

**AMENDMENT #2 TO THE PHYSICAL DESIGN FRAMEWORK**

**SUMMARY OF CHANGES TO THE PHYSICAL DESIGN FRAMEWORK PER AMENDMENT #2**

1. Chapter 2: Universal Planning & Design Principles
  - a. (Page 2.2) Respond to Context While Reinforcing Identity – Footnote added to Guideline 1: Each campus site should be planned and designed to reflect, and in turn shape, its specific urban context. Amendment #2 changes are shown in red text.
  - b. (Page 2.3) Respond to Context While Reinforcing Identity – Footnote added to Guideline 2: Campus edges should respond to their specific urban context. Amendment #2 changes are shown in red text.
  - c. (Page 2.4) Respond to Context While Reinforcing Identity – Footnote added to Guideline 3: The design of campus buildings should respond contextually to both the immediate campus as well as the surrounding city. Amendment #2 changes are shown in red text.
2. Chapter 3: Planning and Design Framework
  - a. (Page 3.1) Introductory text revised to describe the Comprehensive Parnassus Heights Plan (CPHP). Amendment #2 changes are shown in red text.
  - b. (Page 3.2) Parnassus Heights – text revised to update text to 2020 conditions. Amendment #2 changes are shown in red text.
  - c. (Page 3.6) Parnassus Heights – text added to describe the CPHP and the Parnassus Heights Design Guidelines. This text replaces pages 3.6-3.23 of the Parnassus Heights section. Amendment #2 changes are shown in red text.

## RESPOND TO CONTEXT WHILE REINFORCING IDENTITY

Given the highly varied and urban context of UCSF's sites, campus development should respond to the specific urban character of the city at each location, while still expressing a cohesive campus design vision. Campus development should embrace and contribute to the vitality of the public realm, including the public streets and edges at each location. In doing so, it will strengthen the relationship between UCSF and its surroundings, and benefit from the reality that each campus site is "in and of the city."

### GUIDELINE 1

**Each campus site should be planned and designed to reflect, and in turn shape, its specific urban context.<sup>1</sup>**

- a. Design campus development to be sensitive to the surrounding built environment.
- b. Acknowledge and respond to the surrounding city regulatory context, including city zoning requirements for building heights, bulk and setbacks as well as neighborhood concerns, whenever possible in the development of new buildings and site improvements.

<sup>1</sup> In recognition of the substantial space need associated with the New Hospital at Parnassus Heights (NHPH), elements of Guidelines 1.a and 1.b do not apply to the NHPH. However, efforts will be made during the design process to come as close as possible to meeting this guideline, where feasible. Please refer to the Comprehensive Parnassus Heights Plan (CPHP) for site-specific objectives for the Parnassus Heights campus site, and to the Parnassus Heights Design Guidelines for more detailed design strategies and considerations. (Amended by *Physical Design Framework Amendment #2.*)

### Public Realm

The public realm is the setting for community activity consisting of streets, sidewalks, parks and plazas.

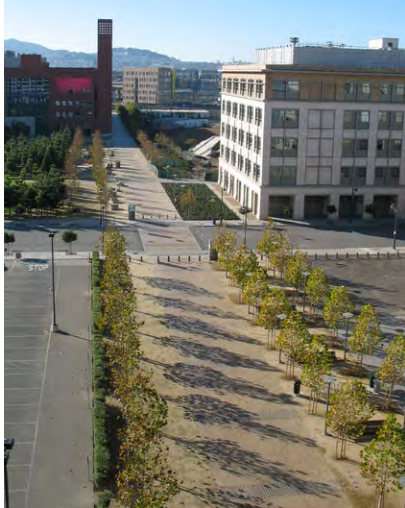
- c. Site buildings to preserve important views.
- d. Design improvements to campus streets that are complementary to that of surrounding neighborhoods.
- e. Locate active ground floor uses on the street.
- f. Ensure that each campus building and open space reinforces a cohesive campus identity.
- g. Denote entries to core areas of campus through appropriate gateways.



Guideline 1a: All buildings located along the Mission Bay Commons step down in a uniform manner to allow sunlight to reach the major public open space and to create a defined urban edge to the campus.



Guideline 2a: The library at Parnassus Heights (lower left) is designed to provide a transition in scale between the larger UCSF buildings and the finer texture of the adjacent neighborhood. It also allows sunlight to reach the surrounding homes.



Guideline 2a: Gene Friend Way links Third Street with Koret Quad and the Rutter Center.



Guideline 2b: Signage on Helen Diller Family Cancer Research Building.



Guideline 2d: On a sunny day the steps outside Millberry Union at Parnassus Heights are the most active space on campus.

