



University of California
San Francisco



UC HASTINGS
COLLEGE OF THE LAW



SAN FRANCISCO
STATE UNIVERSITY

San Francisco's Student Housing Needs and Production

San Francisco State

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University of California, San Francisco

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UC Hastings College of the Law

- *David Faigman, Interim Chancellor and Dean*
- *David Seward, Chief Financial Officer*



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UCSF Housing Overview

Beth Piatnitzka, Senior Program Manager, Capital Programs, UCSF

June 22, 2016



University of California, San Francisco

- UCSF is one of the 10 campuses comprising the University of California (a public university system), focusing exclusively on health sciences at the graduate level.
- UCSF enrolls over 6,391 students and trainees (post-doctoral students, clinical residents and clinical fellows) and employs nearly 24,800 faculty and staff; representing the second largest employer in San Francisco.
- UCSF generates more than 39,000 jobs, produces an estimated \$6.2 billion in yearly economic impact, and serves as an integral member of the community as a health care provider.



Impact of Housing Shortfall at UCSF

- Shortfall of campus housing stock has reached a dire state, impeding recruitment and retention across all sectors of UCSF, especially among students and trainees.
- Demand for campus housing among students is soaring according to several indicators. Demand increases all correlate with rapidly rising off-campus housing rates.
- In a recent presentation given by UCSF's Executive Vice Chancellor and Provost, [Dan Lowenstein](#), MD expressed:

“For UCSF, the greatest current threat to our excellence is the high cost of living in our community. UCSF's success in life sciences research, education and patient care has been what attracts the best, most passionate and brightest students, staff and faculty. But we're losing talent at all levels in all segments of our community.”

What is UCSF Doing?

- **Increasing inventory AND keeping campus housing rental rates well below market.**
 - UCSF rental rates for students and trainees for 1 bedroom averages \$2,300 a month (current academic year).
 - UCSF typically increases campus housing rates by only 4% per year.
- **Quantifying the problem.**
 - Measuring demand for campus housing among various populations, identifying campus locations for development, and identifying unit typology / mix to accommodate demand.
- **Prioritizing the solution.**
 - Recognizing that UCSF cannot address the needs of *all* members of the community, it is prioritizing:
 - Phase 1: Students and trainees
 - Phase 2: Junior faculty
 - Phase 3: Other populations

Housing Program: Current & Future Projects



Planned Housing Development for Students/Trainees

Housing projects in the planning phase:

≈ 610 units near Mission Bay Campus

≈ 177 units at Parnassus Heights Campus

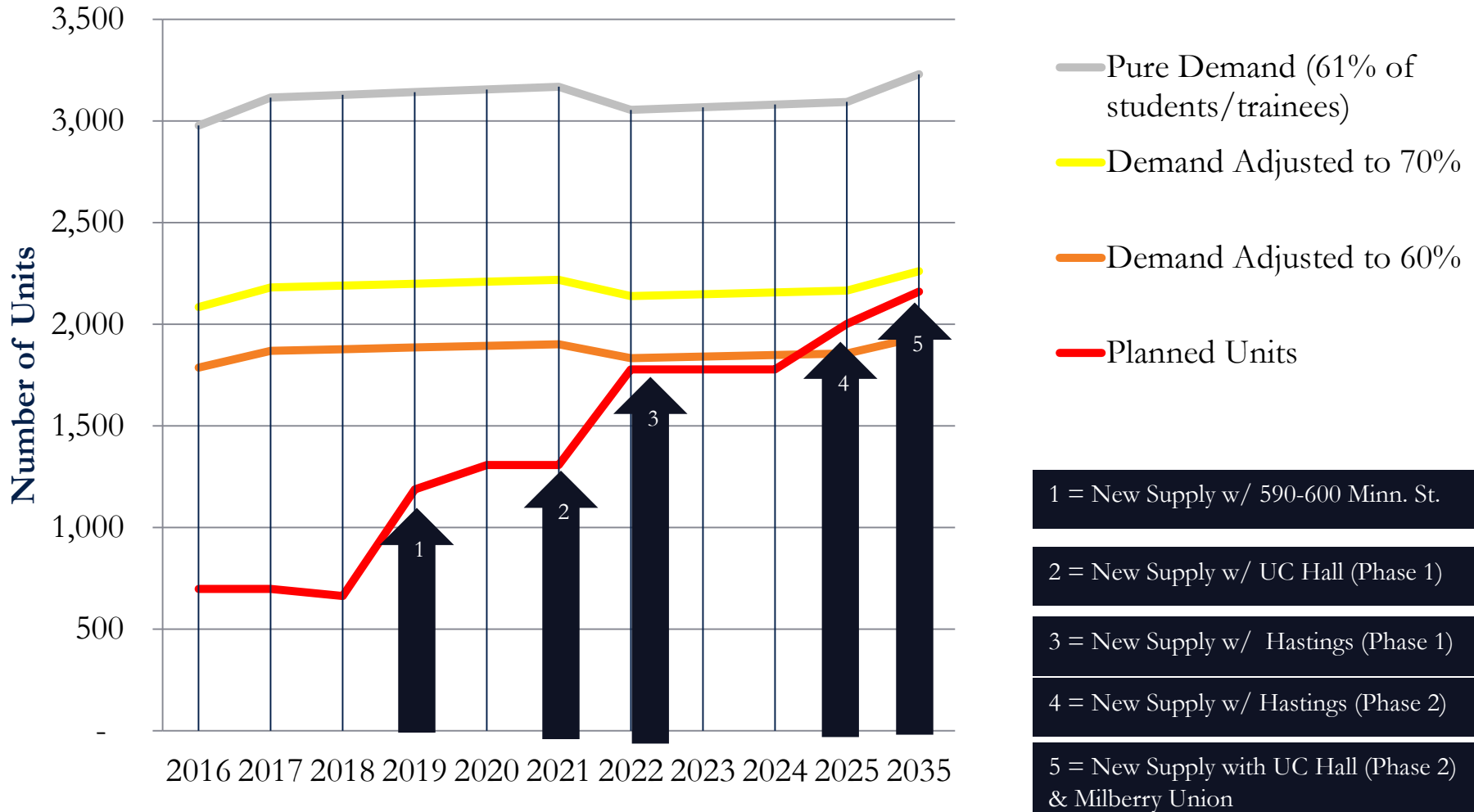
≈ 1000 units at UC Hastings (joint UCSF/UC Hastings project)

Total = up to 1300 units for UCSF by 2035

Different Delivery Methods:

- New construction
- Renovation
- Joint affiliation/Third party developer

Impact of UCSF's Planned Housing Projects on Demand (Students/Trainees)



