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## 2.0 ALTERNATIVES

The Council on Environmental Quality (CEQ) states that an environmental impact statement (EIS) describes a proposed action and the alternatives considered. Agencies are directed to use the National Environmental Policy Act (NEPA) process “to identify and assess the reasonable alternatives to proposed actions that will avoid or minimize adverse effects of these actions upon the quality of the environment” (40 Code of Federal Regulations 1500.2[e]). Alternatives found to be unreasonable need not be evaluated in an EIS.

The Proposed Action assessed in this Supplemental Draft EIS is a Long Range Development Plan (LRDP) that supports the mission of San Francisco Veterans Affairs Medical Center (SFVAMC) to provide for the health care needs of Bay Area and North Coast Veterans, enhance education, and perform research by providing for the renovation, expansion, and operation of SFVAMC Fort Miley Campus. This chapter describes the alternatives development process, the potential alternatives considered but eliminated from further review and the proposed Alternatives selected for analysis in this EIS.

### 2.1 ALTERNATIVES DEVELOPMENT PROCESS

This section discusses the process followed to identify possible alternatives leading to the Proposed Action that is ultimately subject to evaluation in this EIS.

The U.S. Department of Veterans Affairs (VA) has developed and implemented an internal planning process to which the agency must adhere. This process considers planning and programming for services and necessary accompanying facilities, depending on the size, scale, and timing of the need. These processes can range from completing a simple funding request to meet a smaller immediate need to implementing long-range, facility-wide planning processes. Any individual facility project request is incorporated into the Veteran Integrated Service Network (region)-level Strategic Capital Investment Program (SCIP). SCIP is a data and capital planning system used by VA to determine infrastructure and facility needs, which in turn determines VA projects.

As part of this process, SFVAMC undertook the first Campus-wide planning process with completion of the Draft Institutional Master Plan (IMP), which considered the concept that all current and future needs should be addressed solely within the confines of the existing SFVAMC Fort Miley Campus. The Draft IMP (released in October 2010) demonstrated that it may be physically possible to fully build out the SFVAMC Fort Miley Campus with 924,200 gross square feet (gsf). After considering input from the public and other agencies, VA determined that an LRDP would provide VA and the public with a forecasted depiction of the short- and long-term master plan for the Campus. The result was the LRDP released in 2012, which outlines the facilities on the SFVAMC Fort Miley Campus divided into planned phases of implementation for short-term (Phase 1) and long-term (Phase 2) periods.<sup>1</sup>

To carry out strategic health-planning initiatives, VA develops options as part of the master-planning process. VA uses a variety of tools that analyze influential development factors: reviews of staffing, patient-centered care, Veteran feedback, patient flow, and service capacity and demand; assessments of existing physical inventory and infrastructure; and process improvements that may involve reengineering a facility. VA uses the data and capital

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<sup>1</sup> LRDP short-term (Phase 1) projects span the 2012 through mid-2020 time frame, and long-term (Phase 2) projects span the late 2020 through 2027 time frame.

planning system to establish a market-level demand analysis and workload reallocation modeling to align capital planning with the projected needs of Veterans.

The LRDP is a living, dynamic document and was recently revised to reflect input from the public and agencies and direction from VA's Central Office (VA, 2014). The LRDP outlines a sequence of steps for implementation in both short- and long-term projects (Phase 1 and Phase 2) while also offering the institution the flexibility to shift priorities as needed. The LRDP was prepared and published on SFVAMC's Web site (<http://www.sanfrancisco.va.gov/planning/LRDP.asp>) in August 2012, and was updated in January 2014. Some minor clarifications and modifications were added to the revised LRDP later in 2014. The most recent iteration of the SFVAMC LRDP is published on SFVAMC's Web site.

## 2.2 ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER REVIEW

VA explored and objectively considered a range of potentially reasonable alternatives to meet the purpose and need throughout the development of the current LRDP. Through this process, some alternatives were eliminated from further consideration (listed below) and the remaining alternatives were studied in detail and are included in this Supplemental Draft EIS.