## GUIDELINE 2

Due to the highly urban context of UCSF's sites, attention should be given to the edges where the campus meets the city, including the perimeter of each campus site as a whole, as well as the edges of the public streets that run through or alongside of each site. Because UCSF's sites meet the city in a variety of edge conditions, both active and inactive, and including edges characterized by residential, commercial, light industrial, mixed use and open space uses, **campus edges should respond to their specific urban context.**<sup>2</sup>

- a. Bridge campus development and the surrounding city through a transition of building height, massing and use and public open spaces.
- b. Create a positive institutional identity and contribute to the public realm through the use of consistent and memorable signage, artwork, street furniture, paving, and landscaping.
- c. Develop appropriate architectural expression at gateways to campus core areas.
- d. Locate active interior public uses, amenities and services such as visitor centers, clinics, retail space, food service, fitness facilities, child care and auditoriums at edges to help activate the streets, and to encourage social interaction.
- e. Treat major campus crossings of public streets that bisect campus sites to denote their importance as a place for campus interaction and interface with the city.

<sup>2</sup> In recognition of the substantial space need associated with the New Hospital at Parnassus Heights (NHPH), elements of Guideline 2.a does not apply to the NHPH. However, efforts will be made during the design process to come as close as possible to meeting this guideline, where feasible. Please refer to Chapter 3 for site-specific objectives for the Parnassus Heights campus site, and to the Parnassus Heights Design Guidelines for more detailed design strategies and considerations. (Amended by Physical Design Framework Amendment #2.)



### GUIDELINE 3

The design of campus **buildings** should respond **contextually to both** the immediate **campus** as well as the surrounding **city**.<sup>3</sup>

- a. Relate buildings to their whole context by considering the height, massing, styles, color, and materials of adjacent buildings and/or urban fabric.
- b. Design buildings to respond to site conditions, such as topography by terracing buildings up slopes.
- c. Consider how buildings will be viewed, especially from off-campus areas in the surrounding city. This includes the roofs of campus buildings when viewed from off-campus areas at higher elevations.
- d. Use light tones for predominant exterior building color(s), in keeping with the generally light-colored San Francisco palette, and to minimize the appearance of building bulk and mass.
- e. In the case of buildings which serve a special or particularly important campus or community function, building color may be more prominent.
- f. Use a pleasing and well-considered pattern of subtractive and additive elements to create interesting and appropriately expressive patterns of architectural expression.
- g. Use harmonious horizontal and vertical façade components to reduce the appearance of mass of very large buildings.
- h. Integrate rooftop mechanical equipment as part of a building's architecture (e.g., as sculptural rooftop elements), or screen from view behind parapets or other devices.
- i. Define the tops of buildings through the use of cornices, overhangs, transitions in color or material, or other deliberate architectural treatment so there is a finite end to the building.



Guideline 3a: This campus residence at Parnassus Heights relates to the residential architectural vocabulary of the surrounding neighborhood.



Guideline 3b: The Dental Clinics building steps down on its site serving to reduce its apparent mass and bulk.

<sup>3</sup> In recognition of the substantial space need associated with the New Hospital at Parnassus Heights (NHPPH), elements of Guideline 3.a does not apply to the NHPPH. However, efforts will be made during the design process to come as close as possible to meeting this guideline, where feasible. Please refer to the Comprehensive Parnassus Heights Plan (CPHP) for site-specific objectives for the Parnassus Heights campus site, and to the Parnassus Heights Design Guidelines for more detailed design strategies and considerations. (Amended by Physical Design Framework Amendment #2.)

## 3 | Planning & Design Framework

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The six universal design principles described in the previous section apply to all UCSF sites and address issues arising from their urban locations within the fabric of the City of San Francisco.

However, two primary UCSF sites—Parnassus Heights and Mission Bay—accommodate large populations and many diverse buildings and uses, including basic science, clinical and translational research and graduate academic programs, hospitals and outpatient clinics, and professional programs. Both sites are expected to experience significant change during the implementation of the LRDP as a result of many factors.

At Parnassus Heights, the facilities are aging, and the site lacks a cohesive identity. UCSF's investment in the campus has not kept pace with its changes in programmatic need, resulting in infrastructure, buildings, and interior spaces that require significant renewal and investment. Additionally, in order to meet state seismic standards that go into effect in 2030, the 234-bed Moffitt Hospital must be seismically strengthened or decommissioned. In-patient uses necessitate building a new, contemporary hospital on the Parnassus Heights campus. A separate UCSF Health-led planning process is underway to plan and program this new hospital and re-use of the Moffitt Hospital post-2030. In 2017, the Executive Vice Chancellor and Provost initiated a special UCSF 2030 Task Force comprising faculty, administrators, and students, to develop a programmatic vision for the future of Parnassus Heights and Mount Zion, in the context of the UCSF campus and the wider commu-

nity of San Francisco. The vision proposes a revitalization of the Parnassus Heights campus site, and the desire for a bold, transformative vision entailing collaboration and leveraging synergies across multiple disciplines. This led to the Comprehensive Parnassus Heights Plan (CPHP) effort, discussed below.<sup>4</sup>

At Mission Bay, space and facilities that support the new Medical Center enterprise must be developed, in particular outpatient space, faculty offices, a parking structure and child care expansion. In addition, UCSF anticipates further development of the campus including major new facilities for programs in Global Health, Epidemiology, Biostatistics, Clinical and Translational Research, Molecular Medicine and the School of Pharmacy. As the campus is further developed, additional infrastructure, support facilities and open space will also be needed, including a utility distribution loop and sustainable energy and utility systems.

