

E. LAUREL HEIGHTS

BACKGROUND

The Laurel Heights site is located at 3333 California Street on an approximately four-block, 10.8-acre site bounded by California Street, Masonic Avenue, Euclid Avenue, and Laurel Street (see Figure 13). The Laurel Heights site is about two miles from Parnassus Heights and about one mile from UCSF/Mount Zion.

THE IMMEDIATE SURROUNDINGS

Situated in the Laurel Heights mixed-use neighborhood, the Laurel Heights site stands prominently in the midst of single-family homes and low-rise apartment buildings. Two neighborhood commercial districts are located nearby: the Laurel Village Shopping Center, to the west on California Street, and the Sacramento Street area connecting to Presidio Avenue, to the north and east. Nearby medical facilities include the UCSF Psoriasis Clinic at Spruce and Mayfair Streets and the California Pacific Medical Center-California Street campus. Medical offices are located in the vicinity of the site. Other public uses include a MUNI maintenance and storage facility, fire station, public library, day care facilities, churches and the Jewish Community Center.



Laurel Heights

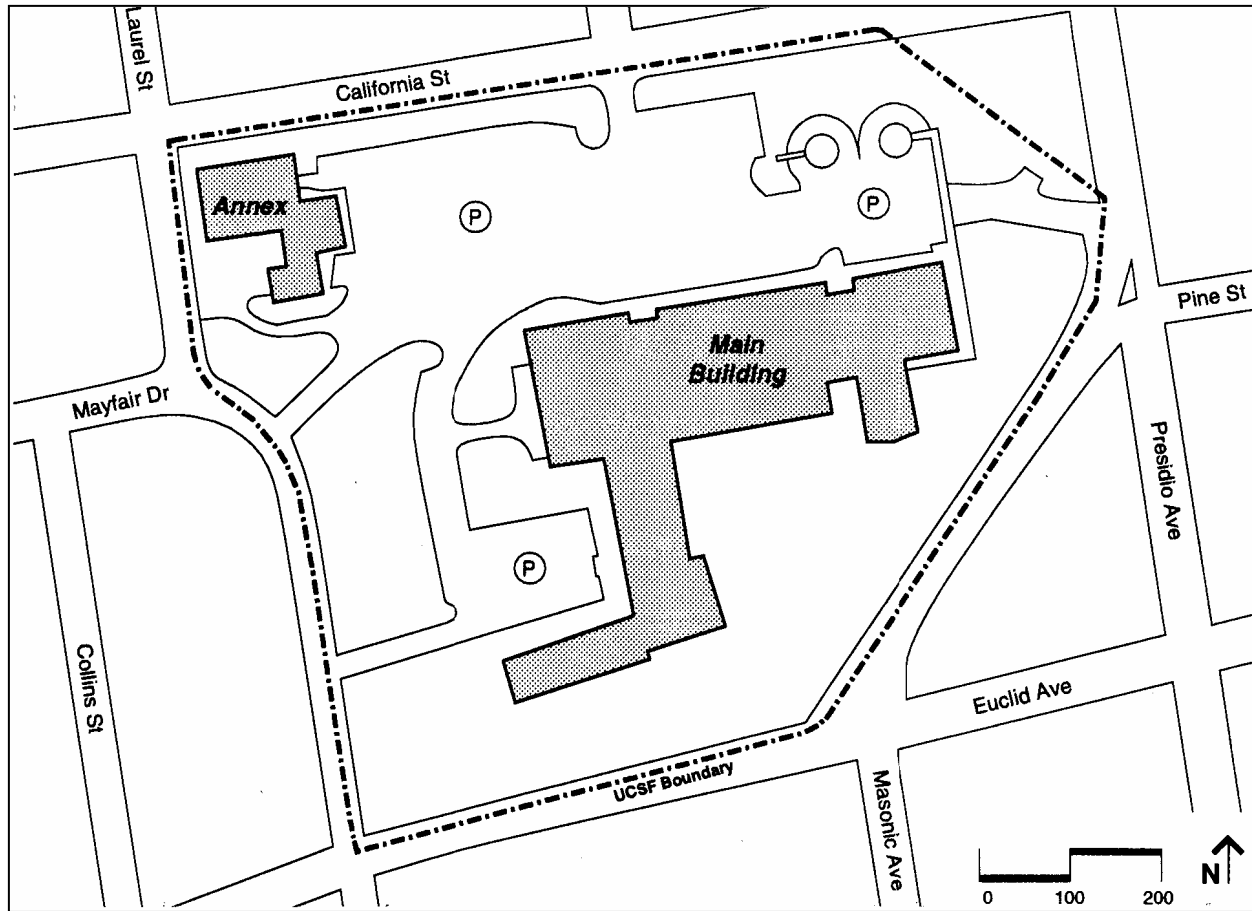


Figure 13
Laurel Heights: Site Map

PHYSICAL LAYOUT OF THE SITE

Built in three stages between 1955 and 1966, the Laurel Heights facility contains approximately 362,500 gsf of program space, including 349,500 gsf in the main building and 13,000 gsf in a freestanding annex. An additional 107,400 gsf of covered parking is located on three lower levels of the main building.

Of the total amount of program space, UCSF occupies approximately 138,000 gsf; 4,900 gsf is occupied by one non-UCSF tenant (the San Francisco Magnetic Resonance Center) and 219,600 gsf is unoccupied. Existing UCSF uses in the building include administrative offices for the School of Pharmacy, Medical Center and campus administrative units, a research laboratory, and other small units such as Drug Products Services and the Center on Deafness. The main building also contains a conference center, kitchen and dining facilities. Surface parking and landscaping surround the northern and western edges of the site.

The mix of space use at Laurel Heights is shown in Table 20. This space use profile differs from the existing use profile included in the *1995 Revised Laurel Heights Plan EIR* (reproduced below as Table 21) in two ways: 1) The LRDP's space profile describes uses in gsf while the EIR's space profile describes uses in

assignable square feet (asf);¹⁰ and 2) the categorization of uses differs somewhat between the LRDP and the EIR.¹¹

**TABLE 20: LAUREL HEIGHTS EXISTING SPACE PROFILE,
DECEMBER 1994 (GSF) /a/**

Type of Space	GSF	Percent of Total
Instruction	1,200	0%