- Location within the City and County of San Francisco
- Location on 20–30 contiguous acres
- Avoidance of locations under an airport flight path due to aircraft noise issues
- Ability of VA to own property
- Access to public transit services
- Ability to continue to provide combined clinical, research, and educational services for Veterans
- Improved functional relationships between facilities and programs, with the right balance of building density and space allocation for programs requiring interaction so that facilities and personnel can function more efficiently into the future

Furthermore, an important synergetic relationship exists between clinicians who treat diseases and educators who teach about diseases. Fostering this relationship leads to better, more effective research, particularly when it happens at the same campus. SFVAMC's world-renowned achievements in the medical profession make it critical to integrate clinical, educational, and research functions at one campus location to serve Veterans through the LRDP's horizon year of 2027 and beyond.

Given the LRDP's goals and objectives and the above screening criteria, the following potential alternatives were considered but eliminated from further review in this EIS. The reasons for the elimination of these alternatives are described briefly below.

- **Full Buildout of Existing Campus as Proposed in the 2010 Draft IMP**—A potential alternative proposed in the 2010 Draft IMP to develop 924,200 gsf of new building space at the existing SFVAMC Fort Miley Campus to meet space deficiencies is no longer under consideration. Under this alternative, some space would have to be leased off-site. Off-site leasing would reduce the proposed future density of the SFVAMC Fort Miley Campus, as requested by the public and other agencies. Unfortunately, off-site leasing also would

reduce the opportunity for collaboration and interaction at the SFVAMC Fort Miley Campus. Nonetheless, VA considered this alternative at the public's request, as long as the off-site space was adjacent to related academic medical research facilities such as the University of California, San Francisco Campus at Mission Bay. The 2012 LRDP revised and replaced the IMP, and it reduced the number of gross square feet and the level of on-site density. Thus, this alternative was eliminated from further consideration.

- **Expansion of Existing Campus into East and West Fort Miley**—A potential alternative for expanding the SFVAMC Fort Miley Campus into the adjacent National Park Service East and West Fort Miley areas by up to 24 acres was considered, because this land is undeveloped and directly next to the existing Campus. Additionally, expanding the existing Campus by 24 acres would result in a lower density arrangement, which the public favors. However, this land is part of the Golden Gate National Recreation Area and is used by the public. Therefore, expansion into land in East and West Fort Miley was considered not feasible, and this potential alternative was eliminated from further consideration.
- **Relocation of Entire Campus Elsewhere in San Francisco**—A potential alternative to relocate all SFVAMC facilities to another site in San Francisco was considered not feasible for a variety of reasons. Based on recent projects for new, similar VA medical centers, the estimated cost to construct a new facility, including land purchase, equipping, and commissioning approaches exceeds \$2 billion. Commissioning a new facility, including furnishing all the necessary equipment, would require several hundred million dollars more. Besides these facility/equipment costs, additional logistical factors associated with the staging and actual relocation of all the services and patients would create challenges. Moving away from the existing SFVAMC Fort Miley Campus would require a transitional period lasting many years, and it is critical that the SFVAMC Fort Miley Campus remains in operation to serve the Veteran population. Land in San Francisco is difficult to acquire because of its high cost and lack of availability. As a result, it would be difficult, if not impossible, to find a contiguous parcel that could accommodate a new campus of that size. VA does not own another parcel of land in San Francisco that is available for development of an entire replacement campus. Finally, this potential alternative would be even more costly given the need for ongoing maintenance and stewardship of the historic district contributing structures at the SFVAMC Fort Miley Campus that would be required if the property remained under VA ownership. As a result, this potential alternative was eliminated from further consideration.
- **Further Reduced Development at the Existing Campus**—A potential alternative to develop fewer facilities at the existing SFVAMC Fort Miley Campus than proposed under the current (2014) LRDP was considered, and VA took public and agency comments into consideration. VA made some reductions to square footage relative to that in the proposed IMP and revised its LRDP in 2012 in response to some of these comments, while refining the functional relationship between facilities. This required that VA lease some space off-site, which would result in less opportunity for collaboration and interaction between programs at the SFVAMC Fort Miley Campus. The VA planning process determined that SFVAMC needs an additional 589,000 gsf of space to provide services to Veterans; therefore, it is not feasible to further reduce the facilities' density and achieve a more efficient interactive setting at the existing SFVAMC Fort Miley Campus, because a further reduction would not allow VA to close its space deficit and meet program needs. This potential alternative would not fulfill the objective of meeting SFVAMC's identified current and future space deficiencies, and VA would not be able to adequately conduct needed clinical, educational, and research programs; therefore, this alternative was eliminated from further consideration.

