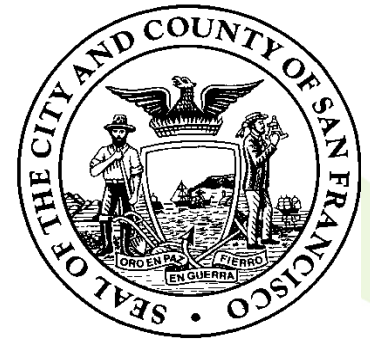




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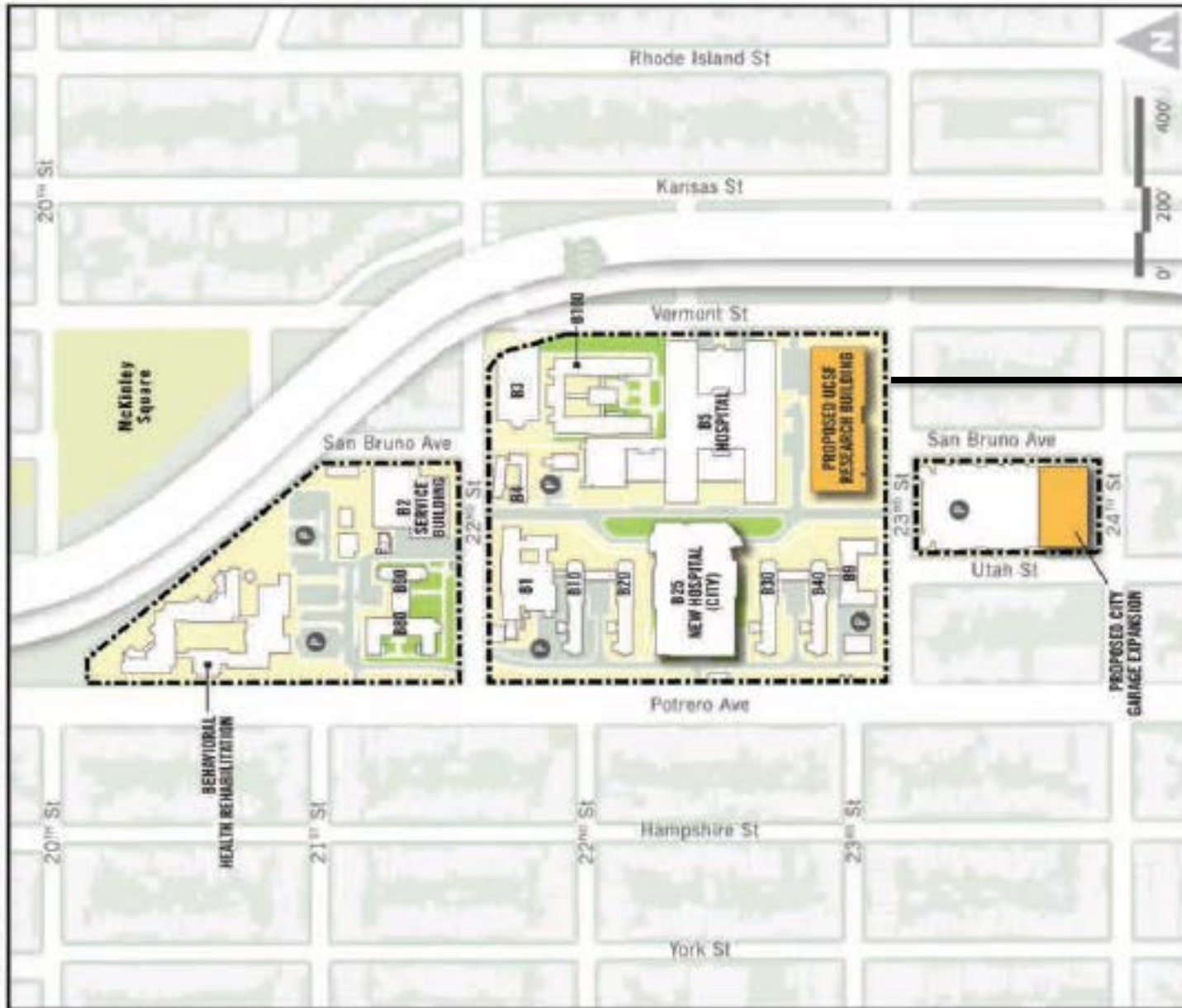
# Zuckerberg San Francisco General Hospital Informational Presentation