Research	16,200	4%
Clinical	32,500	9%
Support:		
Academic Support	400	0%
Academic/Campus Administration		
Occupied by UCSF	73,800	21%
Non-UCSF Tenant (SFMRC)	4,900	1%
Campus Community	7,100	2%
Logistics	<u>6,800</u>	<u>2%</u>
Subtotal Support	93,000	26%
Housing	0	0%
Vacant/Alteration Space	<u>219,600</u>	<u>61%</u>
TOTAL /b/	362,500	100%

/a/ For consistency with LRDP analyses at all UCSF sites, the space profile shown in this table is based on a room-by-room inventory of uses at Laurel Heights expressed in gross square feet (gsf), whereas the space profile shown in the *1995 Revised Laurel Heights Plan EIR* (reproduced as Table 21 below) is based on a department-by-department analysis of uses expressed in assignable square feet (asf). Refer to Appendix A, Glossary, for definitions of asf and gsf.

/b/ An additional 107,400 gsf of structured parking is located at Laurel Heights.

Source: *UCSF Space Inventory Building Report, Permanent 1994 Space File*, December 1994, and *Building List by Building Number*, December 1994.

¹⁰ Refer to Appendix A, Glossary, for definitions of asf and gsf.

¹¹ To achieve consistency with space profiles of other UCSF sites described in this LRDP, space is categorized by type of functional use (i.e., instruction, research, support) regardless of the department or unit which controls the rooms. In contrast to this, the *Revised Laurel Heights Plan EIR*'s categorization was based on a department-by-department analysis of uses, in which a department's entire area was assigned to the category of the predominant use in its area. The use categories for the LRDP and the *Revised Laurel Heights Plan EIR* compare in the following ways:

- The LRDP's research category is narrower than the *Revised Laurel Heights Plan EIR*'s research category, in that the former includes only laboratory-based research, while the latter included both laboratory-based and office-based research;
- The LRDP's instruction category is narrower than the *Revised Laurel Heights Plan EIR*'s instruction category in that the former includes only classrooms and academic offices, while the latter also included instruction taking place in the laboratories as well as in office settings;
- The LRDP's clinical category includes space controlled by the Medical Center, while the *Revised Laurel Heights Plan EIR* classified such space at Laurel Heights as Office-Based Administration; and
- The LRDP's support categories roughly correspond to the *Revised Laurel Heights Plan EIR*'s Office-Based Administration and Building Support categories, notwithstanding the general office spaces contained in the EIR's Office-Based Instruction and Research, which are included in Table 20 as Academic/Campus Administration.