## 2.3 DESCRIPTION OF EIS ALTERNATIVES

After VA considered the variety of potential alternatives through the planning process described above and eliminated those that were deemed infeasible, four Alternatives remained for further evaluation in this EIS, as discussed below. Note that the terms “Scenario A” and “Scenario B” as used in the LRDP are renamed “Alternative 1” and “Alternative 2,” respectively, throughout this EIS. In addition, “Phase 1” and “Phase 2” as used in the LRDP are referred to in this EIS as the short-term and long-term projects, respectively.

- **Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1 (Preferred Alternative)**—Alternative 1 is based on the LRDP, which proposes a reduced variation of the layout originally proposed in the October 2010 Draft IMP. Rather than the Draft IMP’s proposed 924,200 additional gsf at the SFVAMC Fort Miley Campus, Alternative 1 proposes 322,200 net new gsf of facilities space and 232,252 new gsf of parking garage space, for a total of 554,452 gsf of additional space. This Alternative also proposes seismic upgrades to various existing structures on the Campus. Construction would occur in one short-term phase (Phase 1) and one long-term phase (Phase 2). This Alternative allows VA to achieve 94 percent of its determined need of 589,000 net new gsf to serve Veterans through roughly 2030, at a single campus. VA understands that this is 6 percent short of the determined space need.
- **Alternative 2: SFVAMC Fort Miley Campus Buildout Alternative 2**—Alternative 2 also is based on the LRDP, which proposes a reduced variation of the layout originally proposed in the October 2010 Draft IMP. Rather than the Draft IMP’s proposed 924,200 additional gsf at the SFVAMC Fort Miley Campus, Alternative 2 proposes 322,200 net new gsf of facilities space and 232,252 new gsf of parking garage space, for a total of 554,452 gsf of additional space. This Alternative also proposes seismic upgrades to various existing structures on the Campus. Construction would occur in one short-term phase (Phase 1) and one long-term phase (Phase 2). A different, longer construction schedule than under Alternative 1 would occur, in the form of different phasing and implementation schedules for individual projects; however, the total amount and type of operational space required under Alternative 2 would be the same as required under Alternative 1. Like Alternative 1, Alternative 2 allows VA to achieve 94 percent of its determined space need of 589,000 net new gsf to serve Veterans through roughly 2030, at a single campus. VA understands that this is 6 percent short of the determined space need.
- **Alternative 3: SFVAMC Fort Miley Campus Plus Mission Bay Campus Alternative**—Alternative 3 would include all of the short-term (Phase 1) projects included in Alternative 1. However, the long-term (Phase 2) projects would be located off-site. The particular site is unknown at this time; it would be determined and purchased by VA at a later date, and presumably would be located in the Mission Bay area of San Francisco. This Alternative would entail adding a total of approximately 170,000 gsf in net new space at a Mission Bay location. This Alternative allows VA to achieve 94 percent of its determined need of 589,000 net new gsf to serve Veterans through roughly 2030, at two campuses. VA understands that this is 6 percent short of the determined space need.