SFMTA Policy and Governance Board

April 21, 2017

- Project Description and Context
- Existing Travel Behavior and Parking Conditions
- Existing Transportation Demand Management Program
- Future Parking Demand
- Enhanced Transportation Demand Management Program
- Parking Relief Plan
- Next Steps

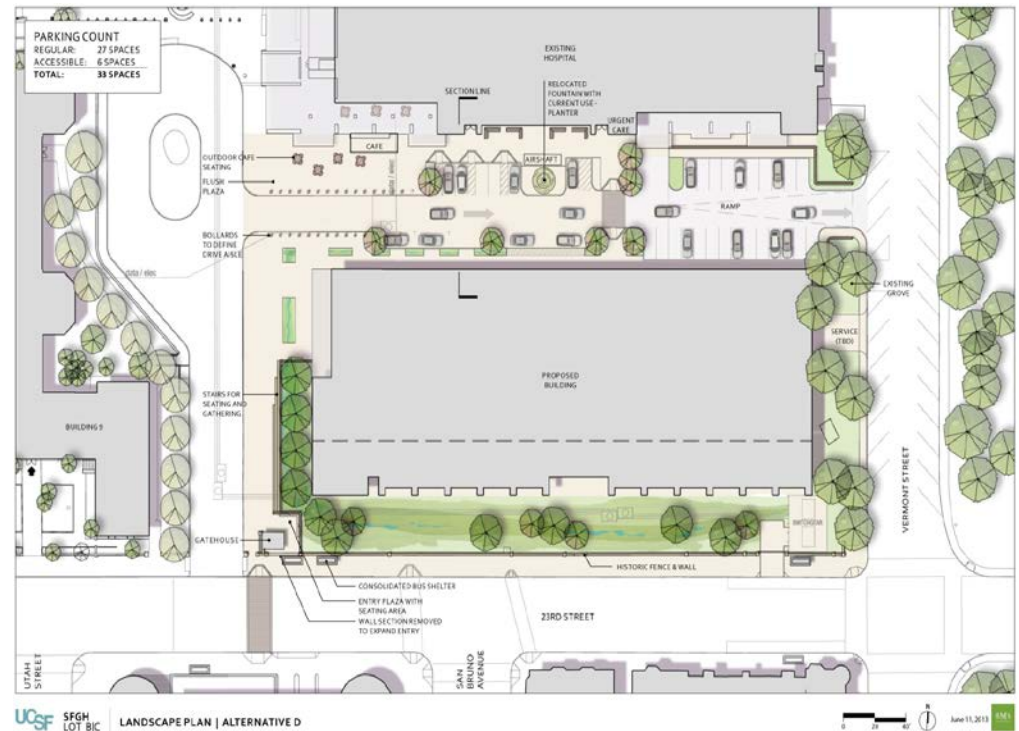
# Project Description



UCSF  
Research  
Building

# UCSF Research Building

- UCSF & ZSFG has been in a partnership for over 150 years
- UCSF provides faculty/physicians at ZSFG who provide clinical care and teach
- Currently 680 UCSF staff conduct research at ZSFG
- A proposed new 175,000 GSF, five story facility will provide contemporary research and support space for over 800 staff to be located on the existing B/C surface parking lot



- In February 2013, the Mayor and City Administrator established a working task force, to explore a proposal for UCSF to construct the state of the art research facility at the ZSFG campus; and to negotiate a ground lease and Lease Disposition Development Agreement (LDDA)
- In October 2016, the City and UCSF reached an agreement on a 99 year ground lease for the proposed research facility
- The Ground Lease and LDDA was approved at the UC Regent's meetings on November 16<sup>th</sup> and November 17<sup>th</sup> of 2016
- Ground lease and LDDA , via Resolution 16-12, was approved by San Francisco Public Health Commission on December 6<sup>th</sup> 2016
- February 7, 2017 the Board of Supervisors passed and approved Ordinance 33-17, File N. 161345 approving the Ground Lease and LDDA with the Regents of the University of California (“ UCSF”) for new research Facility at ZSFG