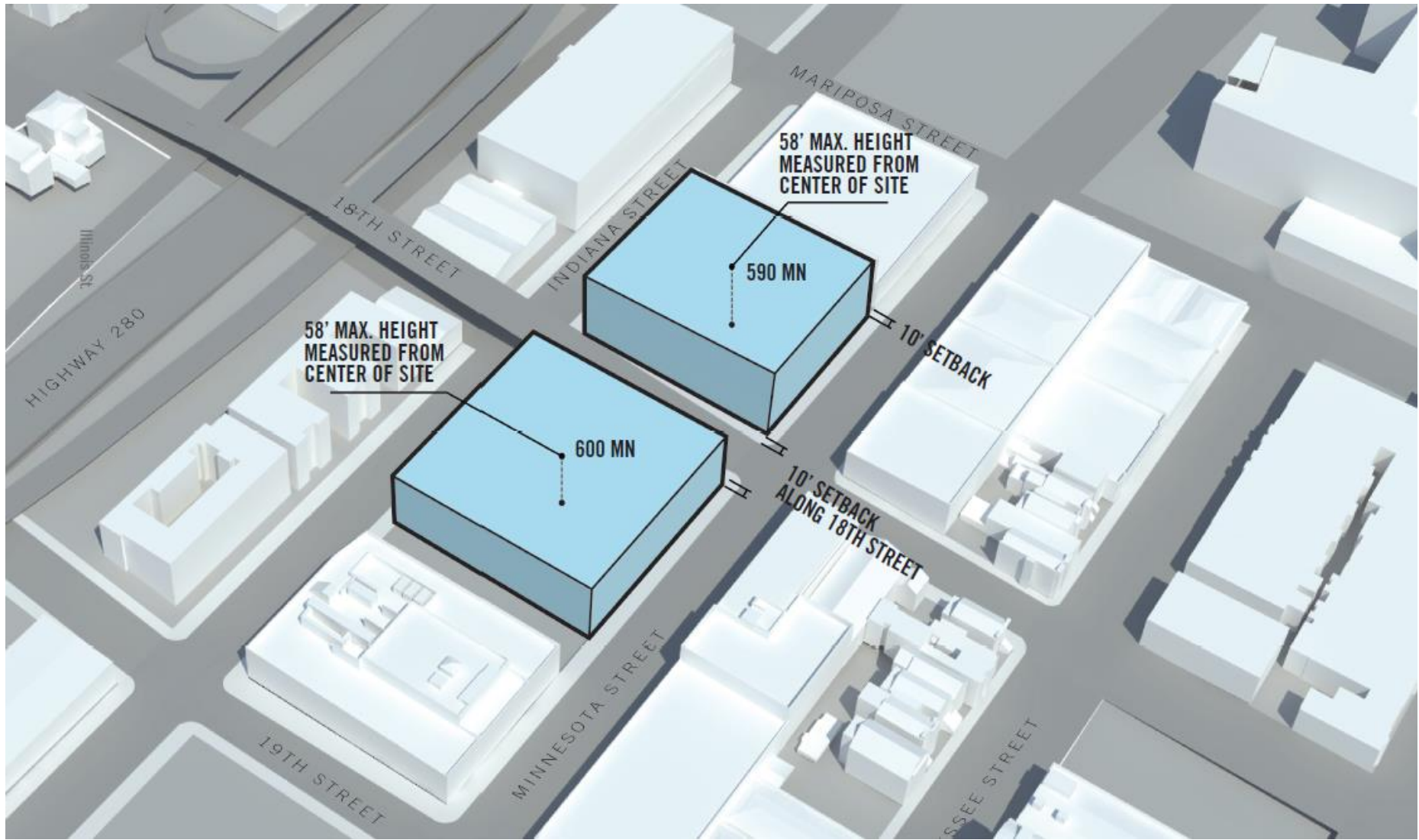
Minnesota Street Housing Project

Key Goals:

- Add needed student & trainee housing supply
- Offer affordable units
- Locate units near campus
- Meet delivery target of June 2019
- Maximize number of units and occupancy
- Respond to context and community concerns







COURTYARD CONCEPT

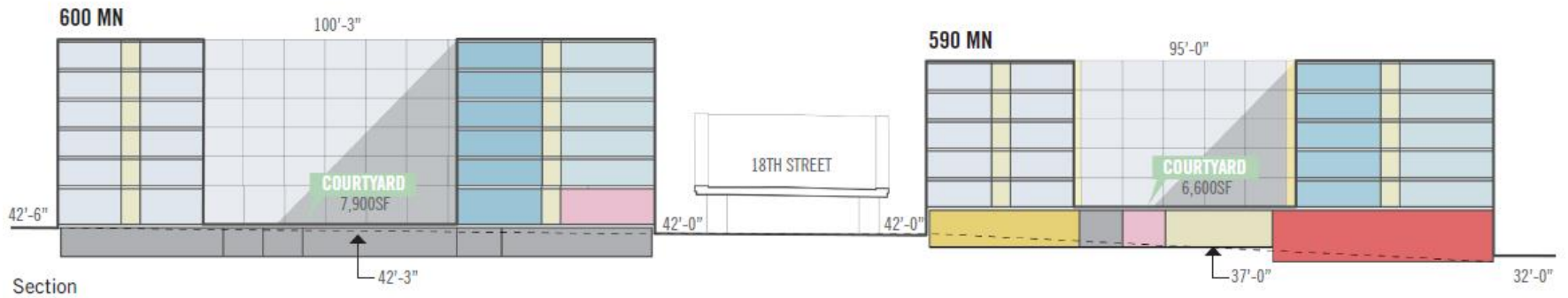
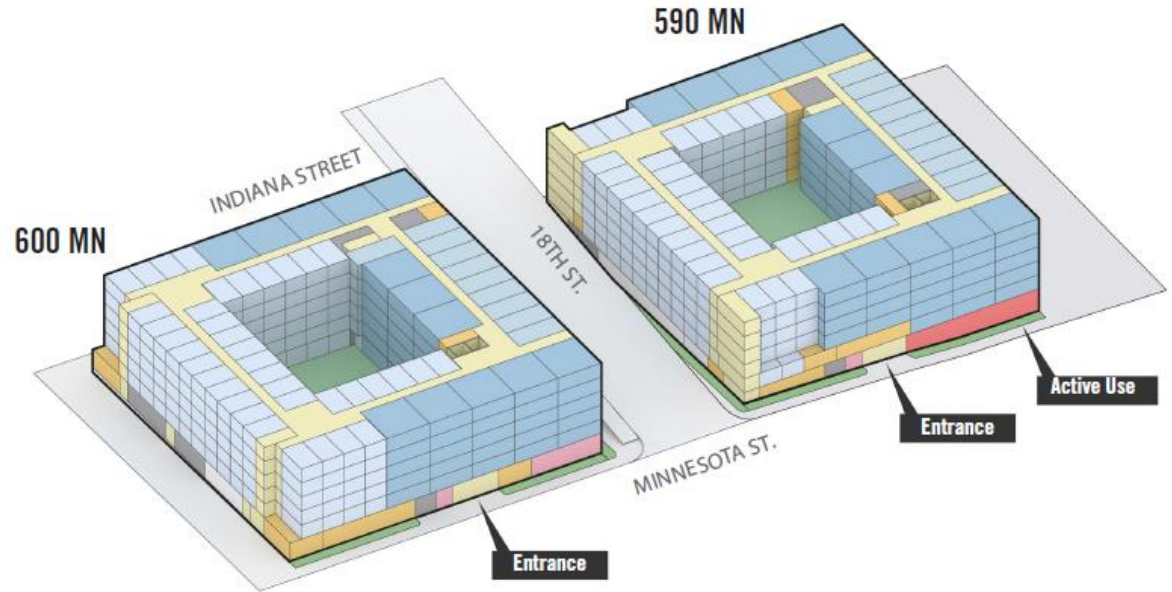
Option Analysis + Unit Count