**Alternative 4: No Action Alternative**—Under the No Action Alternative (Alternative 4), the LRDP would not be implemented. With this Alternative, VA would be 100 percent short of the determined space need. The purpose of analyzing the No Action Alternative is to allow decision-makers to compare the impacts of the action Alternatives (Alternatives 1, 2, and 3) against the impacts of no action in the future. Although this

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Alternative does not meet the purpose and need, it is included to allow decision-makers to compare the impacts of the action alternatives against the impacts of no action in the future.

### **2.3.1 Alternative 1: SFVAMC Fort Miley Campus Buildout Alternative 1 (Preferred Alternative)**

#### **Alternative 1 Short-Term (Phase 1) Projects**

##### ***Land Uses***

Alternative 1 short-term (Phase 1) projects would involve new development and/or retrofitting of patient care, research, administrative, hoptel, and parking structures on the existing 29-acre SFVAMC Fort Miley Campus through 2020. See Table 2-1 for detailed square footage and phasing related to implementation of the Alternative 1 short-term (Phase 1) projects. Figure 2-1 presents the Footprint and Concept Plan for Alternative 1 short-term (Phase 1) projects through 2020. Note that the development footprint for Alternative 1 short-term (Phase 1) projects would occupy approximately 0.69 acre in the previously developed areas of the existing 29-acre Campus.

All new short-term (Phase 1) development under Alternative 1 would be designed to achieve Leadership in Energy and Environmental Design (LEED<sup>®</sup>) Silver certification and would implement the VA Strategic Sustainability Performance Plan (VA SSPP), which identifies VA's sustainability goals and defines VA's policy and strategy for achieving these goals.

In addition to new development and associated demolition, buildings would be retrofitted according to VA seismic design requirements (VA Directive H-18-8), in compliance with Executive Order 12941. Table 2-1 identifies the buildings that would be seismically retrofitted.

Furthermore, there would be a need to add a total of approximately 60,000 square feet of modular building swing space in the areas west of Building 10, south of Building 200, east of Building 6, as well as the area within Parking Area B in April 2016 to provide temporary facility space during building construction or retrofitting. This modular swing space would be temporary; it would be removed after approximately 35 months.

##### ***Construction***

Implementing the Alternative 1 short-term (Phase 1) projects would involve 17 development and retrofitting projects occurring over approximately 7 years, with completion anticipated by August 2020. See Table 2-1 for a detailed schedule and phasing for construction of the Alternative 1 short-term (Phase 1) projects.

All construction staging would occur on the SFVAMC Fort Miley Campus, in previously disturbed areas. Demolition would generate a maximum of 945,085 cubic feet of construction waste,<sup>2</sup> at least 50 percent of which would be reused or recycled and diverted from landfills in accordance with the VA SSPP. In addition, temporary modular swing space totaling approximately 60,000 gsf would be spread over four locations on Campus to serve as temporary facility space during building construction or retrofitting. The general locations of the swing space

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<sup>2</sup> The volume of demolition waste generated was calculated based on the square footage of all buildings proposed for demolition (4,000 square feet total) multiplied by the estimated height of each building (all buildings proposed for demolition are single story). The height of each building story was assumed to be 14 feet.