Consequently, these two sites have more complex planning and design issues.<sup>5</sup>

This section describes the specific planning and design framework for each of these two campus sites and demonstrates how the universal planning and design principles can be applied.

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<sup>4</sup> Paragraph amended by Physical Design Framework Amendment #2

<sup>5</sup> Paragraph amended by Physical Design Framework Amendment #2

## PARNASSUS HEIGHTS

Parnassus Heights is both the oldest of the sites that comprise UCSF. The site covers approximately 107 acres on the northern slope of Mount Sutro.

Of the total site, 61 acres are in the Mount Sutro Open Space Reserve. The Reserve was established in 1975; in 1976 the Reserve was expanded to 61 acres, with permanent restrictions on development. Uses that already exist on Mount Sutro, but which are excluded from the Reserve, include Aldea San Miguel Student Family Housing, the Chancellor's residence, and the 5-acre Woods parcel with two buildings and two parking lots.

On the remaining 46 acres of the campus, as of 2020, about 3.9 million gross square feet (gsf) of building space, including parking garages, has been constructed, resulting in an extremely dense site with five buildings that are more than twelve stories tall. The buildings vary considerably in age, design, massing and height. Set against the 500-foot high, heavily forested backdrop of Mount Sutro, the building skyline of the campus is prominently visible from the north.<sup>6</sup>

Many of the campus buildings on the south and most densely developed side of the campus are inter-connected at multiple levels into a large “megastructure.” These connections allow convenient, weather-protected movement throughout the site for faculty, staff and students. Most patients and visitors, however, arrive in cars, park in the structures across Parnassus Avenue to the north, and must find their way throughout the complex site to destinations on both the north and south sides. With inpatient and outpatient facilities, the Medical Center

<sup>6</sup> Paragraph amended by Physical Design Framework Amendment #2



The buildings at Parnassus Heights encompass various architectural forms, styles and ages.

## COMPREHENSIVE PARNASSUS HEIGHTS PLAN (CPHP)<sup>7</sup>

In 2018, UCSF initiated a planning process to re-envision Parnassus Heights as a whole, seeking ways to update and re-organize campus facilities to better respond to UCSF's clinical, educational, and research missions. In order to ensure continued excellence of the University, remain a leading health science institution both nationally and internationally, and build on the outstanding instructional, research, and clinical programs that are present at Parnassus Heights, improvements must be made at this campus site to address its aging and inadequate facilities and provide a teaching hospital that can adequately support the education and research missions while providing expanded and improved clinical services to the local community. This planning process resulted in the development of the *Comprehensive Parnassus Heights Plan* (CPHP), which provides a vision for the future of the campus site, ensuring that a modernized Parnassus Heights enhances UCSF's status as an anchor institution in San Francisco: one that is anchored to its community and committed to its long-term health and viability.

The CPHP contains master plan-level guidance for the overall physical environment at Parnassus Heights. It focuses on the configuration of buildings and open space areas and the major types of uses within buildings (e.g., inpatient, outpatient, research, instruction, support, housing, and parking), with special attention paid to the adjacency of uses especially at the intersection of clinical, research, and instruction uses. The Physical Design Framework's Universal Planning and Design Principles serve as the foundation for UCSF to plan and design future projects according to a clear and consistent set of high-level planning and design principles, and are referenced in particular in the Campus Design Principles chapter of the CPHP.

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<sup>7</sup> Section added by Physical Design Framework Amendment #2

## PARNASSUS HEIGHTS DESIGN GUIDELINES<sup>8</sup>

Parnassus Heights Design Guidelines were completed in 2020 to build upon the CPHP to ensure landscape and architectural excellence, strengthen the UCSF identity, and ensure a cohesive human experience on the campus. These design guidelines outline design goals and guidelines for all future landscape and building projects at Parnassus Heights. The design guidelines are based on seven fundamental principles. These carefully considered principles will serve as filters incorporated into the design of every future building and open space on the UCSF Parnassus Heights campus.

- Be Distinctly Local
- Create a Healing Place
- Connect Park to Peak
- Be Welcoming
- Enable Intuitive Wayfinding
- Design for Human Comfort
- Present Cohesive Identity and Unique Design

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<sup>8</sup> Section added by Physical Design Framework Amendment #2