

CHAPTER 5: RECOMMENDATIONS

A. EVALUATION CRITERIA AND OTHER CONSIDERATIONS

In preparation of this plan, various housing development and redevelopment options were considered and evaluated based on a number of criteria. The recommended housing development projects for the Parnassus Heights campus site described in the next section and Table 4 evolved from that evaluation. The criteria are briefly discussed as follows.

First and foremost, options had to **help achieve the goals and objectives of the LRDP**, particularly the goal to provide a mix of housing for up to 25 (now 40) percent of the student body. The feasibility of providing additional housing was also assessed based on physical, policy and financial limitations. Recommendations for Parnassus Heights had to be consistent with the policies of the 1976 Regents' Resolution to revert Avenue offices back to housing and to reduce the gross square foot (gsf) overage at that site.

Individual building sites and site combinations were evaluated for their **physical feasibility** and "fit" on sites. For example, it was determined that a better project could be developed as a single building where two existed at 145 Irving Street and 1308-10 Third Avenue.

The physical features of proposed projects were limited in response to **public concerns** that UCSF maintain the residential scale, density and character that currently exists in the Parnassus Heights vicinity. The community asked the university to maintain existing building heights and street front facades of those to be renovated and building heights of adjacent residences for new projects. The university also agreed to renovate some of the Fifth Avenue houses rather than demolish and rebuild them (at less expense) at slightly higher densities, and to minimize neighborhood traffic, parking and noise impacts, UCSF agreed to market these houses to faculty families.

Financial feasibility and affordability were primary considerations. Only options that were likely to result in apartment rents at or below market rates were deemed acceptable, unless rents could be indirectly subsidized through financial assistance, donations and scholarships. This criterion generally limited high cost options (i.e., new construction) to 2-bedroom units with single bathrooms and efficiency units (255 square feet) in order to meet UCSF's debt-coverage ratio test for financial feasibility.

Existing structures that could be **economically renovated** without negatively affecting UC Housing Reserves or without requiring significant subsidization with discretionary campus funds were most seriously considered. Renovations had to take into account needs to meet current seismic, life safety, ADA and building codes, if the buildings did not already meet such codes.

Finally, options had to have the **capability of avoiding significant adverse environmental impacts** such as exceeding the city zoning codes and requirements regarding density, building height and parking, and altering the historical character of buildings that qualify as historically significant or that potentially may be historically significant.

B. RECOMMENDED ACTIONS AND PRIORITIES

The recommended housing actions and priorities described below and in Table 4 were developed in consideration of the criteria discussed in the previous section and in response to:

1. Concerns about the retention and recruitment of students and faculty;
2. The current and anticipated demand for reasonably priced, diverse and high quality campus housing at Parnassus Heights as well as at other UCSF sites, especially Mission Bay;
3. The deteriorating condition of existing Avenue Houses at Parnassus Heights and related maintenance, renovation and replacement costs;
4. Campus housing survey responses conducted for the Chancellor's Advisory Committee on Housing and subsequent adoption of new housing goals;
5. Public interest in the university's ability to provide additional housing for students and postdoctoral scholars on campus;
6. Existing physical, political and financial constraints; and
7. The goals and objectives of the LRDP and Campus Housing Office, which respond to all of the above.

The following actions are recommended for implementation over the next eight years or until 2012, the planning horizon of UCSF's current LRDP. However, the implementation of specific projects is contingent on the availability of funding for renovation and new construction. The recommended housing development projects, potential projects and planned demolitions are presented generally *in order of priority* and appear in Figure 4.

1. **Mission Bay Campus:** The highest housing development priority is to complete the development of a housing project being built on Block 20 at the Mission Bay campus site. When completed in the summer of 2005, the project will have 753 beds in 431 units of housing, mostly for students and postdoctoral scholars. There will be 118 studio apartment units, 116 one-bedroom units, 130 two-bedroom units, 9 three-bedroom units, and 58 four-bedroom apartment units in four residential buildings surrounding

courtyards. The total gsf for the residential towers will be approximately 410,000. At least 380 parking spaces in the nearby Third Street Garage will be provided for the tenants of the housing project.