**Table 2-1: Area, Massing, and Construction Schedule for Alternative 1 and Alternative 3 Short-Term (Phase 1) Projects at the SFVAMC Fort Miley Campus (2013–2020)<sup>1,2</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>3</sup>	Approximate Completion Date <sup>4</sup>
1.1	Bldg 211—Emergency Operations Center and Parking Garage (377 spaces) <sup>5</sup>	155,000 (of which 2,000 is EOC and 3,000 is storage space)	155,000	4	12 months	July 2014
1.2	Bldg 41—Research (includes removal of Trailer 17)	14,200 (of which 4,600 is mechanical penthouse)	12,500	2	15 months	May 2015
1.3	Seismic Retrofit of Bldgs 5 and 7	27,393	0	2 and 3	14 months	May 2015
1.4	Bldg 22 Hoptel and Seismic Retrofit of Bldgs 9 and 10	18,200	8,700	2, 2, and 2	13 months	May 2015
1.5	Bldgs 209 and 211 Parking Garage Extensions (250 spaces)	82,252	82,252	5 and 4	12 months	March 2016
1.6	Bldg 203 C-Wing Extension (Ground-Floor Patient Welcome Center) and Drop-off Area with Canopy Structure	7,100	7,100	1	13 months	August 2016
1.7	Bldg 200 Expansion (Operating Room D-Wing)	5,300	5,300	1	12 months	June 2016
1.8	Bldg 24 Mental Health Clinic Expansion (includes demolition of Bldg 20)	15,600	13,300	3	14 months	October 2016
1.9	Bldg 40—Research (includes demolition of Bldgs 14, 18, and 21; removal of Trailer 23; and relocation of water tower)	110,000	91,300	4 (+ basement and mechanical penthouse)	39 months	December 2018
1.10	Bldg 207 Expansion (IT Support Space)	7,000	7,000	2	14 months	January 2017
1.11	Bldg 43—Research/Administration (includes removal of Trailer 31)	15,000	13,500	2	15 months	February 2017
1.12	Trailer 36 (New Modular)	2,200	2,200	1	3 months	September 2016
1.13	Bldg 23—Mental Health Research Expansion	15,000	15,000	3 (+ basement)	14 months	December 2017
1.14	Bldg 203 Extension—Psychiatric Intensive Care Unit	1,200	1,200	1	18 months	June 2018
1.15	Bldg 208 Extension—Community Living Center and National Cardiac Device Surveillance Center (includes removal of Trailer 24)	10,000	9,000	3	18 months	August 2018

**Table 2-1: Area, Massing, and Construction Schedule for Alternative 1 and Alternative 3 Short-Term (Phase 1) Projects at the SFVAMC Fort Miley Campus (2013–2020)<sup>1,2</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>3</sup>	Approximate Completion Date <sup>4</sup>
1.16	Seismic Retrofit of Bldgs 1, 6, and 8	115,547	0	5, 4, and 3	20 months	March 2019
1.17	Demolition of Bldg 12	0	-38,900	N/A	11 months	August 2020
<b>Total Phase 1 Area</b>		<b>600,992</b>	<b>384,452</b>	<b>Total Phase 1 Duration</b>	<b>85 months</b>	

Notes: Bldg = Building; EOC = Emergency Operations Center; IT = information technology; N/A = not applicable; SFVAMC = San Francisco Veterans Affairs Medical Center

<sup>1</sup> This table reflects approximate construction schedules and completion dates.

<sup>2</sup> In addition, a total of 321 parking spaces would be eliminated from a combination of surface parking lots D, E, H, J, K, and L.

<sup>3</sup> Construction includes all demolition, grading, structure development, and painting activities associated with the Proposed Action.

<sup>4</sup> Dates shown represent approximate time frames; funding has yet to be secured for some projects. Furthermore, because of space restrictions, the ability of the U.S. Department of Veterans Affairs to construct multiple projects simultaneously is limited.

<sup>5</sup> The Emergency Operations Center and Building 211 Parking Garage square footage in this table reflects both the habitable (center and storage area) and the non-habitable (parking garage) space planned for construction. Although the San Francisco Veterans Affairs Medical Center Long Range Development Plan discusses habitable square footage, this Environmental Impact Statement must evaluate the impacts associated with construction of the entire square footage, including nonhabitable space.

Source: VA, 2014

would be west of Building 10, south of Building 200, east of Building 6, and within Parking Area B. The swing space would be in place from April 2016 to March 2019. The use of this modular swing space would not require any construction or demolition of buildings.

### ***Landscaping and Open Space Areas***

The LRDP has taken as a core design principle the full integration of open space and landscaping between buildings on the site as well as the surrounding parkland and pedestrian systems that connect to and from Campus.

