and Annexes 1, 2 and 3

These facilities will be replaced by HSS, Phase 1, Animal Facilities, Step 3, and then demolished.

7. Demolition of U. C. Hospital Building

This facility will no longer be required when Phases 1, 2 and 3 of the Health Sciences South Building have been completed.

8. Administration Building

This project implements the LRDP proposal to accommodate administrative activities now located in houses that the campus would like to return to residential use, plus those administrative activities now located in U. C. Hospital Non-Inpatient Care areas. Implemen-

tation is premised on temporary relocation of these activities into HSS Phase 3 before and during construction of this project.

9. LPNI Building Addition

This will provide replacement space for three small buildings located on the project site and for LPNI teaching and research activities currently located in houses which then will be restored to residential use.

10. Restoration of Houses to Residential Use

This will provide for restoration to residential use of all houses currently in use by the University on Irving Street, Kirkham Street, Third, Fourth, Fifth and Parnassus Avenues, with the exception of 374 and 532 Parnassus Avenue (planned for demolition) and the 18 houses scheduled to be removed on the School of Dentistry Building site.

11. Demolition of Medical Research IV, 374 and 532 Parnassus Avenue

This is based on replacement of this space in Phase 4 of the Health Sciences South Building.

12. Parnassus Avenue Access and Undercrossing

This will improve pedestrian access from Irving Street to Parnassus Avenue and will also provide for a pedestrian and material handling undercrossing of Parnassus Avenue.

APPENDIX D. PLANNING STAFF

The following offices and committees of the University of California, and the San Francisco campus, and Technical Consultants have contributed to the development of the UCSF Long Range Development Plan.

UNIVERSITY OF CALIFORNIA

Office of the President

Assistant Vice President and Director, Physical Planning,
Construction & Operations

SAN FRANCISCO CAMPUS

Office of the Chancellor

Campus Planning Committee
Long Range Development Plan Task Force
Transportation Task Force (now Transportation & Parking Committee)
Office of the Vice Chancellor for Administrative Coordination
& Planning

Office of the Vice Chancellor - Administration

Office of Community Affairs
Department of Facilities Management

CONSULTANTS

Consulting Architect, Derek Parker, AIA

Architecture & Planning	ANSHEN & ALLEN Allen, Parker, Richardson, Strotz Architects
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Consulting Landscape Architect, Robert Royston

Landscape Architecture	ROYSTON, HANAMOTO, BECK & ABEY
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Logistics

MACKENZIE & ASSOCIATES

Structural & Seismic Evaluation

PREGNOFF, MATHEU & BEEBE, INC.

Traffic, Circulation, Transportation & Parking

DE LEUW, CATHER & COMPANY

APPENDIX E. GLOSSARY OF ABBREVIATIONS

A.S.F.	Assignable Square Feet
CIP	Capital Improvement Program
CPC	Campus Planning Committee
EIR	Environmental Impact Report
G.S.F.	Gross Square Feet
H.C. Moffitt Hospital	Herbert C. Moffitt Hospital
HSIR Towers	Health Sciences Instruction & Research Towers, East & West
LPNI	Langley Porter Neuropsychiatric Institute
LRDP	Long Range Development Plan
MUNI	Municipal Railway, San Francisco
PPG	Project Planning Guide
PWB	Public Works Board, State of California
U. C. Hospital	University of California Hospital
UCSF	University of California, San Francisco at Parnassus Avenue site

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LEGEND

- EXISTING BUILDINGS
- BUILDINGS IN THE CAPITAL IMPROVEMENT PROGRAM
- BUILDINGS IN THE LONG RANGE DEVELOPMENT PLAN
- MOUNT SUTRO OPEN SPACE RESERVE
- OPEN SPACE
- UC OWNED RESIDENTIAL BUILDING
- PROPOSED FUTURE USE AS HOUSING
- PARKING STRUCTURE
- MOUNT SUTRO EXISTING DEVELOPMENT
- HCMH H.C. MOFFITT HOSPITAL
- * MHM MOFFITT HOSPITAL MODERNIZATION
- LPNI LANGLEY PORTER
- LS LAUNDRY & STOREHOUSE
- HP HEATING PLANT
- HSE HEALTH SCIENCES EAST, SOUTH & WEST
- HSW HEALTH SCIENCES WEST
- MED SCI MEDICAL SCIENCES
- MU MILLBERRY UNION
- UC U.C. CLINICS
- SN SCHOOL OF NURSING
- C CLINICS (old)
- ADMIN ADMINISTRATION
- * D SCHOOL OF DENTISTRY
- * CC CHILD CARE CENTER
- RL RADIOBIOLOGY
- MR MEDICAL RESEARCH
- SS STUDENT SERVICE
- PF PROCTOR FOUNDATION
- UC BOUNDARY
- * PREVIOUSLY APPROVED PROJECT