2. **Aldea San Miguel:** In 2005, after the housing project at Mission Bay is available for occupancy, five Aldea buildings which contain 65 beds for students and postdoctoral scholars in 1 and 2-bedroom apartments are slated for demolition as called for in the LRDP. Child care and recreation facilities may be built subsequent to the demolition of these five remaining buildings as proposed in the LRDP. The total gsf loss resulting from the demolition will be 105,886, which can be subtracted from the Parnassus space ceiling.
3. **Turk Boulevard Apartments:** When replacement housing is completed in 2005 at Mission Bay, this property will be sold and the 12 apartments returned to the general city housing stock. With the sale of these apartments, a total of 65 single student spaces will be replaced at Mission Bay.
4. **1440 Fifth Avenue:** This vacant building will be renovated in 2004 as four faculty two-bedroom flats with a garage for two vehicles (or three in tandem), for a total of 6,840 gsf.
5. **1432 Fifth Avenue:** This vacant single family residence will be renovated in 2005 into two faculty 3-bedroom flats for a total of 3,490 gsf. The driveway to the side of the residence will provide space for a single vehicle (or two in tandem).
6. **1460 Fifth Avenue:** This building, which is vacant, will remain a single family residence for a faculty family, with a parking garage for one vehicle (or two in tandem) at 2,710 gsf. It will be renovated in 2005.
7. **1486-88 Fifth Avenue:** Just recently the Department of Psychiatry, the current occupant, reported that their office will be completing research projects and vacating this building in July of this year. At some point in the near future, most likely when other Fifth Avenue houses are renovated, this 3,015 gsf building will be remodeled as two faculty flats with a total of five bedrooms.
8. **24-30 Kirkham Street:** To create a building site for a proposed new child care center, this faculty four-plex will be demolished this year and replaced with new faculty housing on Fifth Avenue, as described above.
9. **145 Irving Street (and 1308-10 Third Avenue):** 145 Irving was demolished in 2000 to clear the site for a housing project that will be built on this lot and the adjacent lot at 1308-10 Third Avenue when that structure is demolished in 2006. The proposed four-story building of between 20,000 and 25,000 gsf is currently being planned for 17 to 25 2-bedroom units for 34 to 50 students and post doctoral scholars. No on-site parking is planned. As requested by community members concerned about the tenants parking on neighborhood streets, UCSF will request that the City of San Francisco not provide tenants with residential parking permits. Based on past surveys indicating that less than 50 percent of UCSF students own vehicles, it is

anticipated that there will be sufficient demand for student housing without parking. With this conversion project from office to residential, a total of 11,563 gsf will be deductible from the Parnassus space ceiling.

10. **1414 Fifth Avenue:** This vacant building will be demolished and replaced with a new three-story building with two three-bedroom flats for faculty families. Each unit will be approximately 2,210 gsf and will have three bedrooms and a place to park two vehicles in a ground level garage, for a total of 4,420 gsf.
11. **735 Parnassus Avenue:** The LRDP specifies that this office be converted to residential use through renovation or replacement. The current plan is to demolish the building and construct two three-bedroom flats over a two-car garage for faculty families. Two additional vehicles could be accommodated with tandem parking. The total gsf will be approximately 4,450. The conversion of 735 Parnassus Avenue to residential use will remove 2,766 gsf from the Parnassus Heights space ceiling.
12. **374 Parnassus Avenue:** The existing office building is planned to be demolished and replaced with a five-story building of between 21,000 and 26,000 gsf, with ten to 23 2-bedroom units for 20 to 45 students, postdoctoral scholars, post graduate researchers, housestaff and fellows. There will also be 2,400 to 2,800 gsf of office space for Housing Services staff. No parking is planned. Residential use of 374 Parnassus Avenue will remove 6,253 gsf of office space from the Parnassus space ceiling.
13. **UC Hall:** In 2008, this building will be demolished as called for in the LRDP because of its poor seismic condition and its significant infrastructure and functional deficiencies. The demolition of this building will help UCSF meet the mandatory space ceiling at Parnassus Heights imposed by The Regents in 1976. Residential use of this site was not proposed in the LRDP, and the site is being considered for other replacement buildings such as UCSF's aging hospital. If it is determined that all or a portion of the UC Hall site is not needed to accommodate replacement facilities, a feasibility analysis will be prepared for developing additional campus housing on this site to better meet UCSF's housing goals for all campus groups. If it were to be developed for housing, a portion of the site would be improved as open space and tenant parking would be provided.
14. **Proctor Foundation Building:** Located at the corner of Fifth Avenue and Kirkham Street, this building is currently used for administrative, clinical and research purposes. It is considered to be obsolete due to its age and need for major improvements. The 1996 LRDP calls for the eventual demolition of this building to help meet the mandatory space ceiling and identifies the site as a potential location for future housing. UCSF remains committed to demolishing the existing building, but it currently has no plans to develop the site with housing within the LRDP time horizon (to academic year 2011-2012). If and when redevelopment is contemplated, consultations with neighborhood residents will occur, and when a specific proposal is made, environmental review will be conducted.

15. Other Potential Sites: The feasibility of third party development for reasonably priced housing at other sites on and off campus will continue to be explored. The target is to achieve up to an additional 1,000 units through this mechanism.