A tree survey conducted on February 15, 2009, to assess fall and limb breakage hazards determined that there are 232 trees within the landscaped portions of the SFVAMC Fort Miley Campus. For tree-counting purposes, only trees on the existing Campus with diameters at breast height greater than 1 inch and heights of more than 10 feet were measured and examined for their failure potential. Under Alternative 1, 65 of these trees would be removed because of their fall and limb breakage potential. In some cases, the aesthetics-related effects of removing certain vulnerable trees slated for removal would be offset by replacing removed trees with trees that are more adapted to the windy conditions at the SFVAMC Fort Miley Campus. Specifically, trees would be planted along internal circulation roads, within surface parking lots, near the two Campus entrances, and potentially along the eastern Campus boundary adjacent to Golden Gate National Recreation Area lands.

During the short-term phase (Phase 1), various existing open space areas of the SFVAMC Fort Miley Campus would be developed with proposed facilities, including the Mental Health Clinic Expansion and the Hoptel Addition. In addition, a new landscape area would be developed within the drop-off circle that is proposed as part of the Patient Welcome Center and Drop-off Area, and a healing garden would be integrated with the Welcome Center.



Source: VA, 2014  
 Note: The 17 short-term (Phase 1) projects identified in Table 2-1 are indicated in this figure.

**Figure 2-1: Footprint and Concept Plan for Alternative 1 and Alternative 3 Short-Term (Phase 1) Projects through 2020—SfVAMC Fort Miley Campus**

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## ***Utilities Infrastructure Improvements***

### **Water**

Implementing the Alternative 1 short-term (Phase 1) projects would require improvements to the existing SFVAMC Fort Miley Campus's water distribution system, because of utility conflicts with proposed facilities and other site improvements. Improving the water system would involve removing and/or abandoning existing water mains located within the footprint of proposed facilities, and installing new water mains to provide potable water and water for fire hydrants and sprinklers to connect to new buildings. Specifically, new domestic water service connections would be established to provide potable water to the buildings, and new fire hydrants and fire sprinkler system services would be installed as required to meet National Fire Protection Association Fire Code requirements.

### **Sewer and Stormwater**

The current arrangement method of discharge (a combined sewer system that collects, conveys to the city, treats, and discharges both sewage and stormwater) would continue for the most part with implementation of Alternative 1; however, some modifications to catch basins, manholes, and pipelines would be required to support the new facilities included in the short-term (Phase 1) projects. Stormwater runoff would be minimized in accordance with executive orders, regulatory requirements, and VA design guidance. Furthermore, where practical, stormwater runoff would be redirected away from the sewer system to direct-discharge outfalls. New facilities would include landscaping and sustainable features such as green roofs and bioswales to the extent feasible, as well as energy dissipaters to prevent concentrated flows. Site drainage would flow via at-grade catch basins and area drains to landscaped areas, and to underground gravity lines. In addition, the building and site contours would be designed to minimize stormwater runoff.

The Alternative 1 short-term (Phase 1) projects would involve adding new buildings supporting medical uses similar to those at the existing SFVAMC Fort Miley Campus; therefore, implementing these projects would require improvements to the Campus's existing sanitary sewer system. These improvements would involve removing and/or abandoning existing sanitary sewer lines located within the footprint of proposed facilities, and installing new sewer lines from new facilities to the existing combined sewer interceptor on Clement Street.

### **Electricity**

The existing electrical system is being upgraded through the Electrical Systems Upgrades Project. As part of this project, Pacific Gas and Electric Company (PG&E) is upgrading an existing feeder line along Clement Street to convert the existing secondary service to the SFVAMC Fort Miley Campus to a low-level transmission service. To support increased loads, SFVAMC is replacing and upgrading the existing infrastructure to provide adequate and reliable power to the existing Campus, and to accommodate future building loads.<sup>3</sup> Because the Electrical Systems Upgrades Project is being implemented, no additional improvements to the external electrical distribution system (i.e., within or along roads) would be required as part of the Alternative 1 short-term (Phase 1) projects.