LONG RANGE DEVELOPMENT PLAN

UNIVERSITY OF CALIF. SAN FRANCISCO

OCTOBER 1975

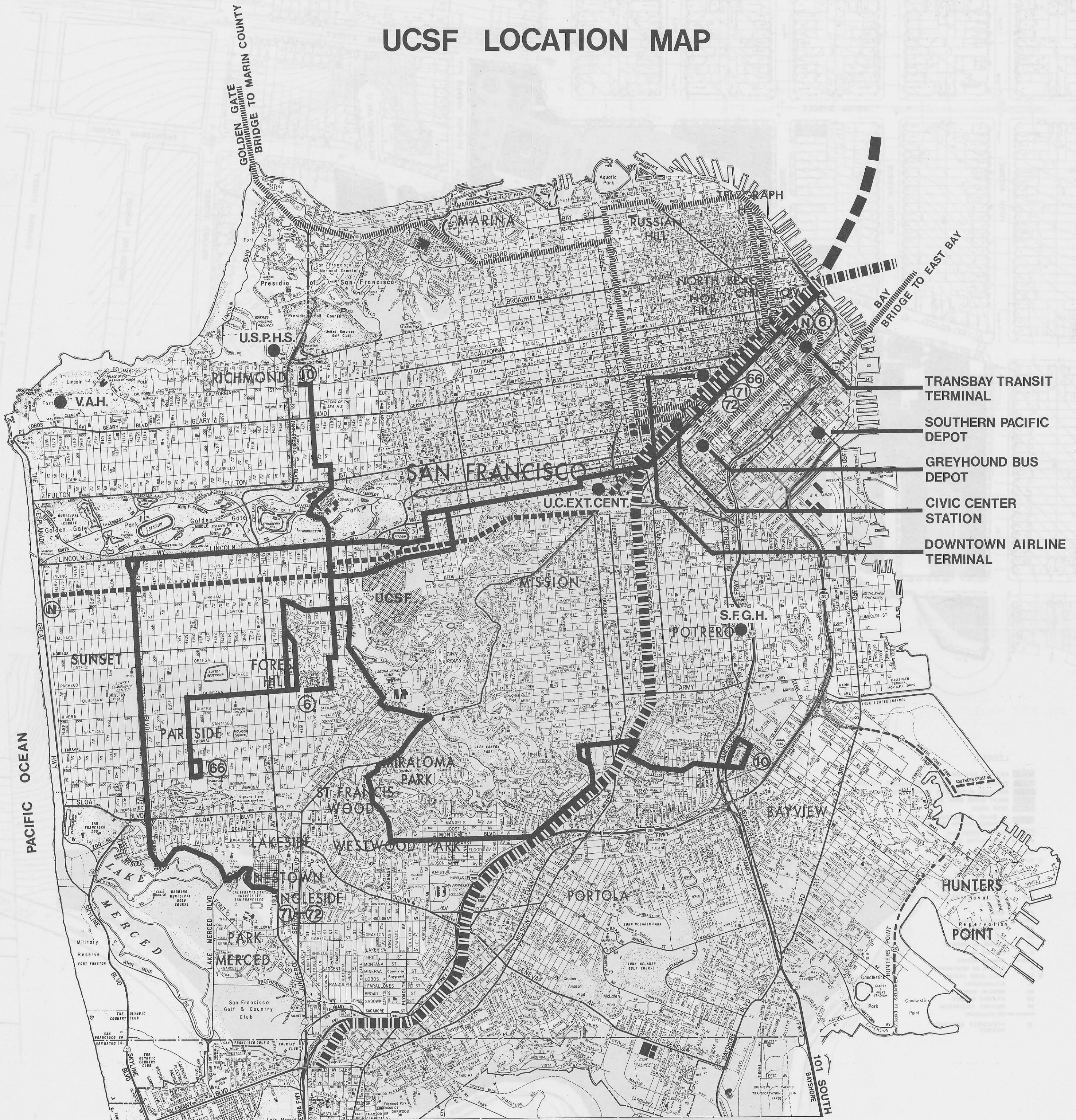
AMENDED MAY 1976

ANSHEN & ALLEN

ALLEN - PARKER - RICHARDSON - ARCHITECTS

401 BUSH STREET - SAN FRANCISCO, CALIFORNIA 94102 - 891-7100

UCSF LOCATION MAP



LEGEND

- STREET CAR LINE SERVING UCSF
- BUS LINES SERVING UCSF
- AC AND GOLDEN GATE TRANSITS
- FERRY
- BART

0 1/4 1/2 1 MILE

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ARCHITECTS / PLANNERS

OCTOBER 1975
AMENDED MAY 1976