Unit Type	2BR	Studio	Eff
Subtotal	134	100	376
Total Units	610		

Parking	137
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Key Map



Section

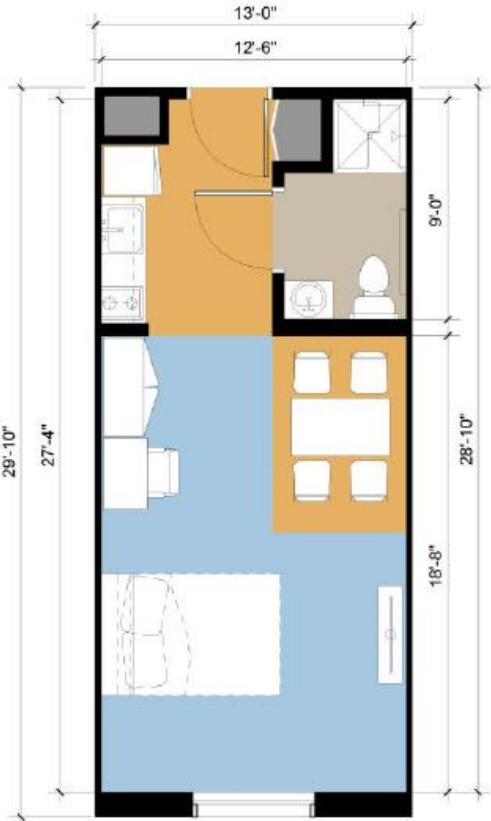
Unit Typologies

Graduate Efficiency-Unit (EFF) 250 NSF



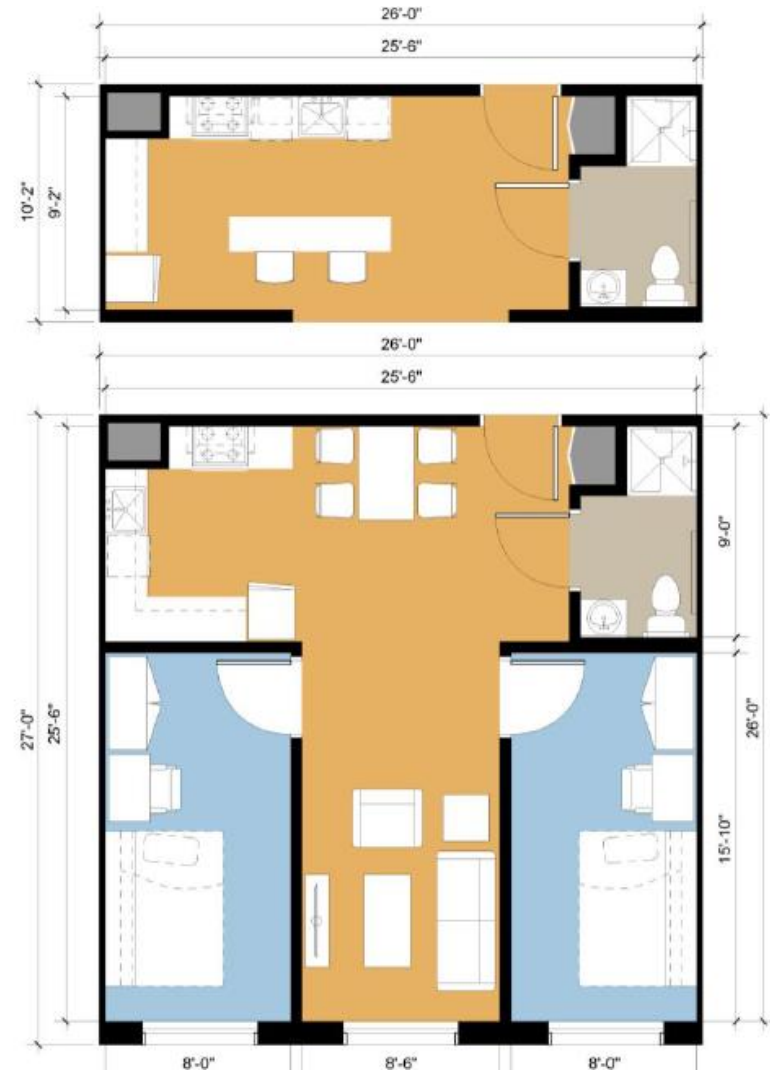
Unit Typologies