**TABLE 21: LAUREL HEIGHTS EXISTING SPACE (ASF)
AS DESCRIBED IN THE 1995 REVISED LAUREL HEIGHTS PLAN EIR /a/**

OFFICES AND BUILDING SUPPORT	FLOOR	ASF
<u>Office-Based Instruction and Research</u>		
Center on Deafness Counseling	Sublevel 1	5,500
Institute for Health and Aging /b/	Second	7,600
Statistical Mechanics of Biomolecules /b/	First	2,200
Medical Effectiveness Research Center /b/	Third	2,500
Cancer Center /b/	Third	2,500
<u>Office-Based Administration</u>		
Office of Research Affairs /b/	Sublevel 1	3,300
University Advancement and Planning	Sublevel 1	2,800
Building Management	Sublevel 1	1,000
Labor and Employee Relations	First	2,300
Telecommunications	First	1,800
Facilities Management	First	1,400
Design and Construction	First	9,500
Planning and Marketing	First	3,600
Public Affairs /b/	First	6,400
School of Pharmacy Administration /b/	Second	5,700
School of Pharmacy Dean's Office	Second	3,400
<u>Building Support</u>		
Lobby	First	1,400
Conference Center and Auditorium	Sublevel 1/First	7,600
Boiler Room, Mechanical Equipment	Annex	800
Kitchen	Second	8,600
Vending Machines	First	700
Environmental Health and Safety Storage	First	100
University Police	First	300
<u>Non-UCSF Tenant</u>		
San Francisco Magnetic Resonance Center	First	3,400
LABORATORY-BASED USES		
<u>Laboratory-Based Instruction and Research</u>		
Molecular Parasitology Research	First	9,300
Biomedical Resonance Research	Annex	2,400
<u>Clinical Support</u>		
Sterile Drug Products Services	Second	2,800
Drug Products Services	Annex	<u>2,800</u>
TOTAL		101,700 /c/

/a/ ASF refers to Assignable Square Feet (see Appendix A, Glossary, for definition).

/b/ Activity is expected to expand and/or relocate within the building.

/c/ Vacant space in the building totals about 148,300 asf (about 65,900 asf on the third floor, all of the fourth floor [50,300 asf], about 29,400 asf on the second floor, and 2,700 asf on the first floor). There is no vacant space in the Annex.

Source: 1995 Revised Laurel Heights Plan EIR, Table II.1: Existing Uses at Laurel Heights.

PLANNING HISTORY

In 1985, UCSF purchased the Laurel Heights site, which was formerly used by the Fireman's Fund Insurance Company, to decentralize its academic programs from Parnassus Heights. The building was first planned to be used for administrative offices, and later for School of Pharmacy academic programs in research. Relocating programs to Laurel Heights would have reduced congestion at Parnassus Heights. In July of 1986, The Regents reviewed and certified an Environmental Impact Report (EIR) on the relocation of the School of Pharmacy to Laurel Heights.

UCSF acquired the Laurel Heights site in 1985, but has not yet fully occupied the facility due to ongoing legal challenges.

In 1986, the Laurel Heights Improvement Association (LHIA) filed a lawsuit seeking invalidation of the Laurel Heights EIR. In 1988, the California Supreme Court found the 1986 EIR to be inadequate and required that a new EIR be prepared. A second Laurel Heights EIR was certified in 1990, which was subsequently challenged by LHIA. The San Francisco Superior Court denied the legal challenge, and the LHIA appealed to the State Court of Appeals. The Appeals Court reversed the lower court's ruling, stating that UCSF should have recirculated the Final EIR, but it was silent on the substantive merits of the case. In response, The Regents requested the California Supreme Court to review the Appeals Court decision, which was granted. However, in 1994, the Court determined that the review was moot, since UCSF had altered its plans. The Regents requested formal reconsideration of the Court's determination, and the Court declined. A Revised Laurel Heights Plan EIR covering UCSF occupancy of the facility with office-based instruction and research uses and campus administrative uses was certified in September, 1995, and has not been legally challenged. UCSF is proceeding to occupy the building accordingly.

DETERMINANTS OF THE 1996 LRDP

The Laurel Heights component of the 1996 LRDP is guided by the following determinants: 1) the LRDP's *Goals and Objectives*; and 2) implementation of the Revised Laurel Heights Plan described in the 1995 Amendment to the 1982 LRDP. The Laurel Heights site provides UCSF with the opportunity to provide decompression, consolidation and expansion space in a facility already owned by UCSF.