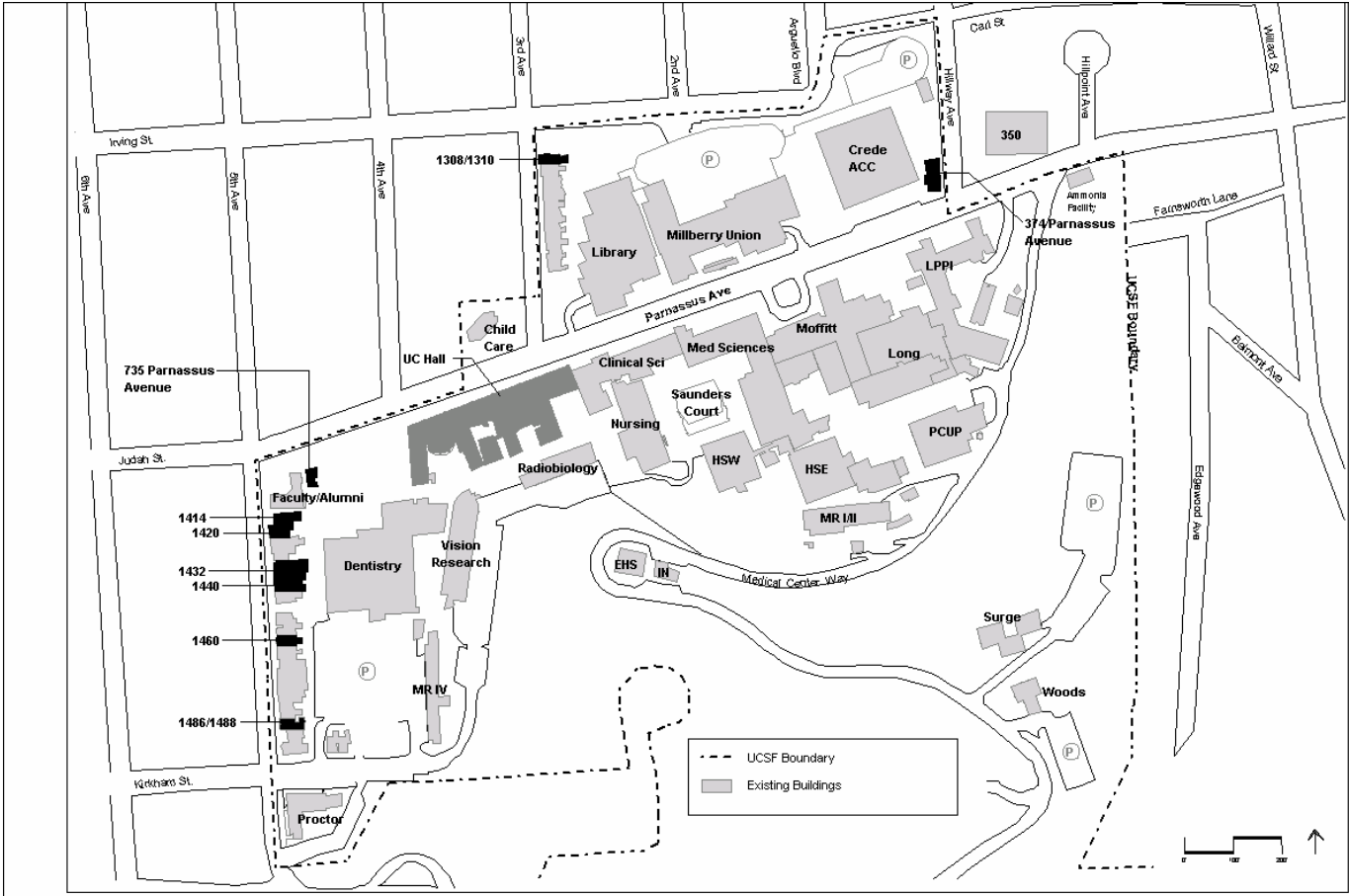


Figure 4 – Parnassus Heights Housing Projects

TABLE 4: PARNASSUS HEIGHTS HOUSING DEVELOPMENT PROGRAM

PROJECT/ADDRESS	CONSTRUCTION	TYPE OF HOUSING	UNITS	BEDS	GSF	PARKING	OCCUPANT	TARGET OCCUPANCY
1440 Fifth Avenue	Renovation	2-bedroom apartments	4	8	6,840	2	Faculty Families	2004
1432 Fifth Avenue	Renovation	3-bedroom flats	2	6	3,085	1	Faculty Families	2005
1460 Fifth Avenue	Renovation	3-bedroom SFR	1	3	2,710	1	Faculty Family	2005
1486-88 Fifth Avenue	Renovation	2 & 3-bedroom flats	2	5	3,015	1	Faculty Families	2005
145 Irving Street & 1308-10 Third Avenue	New Demolition/New	2-bedroom apartments	17-25	34-50	20-25,000	0	Students/Postdocs	2006
1414 Fifth Avenue	Demolition/New	3-bedroom flats	2	6	4,420	2	Faculty Families	TBD
735 Parnassus	Demolition/New	3-bedroom flats	2	6	4,450	2	Faculty Families	TBD
374 Parnassus	Demolition/New	2-bedroom apartments	10-23	20-45	21-26,000	0	Students/Postdocs	TBD
Total			39-60	85-126	65-75,925			