Graduate Studio
375 NSF

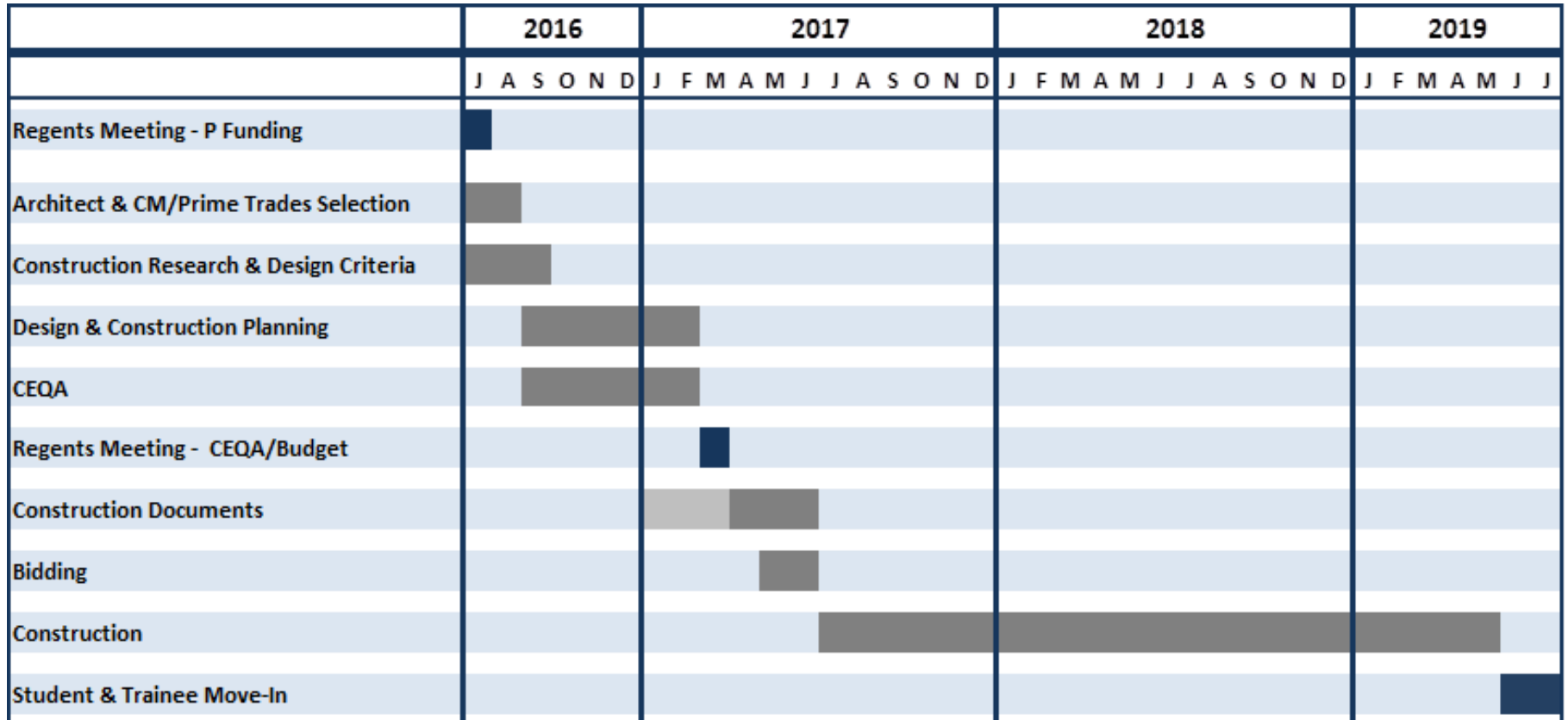


Unit Typologies

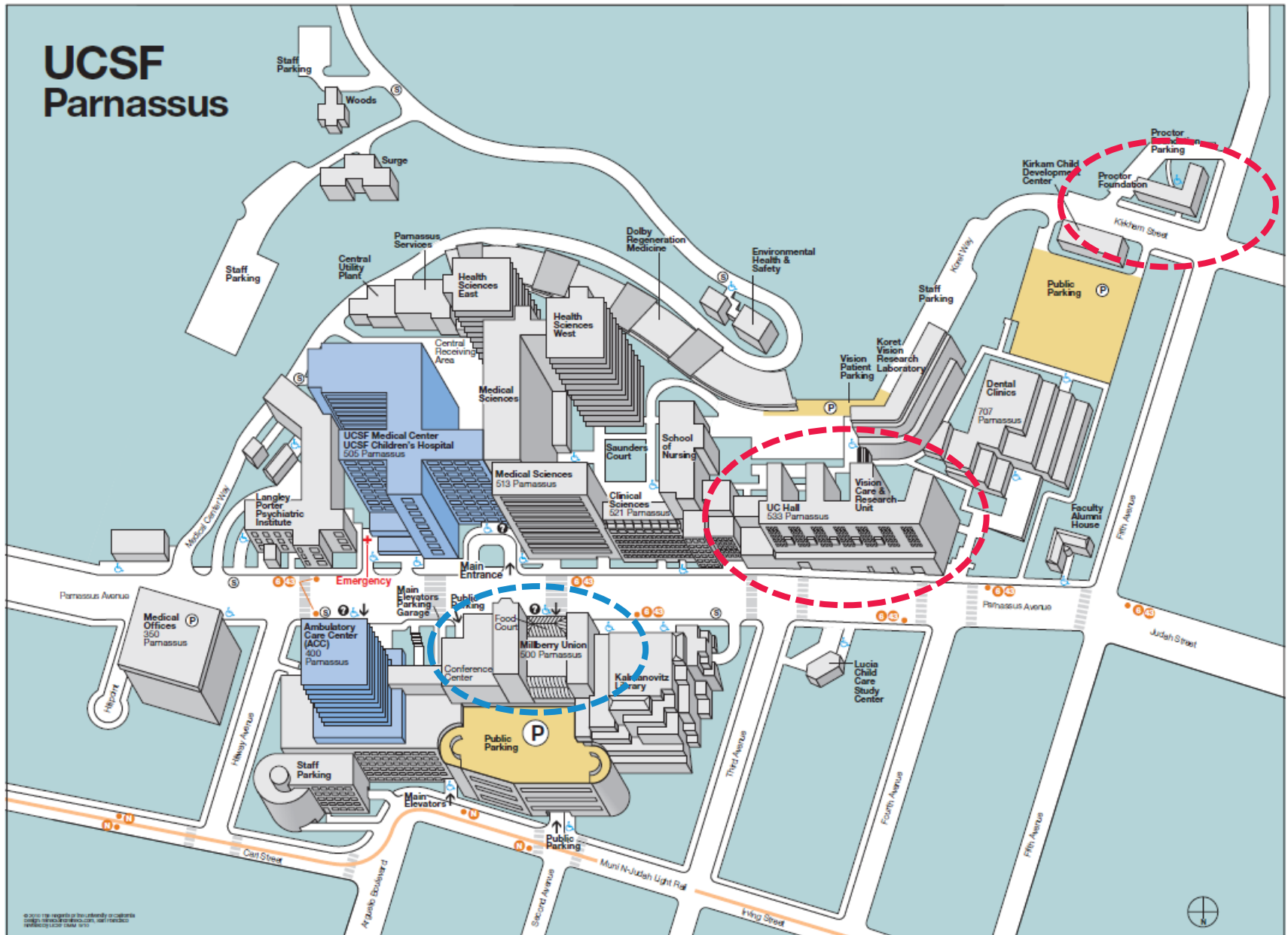
Graduate 2 Bedroom
675 NSF



Project Timeline



UCSF Parnassus



© 2011 The Regents of the University of California
 Design: www.architect.com, www.medical
 architecture.com