# Existing Travel Behavior

## Transportation Mode of Travel Split

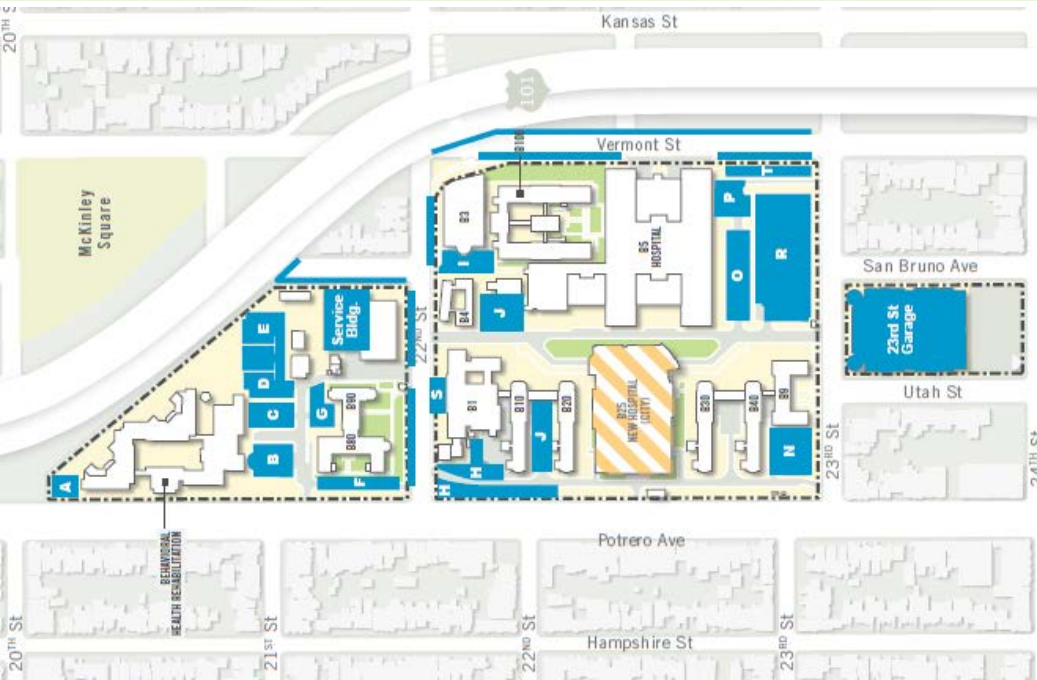
Employer	Drive alone	Motor-cycle	Carpool	Dropped off	Public transit	Shuttle <sup>1</sup>	Bicycle	Walk
DPH Employees	60%	1%	8%	3%	13%	10%	3%	1%
UCSF Employees	46%	1%	6%	3%	16%	16%	8%	3%
<b>TOTAL</b>	<b>53%</b>	<b>1%</b>	<b>7%</b>	<b>2%</b>	<b>15%</b>	<b>14%</b>	<b>5%</b>	<b>2%</b>

Notes:

1. Includes UCSF Shuttle and ZSFG Shuttle

Source: San Francisco General Hospital Commute Survey, 2015

# Existing Campus Parking



## Existing Campus Parking Supply

Location	Number of Spaces
Surface Lots	527
On-Street	201
Parking Garage	820
<b>TOTAL</b>	<b>1,548</b>

# Existing Campus Parking

## Existing On-Campus Parking Utilization

Location	Total Supply	10 am – noon	Noon – 2 pm	6 – 8 pm
Surface Lots	527	86.5%	78.9%	39.5%
Parking Garage	820	96.6%	92.7%	36.8%
On-street	201	94.5%	92.5%	48.8%
<b>Total</b>	<b>1,548</b>	<b>96.3%</b>	<b>92.6%</b>	<b>38.4%</b>

- Cost of Parking Permit
  - garage = \$100/month
  - on-campus = \$120/month
- Cost of Hourly Parking
  - garage = \$1.50/hr, \$12 max
  - on-campus = \$2.00/hr, \$16 max
- 1,165 permits are issued of which 850 are subsidized



# Transportation Demand Management Existing Program

- Bicycle Parking
- Showers
- Car Share
- Commuter Benefits
- Emergency Ride Home Program
- Rideshare Match
- Shuttle Service
- TDM Program Marketing
- Next Bus Monitors
- Telecommuting Policy
- Vanpool Program
- Zimride
- TDM Program Manager
- Transportation Survey

Existing TDM Program Costs  
\$450,000 annual  
\$350,000 one-time



NextBus monitor with Muni prediction times located in building 5 vestibule.

# Additional Peak Parking Demand with Existing Transportation Demand Management

Type of User	Number of Spaces <sup>1</sup>
By Year 2020	
Staff	26
Patients	28
Visitors	91
Subtotal	145
Relocation of UCSF-occupied spaces to MB	(130)
<b>Total by year 2020</b>	<b>15</b>
Post Year 2020	
Staff	694
<b>Total post year 2020</b>	<b>709</b>
1. Assumes existing auto mode split.	