LAUREL HEIGHTS FACILITIES NEEDS AND PLANS

PROGRAM SPACE IMPROVEMENTS

The Laurel Heights facility will be occupied with office-based instruction and research programs, including the Center for Social, Behavioral and Policy Sciences, and academic and campus administrative uses as described in the 1995 Amendment to the 1982 LRDP. In addition to the core graduate programs in health psychology, medical anthropology and sociology, various organized research units and other office-based instruction and research units will occupy the building. Co-location of these units will enable maximum interaction

between disciplines and encourage collaboration on projects. A critical mass of campus administrative functions will also be located at Laurel Heights to provide consolidation space for selected units associated with the three Vice Chancellors' Offices: Academic Affairs, Administration, and University Advancement and Planning. These units will vacate space at Parnassus Heights and other UCSF owned and leased sites.

Research, clinical and administrative units of the School of Pharmacy in the building will continue. No laboratories other than the existing research laboratory, Drug Products Services and annex programs are expected to be located in the building. Full implementation of the current approved plan for Laurel Heights, in accordance with the 1995 Amendment to the 1982 LRDP, would result in the space profile shown in Table 22.

TABLE 22: LAUREL HEIGHTS PROPOSED SPACE PROFILE (GSF)

Type of Space	GSF	Percent of Total
Instruction	0	0%
Research /a/		
Laboratory-based research	25,300	7%
Office-based research	150,000	41%
Clinical	5,300	2%
Support:		
Academic Support	0	0%
Academic/Campus Administration		
Occupied by UCSF	136,000	37%
Non-UCSF Tenant (SFMRC)	4,900	1%
Campus Community	39,000	11%
Logistics	2,000	1%
Subtotal Support	181,900	50%
Housing	0	0%
TOTAL /b,c/	362,500	100%

/a/ In accordance with the 1995 Amendment to the 1982 LRDP, no more than seven percent of the total amount of research uses would consist of laboratory-based research uses; the remainder would consist of office-based research uses.

/b/ Excluding Parking.

/c/ It is assumed that at any given time some space will serve as vacant/alteration space to accommodate routine departmental moves and temporary vacancies during space alterations.

The Laurel Heights building use program achieves key goals of the 1996 LRDP to decompress impacted space at Parnassus Heights and other sites, expand departmental space, and consolidate space for social and behavioral science programs and administrative units. UCSF has no plans to expand the Laurel Heights building beyond the existing envelope or to acquire additional buildings

in the surrounding neighborhood. Full UCSF occupancy is expected to take place over a period of about three to five years.

LRDP PROPOSAL: Fully occupy the Laurel Heights facility with office-based instruction and research programs, including the Center for Social, Behavioral and Policy Science programs and academic and campus administrative uses in accordance with the 1995 Amendment to the 1982 LRDP.

***Space Plan Goal:
Space For Growth,
Consolidation &
Decompression***

INFRASTRUCTURE IMPROVEMENTS

Existing infrastructure and utility systems in the Laurel Heights building are outdated and need upgrading to support any additional uses at the facility. In addition, existing systems must be improved to address code, life-safety and other requirements. In order to support proposed uses in the building, UCSF plans to upgrade infrastructure and utility systems within the building to meet code, life-safety and other requirements. An emergency response system, security, and data network systems are also being planned. Teleconferencing facilities will also be considered for inclusion.

LRDP PROPOSAL: Upgrade infrastructure and utility systems within the Laurel Heights building to meet code, life-safety and program requirements. Improve emergency response, security, and data network systems at the building, in accordance with the 1995 Amendment to the 1982 LRDP.

***Infrastructure/Utilities
Goal: Utility Network***

PARKING AND CIRCULATION

Local public transportation connects the site to downtown San Francisco and other neighborhoods throughout the City. Bicycle racks are provided at the entrance to the building. Current UCSF shuttle service connects Laurel Heights, UCSF/Mount Zion, Parnassus Heights, the Mission Center Building, SFGH and intermediate sites.

Existing off-street parking consists of two types: covered parking on three sub-levels and surface parking on the north and west sides of the building. Currently, there are approximately 475 permitted parking stalls and 60 visitor parking stalls. The size of existing parking stalls is currently relatively generous, and the approved Revised Laurel Heights Plan calls for restriping these parking areas to increase the parking inventory by about 105 additional spaces; providing valet services to provide an additional 85 spaces; adding about 70 new surface parking spaces at the east side of the site; and leasing additional spaces off-site.