Parnassus Heights: UC Hall



UC HALL

Option Analysis + Unit Count

PHASE 1 - 2021

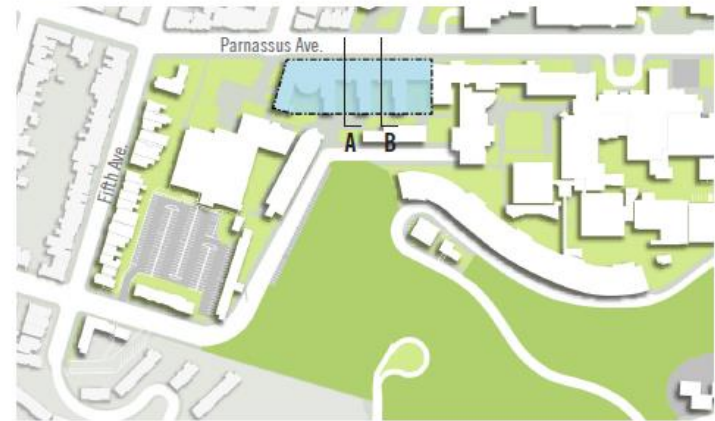
Unit Type	2BR	Studio	Eff
Subtotal	3	41	72
Total Units	116		

Parking	0		
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PHASE 2 - 2035

Unit Type	2BR	Studio	Eff
Subtotal	8	35	18
Total Units	61		

Parking	0		
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Key Map



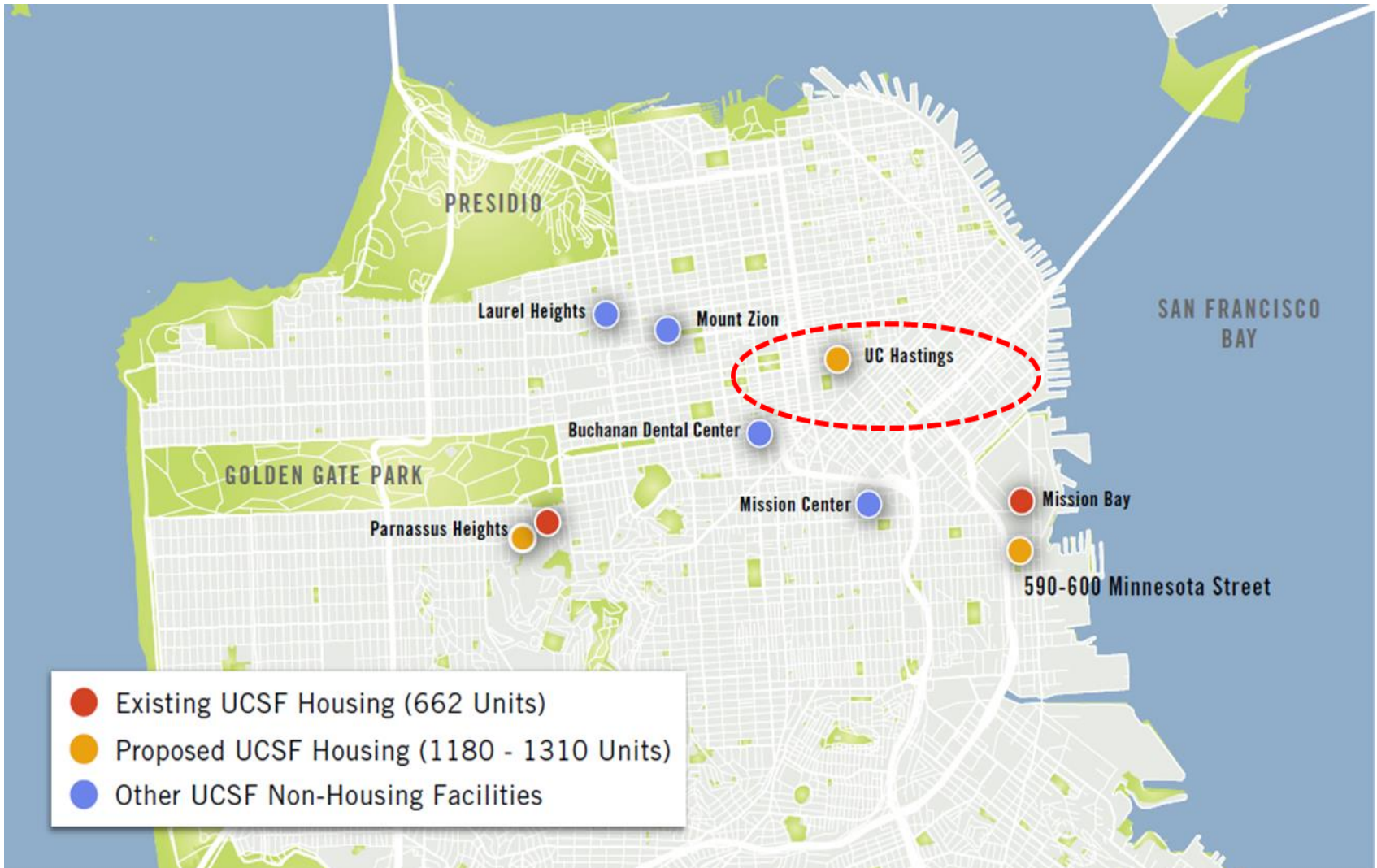
Section A



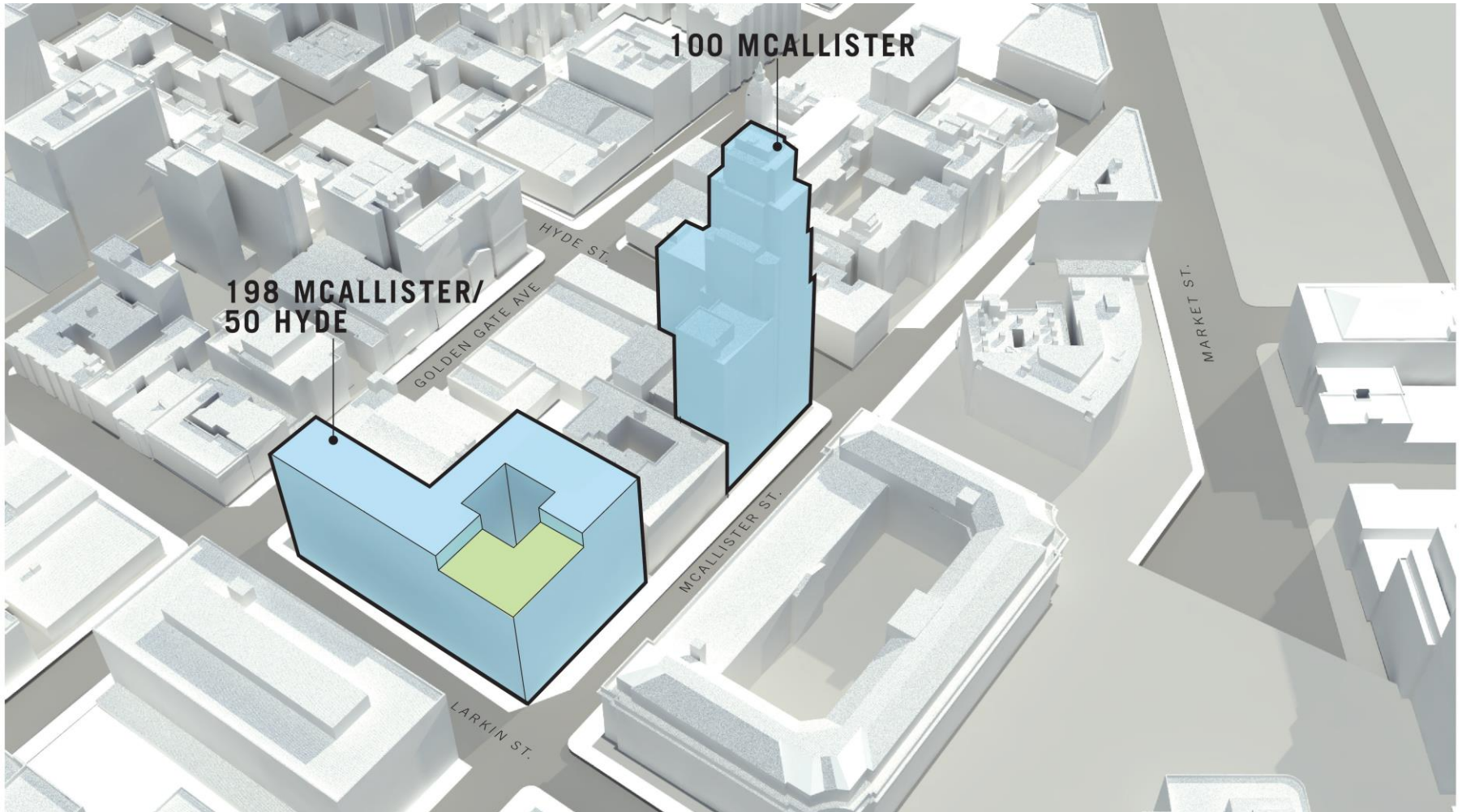
Section B



UCSF/UC Hastings Affiliation

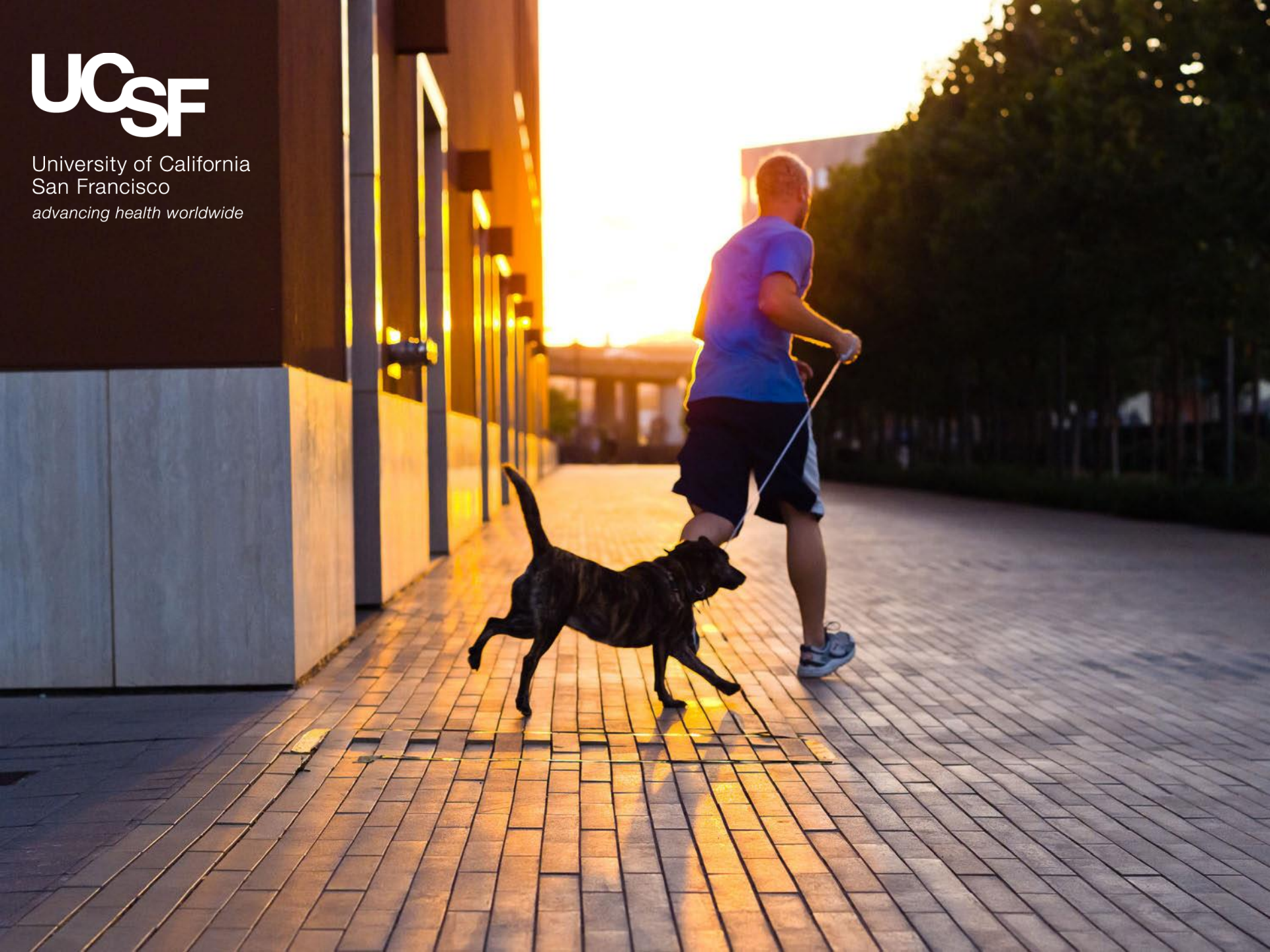


UCSF/UC Hastings Affiliation





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Long Range Campus Plan Student Housing

San Francisco Planning & Urban Research

June 22, 2016



UC HASTINGS
COLLEGE OF THE LAW

EST. 1878

Hastings College of the Law (UC Hastings)

- Founded in 1878 as law department of University of California
- Established by State Legislature with own Board of Directors, which operates independently of UC Regents
- 933 full-time Juris Doctor, Master of Law, and Master of Studies in Law students
- 69 full-time faculty members, 81 part-time and adjunct faculty members, and 155 full-time support staff
- Extensive and innovative experiential learning and judicial externship programs
- Concentrations, research, and clinical experience dedicated to public interest law and social justice