# Parking Relief Plan

## Elements of the plan include

- Temporary parking during construction of Capital Projects
- Robust Transportation Demand Management Program (“TDM”)
- Financing plans for a garage expansion, or no garage expansion
- Long-term parking relief strategies, including off-site parking
- Improve the existing parking garage management & operations to maximize operational efficiency
- Develop a Community Outreach Plan

# Mode Share Targets

- DPH has committed to working with SFMTA towards reducing drive alone vehicle trips to ZSFG

## ZSFG Employee Drive Alone Mode Share Reductions Stretch Targets and Timeline

Reduction Target	Timing	Resulting Drive Alone Mode Share
15%	0-3 years	47%
25%	4-7 years	41%
30%	8-10 years	39%

- Ensure that visitors and patients that need to drive to the hospital have access to parking
- Monitor the performance on an annual basis and adjust plan to meet stretch targets

# Enhanced TDM Program

## Near-Term (0-3 Years)

- Increase hourly/monthly parking pricing, adjust rate structure to discourage all-day parking and provide spaces for patients/visitors
- Expand Shuttle Service (include bike racks)
- Provide additional last-mile service
- Expand car share vehicles on-site
- Provide carpool-only parking benefits
- Create more robust carpool matching program
- Install transportation kiosks
- Advertise pre-tax commuter accounts
- Install Bay Area Bike Share Station on campus

## Medium-Term (4-7 years)

- Create an Employee Portal
- Create vanpool service with benefits
- Provide additional showers and locker facilities

Proposed TDM  
Program Costs  
\$779,000 annual  
\$150,000 one-time



Bay Area Bike Share coming to ZSFG, Summer 2017.

# Additional Peak Parking Demand with Enhanced TDM

	Number of Spaces – Business as Usual	Reduction Target 15% (0-3 years)	Reduction Target 25% (4-7 years)	Reduction Target 30% (8-10 years)
By Year 2020				
<b>Total by year 2020</b>	15	11	-	-
Post Year 2020				
<b>Total post year 2020</b>	709	-	546	513

# Parking Relief Plan

- UCSF will pay \$10 million to DPH to mitigate parking and transportation issues
- Several options for expanding the existing ZSFG garage were analyzed, all concluded that available cash and revenues was insufficient to cover operating expenses and debt service
- DPH has concluded that the most cost-effective and practical approach in the immediate term is to focus on securing off-campus parking options with shuttle service

# Parking Relief Plan

## Immediate Actions & Strategies

- UCSF will make 130 parking spaces permanently available at offsite UCSF locations and utilize existing UCSF shuttle service to the ZSFG campus
- DPH will lease an off-site parking lot that will provide staff and construction parking
- SFMTA will adopt new operational procedures to increase operational efficiency of the garage
- DPH will kick-off a “Patient First” campaign

These actions taken together with the TDM program will

- reduce peak on-campus peak parking demand by 2020
- can be accomplished on a shorter timeline and at a substantially lower cost than expanding the existing parking structure



DPH will evaluate the following

- long-term campus needs
- TDM effectiveness
- offsite parking usage
- garage management effectiveness
- parking and transportation resource needs, including possible expansion of the garage

The evaluation will also consider

- planned SFMTA transit service changes (e.g., 9/9R-San Bruno, 33-Ahbury/18th, 48-Quintara/24<sup>th</sup>)
- impacts of DPW and PUC construction projects on local streetscapes

## Future Options include

- Potential funding sources through the 10-Year Capital Plan to finance expansion of the existing garage
- Alternative uses of the remaining UCSF funding, including acquisition of permanent offsite parking sites and modification or enhancement of the TDM program
- DPH will return to the Board of Supervisors with a proposal for use of the remaining funds

Through the Community Outreach Plan & Internal Educational Campaign it is the intent to

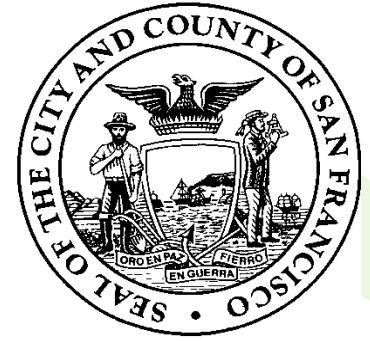
- Create a cultural shift regarding parking on Campus
- Focus on providing “**PATIENTS & VISITORS**” parking opportunities

# Next Steps

- Board Of Supervisors Hearing on Parking Relief Plan – May, 2017
- Execution of Memorandum of Understanding Between SFMTA and DPH – June, 2017
- Execution of lease for off-site parking spaces – August, 2017
- Implementation and Evaluation of the TDM Plan – September, 2017 and ongoing
- Begin construction of the UCSF Research Building – January, 2019



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**Thank you**