**Phase I Enhancements
(Completed)**

Golden Gate Ave
333 Golden Gate

**Phase IIB Enhancements
(Larkin to Hyde)**

Larkin St

McAllister St

200 McAllister

Hyde St

198 McAllister

**Phase IIA Enhancements
(Hyde to Leavenworth)**

100 McAllister

Leavenworth St

**Sidewalk Replacement
(UC Hastings funded)**

Recent Campus Improvements

McAllister Streetscape Improvements

- Collaboration between San Francisco County Transportation Authority and UC Hastings
- Constructed improvements including: sidewalk widening; new pedestrian lighting; landscaping; corner curb extensions; and tree planting
- Vision Zero goal of reducing traffic-related fatalities
- Partnership with MTA, Friends of Urban Forest, TL CBD and TNDC



Existing Facilities

Snodgrass Hall – 198 McAllister & 50 Hyde Annex

- Built in 1953, (with Annex added in 1969), four-floor primary teaching facility includes:
 - Classrooms & seminar rooms
 - Reading room
 - Large multi-purpose hall
 - Administrative and faculty offices
 - Appellate and trial moot courtrooms
 - Academic support functions



Existing Facilities

McAllister Tower – 100 McAllister

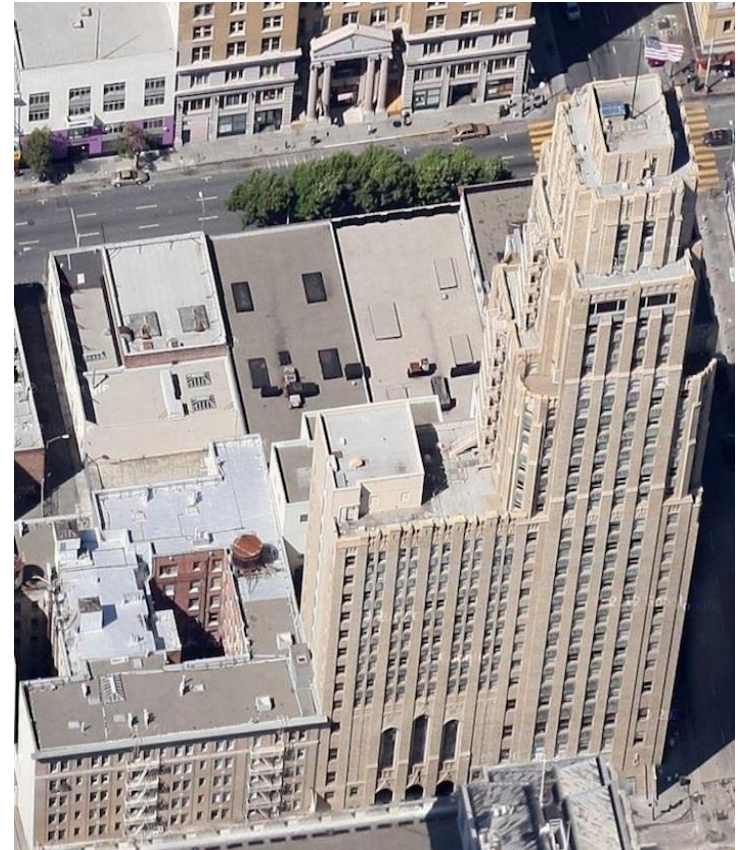
- Built in 1928 as William Taylor Hotel and Temple Methodist Episcopal Church
- Acquired in 1978 to serve primarily as student housing with 252 units and 280 residents on 17 floors
- Includes 5 floors of office space occupied by College departments
- Iconic structure also includes:
 - Basketball court & fitness center
 - Skyroom with 360-degree view
 - The Great Hall (undeveloped)
 - 25th & 26th floors (undeveloped)



Existing Facilities

McAllister Tower (continued)

- Student housing activates campus and surrounding community in daytime and evening hours.
- Provision of reasonably priced student housing helps school fulfill its public mission.
- Building would benefit from seismic strengthening and modernization.



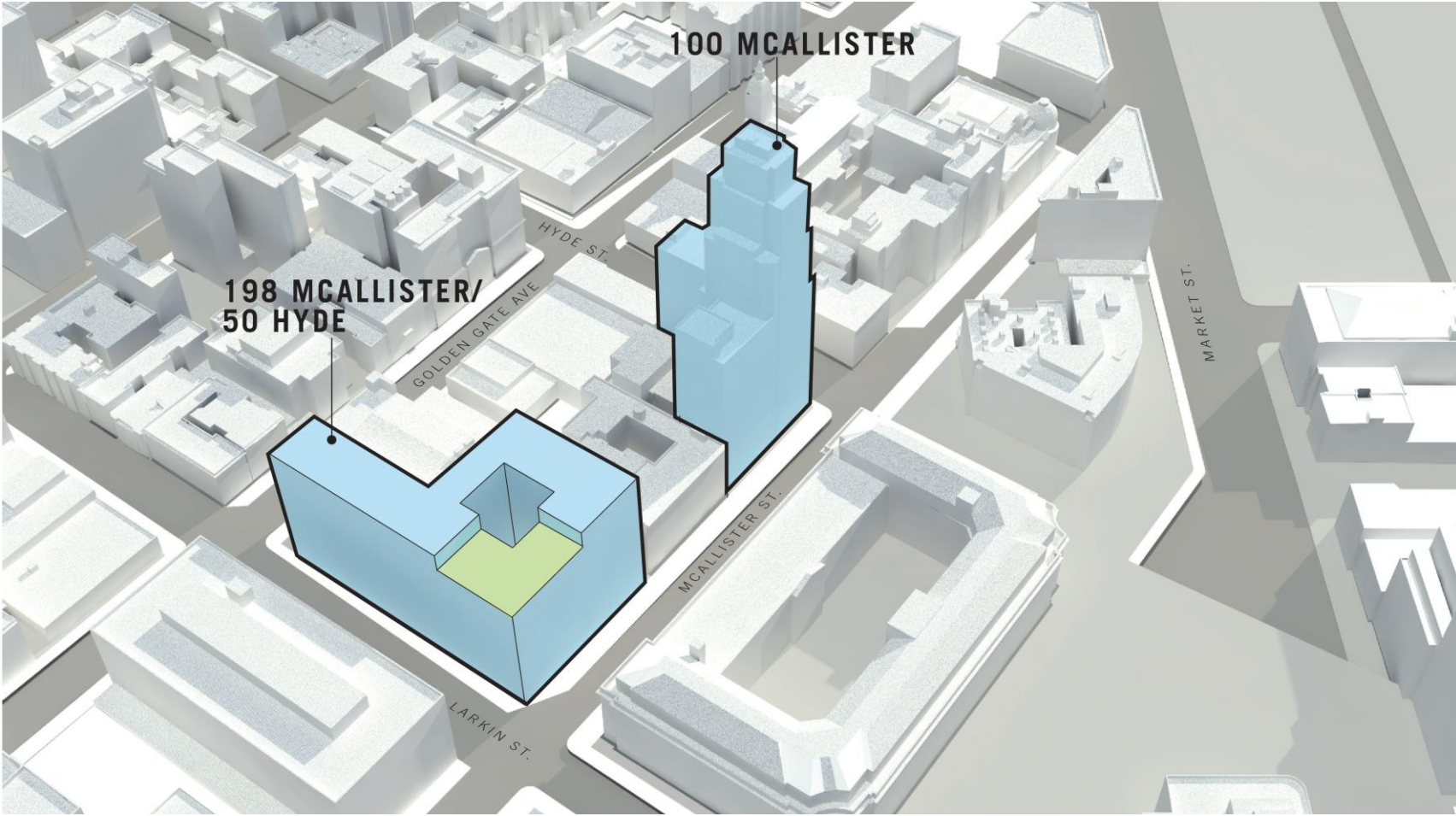
Long Range Campus Plan (LRCP) Framework

- LRCP guides sustainable physical development driven by strategic plan over next 5-10 years.
- Program Environmental Impact Report (EIR) under development to assess LRCP's cumulative impact.
- UC Hastings is lead agency under California Environmental Quality Act (CEQA); UCSF is responsible agency.
- UC Hastings' Board of Directors will certify EIR and approve LRCP; UC Regents will adopt CEQA findings for UCSF.

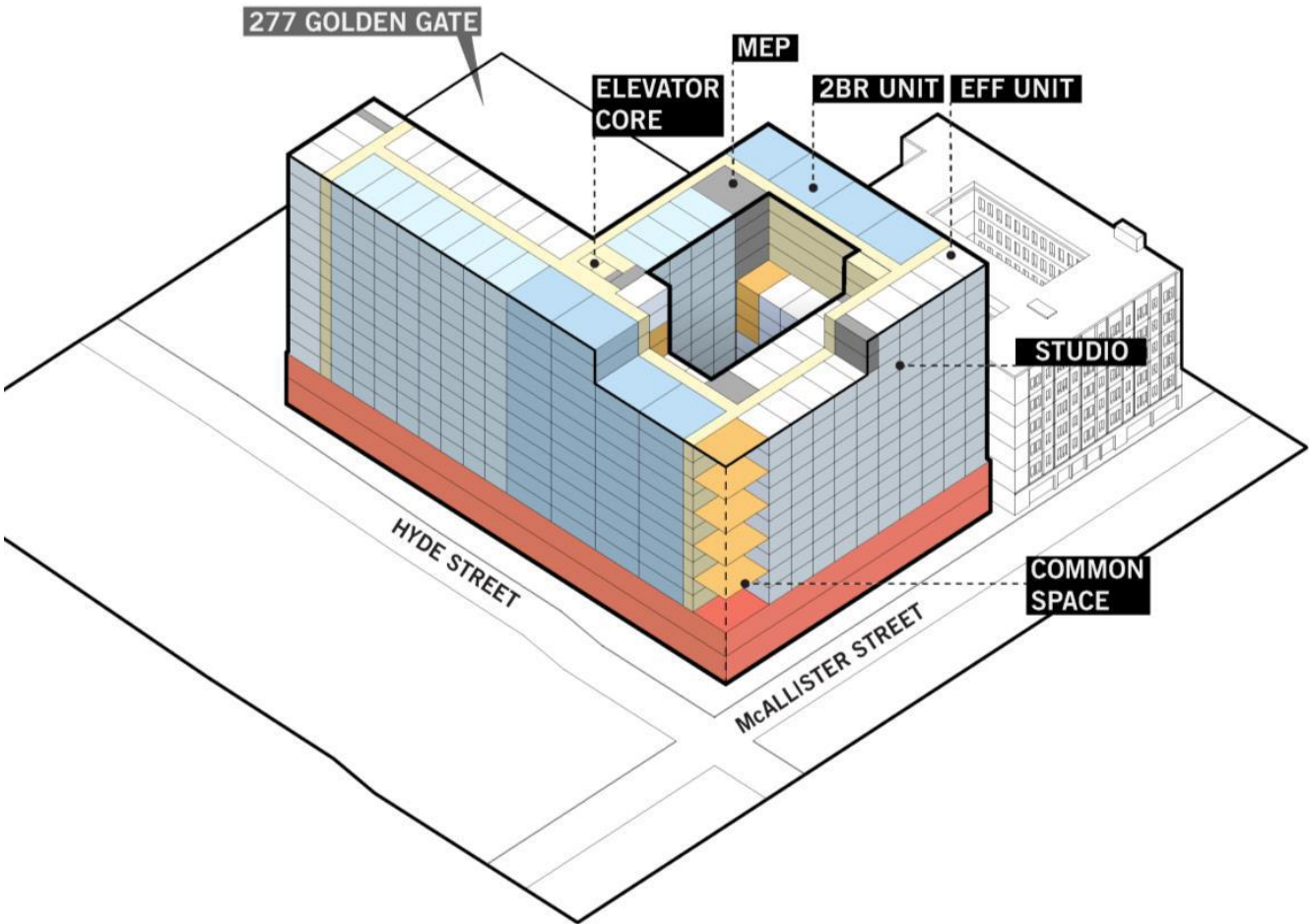
New Academic Building – 333 Golden Gate Avenue

- The State of California has appropriated \$55 million for the replacement of Snodgrass Hall at 198 McAllister Street with a new building at 333 Golden Gate Avenue.
- The new academic building will primarily serve to house teaching functions and clinical programs.
- A design-build process is being undertaken and three architectural/contractor teams will ultimately compete.
- Chosen architectural firm and general contractor will complete the 333 Golden Gate Academic Building in Fall 2020.

Planned Student Housing Developments



New Student Housing – 198 McAllister Street



Proposed Campus Facilities

Facility	Gross Square Feet	Housing Units	Floors	Primary Program
100 McAllister	249,000	252-350	27 (+ basement)	Residential
198 McAllister/50 Hyde				
Variant A	288,000	400-600	13 & 4	Residential/
Variant B	329,000	525-770	13	Multipurpose
200 McAllister	177,000	-	6	Academic/ Office
376 Larkin	157,000	-	7 (+ basement)	Retail/Parking
333 Golden Gate	57,000	-	8	Academic/ Office
Total	928,000-969,000	652-1,120	-	-

Projected Timeline

Project	Projected Timeline
Complete CEQA Process	2016
333 Golden Gate Design & Construction	2017 to 2019
198 McAllister Design & Construction	2020 to 2022
100 McAllister Renovation/ Upgrade	2023 to 2025

Long Range Campus Plan

further information:

<http://www.uchastings.edu/about/leadership/strategic-plan/lrcp/eir/index.php>



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