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<sup>3</sup> Specifically, the existing underground 4.16-kilovolt (kV) ring bus feeders would be replaced with new underground 15-kV double-ring bus feeders, cable pull boxes, and feeder loop isolation switches around the outer perimeter of the SFVAMC Fort Miley Campus. A total of 12 substation transformers and electrical distribution panels would provide power to the various buildings. The new electrical system would have the capacity to support a demand of approximately 6,000 kW.

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### **Emergency Generator**

A new 1,000-kilowatt (kW) engine-generator has been installed at the switchgear located in Building 205. This addition has increased the overall total backup power system capacity to 3,385 kW, more than 50 percent of the expected full future load, which makes the backup system adequate to support future mission-critical and life-safety power needs.

The SFVAMC Fort Miley Campus's existing natural gas distribution system may require improvements to serve additional new buildings supporting the medical uses proposed as part of the Alternative 1 short-term (Phase 1) projects. These improvements would involve removing and abandoning existing distribution lines located within the footprint of proposed facilities, and installing new distribution lines (originating from PG&E's main gas line on Clement Street) to provide natural gas to new facilities.

### **Site Access, Circulation, and Parking**

The SFVAMC Fort Miley Campus would continue to experience multimodal access and circulation by passenger vehicles, buses, shuttle vans, delivery vehicles, emergency medical and fire vehicles, and pedestrians.

### **Vehicular Access and Circulation**

Under Alternative 1, vehicular access to the SFVAMC Fort Miley Campus, including access by public buses, would continue to be provided at the intersections of Clement Street and 42nd Avenue and Clement Street and 43rd Avenue. Circulation within the Campus would be altered slightly to include a roundabout as part of the Patient Welcome Center Drop-Off Area near the entrance of Clement Street and 42nd Avenue. Changes from existing conditions would include disconnecting the internal roadway, Fort Miley Circle, between Buildings 200 and 203 to create open space and a pedestrian zone; and narrowing Fort Miley Circle between Buildings 200 and 12 to provide traffic calming and incorporate a healing garden area with pedestrian walkways.

The San Francisco Municipal Transportation Agency would continue to provide bus access to the SFVAMC Fort Miley Campus. However, because of the changes required to create the open space and pedestrian zone between Buildings 200 and 203, buses would use the Patient Welcome Center Drop-Off Area and the south side of the roundabout near the entrance of Clement Street and 42nd Avenue; they would no longer travel around the entire Fort Miley Circle loop.

### **Parking**

Under Alternative 1 short-term (Phase 1) projects, 377 parking spaces would be added as part of the proposed Emergency Operations Center and Building 211 Parking Garage on the SFVAMC Fort Miley Campus. In addition, a total of 321 parking spaces would be eliminated from a combination of surface parking lots D, E, H, J, K, and L. Furthermore, a total of 250 parking spaces would be added as part of the extensions of Buildings 209 and 211. As a result, there would be a total of 306 net new parking spaces on the SFVAMC Fort Miley Campus. Thus, given the Campus's existing parking supply of 1,253 spaces, a total of 1,559 parking spaces would be provided for employees, visitors, and patients by 2020.

### **Pedestrian Access and Circulation**

Under Alternative 1 short-term (Phase 1) projects, sidewalks and walkways for pedestrians would be modified to provide improved connectivity. These improvements to the pedestrian circulation system are expected to

encourage alternative modes of transportation. Proposed changes include disconnecting Fort Miley Circle between Buildings 200 and 203 to create the Patient Welcome Center, narrowing Fort Miley Circle between Buildings 200 and 12 to provide traffic calming and incorporate a healing garden area with pedestrian walkways, and providing pedestrian pathways and access adjacent to Building 41 to allow for improved connectivity and flow between facilities.

## Alternative 1 Long-Term (Phase 2) Projects

### *Land Uses*

The Alternative 1 long-term (Phase 2) project would involve new development of an ambulatory care structure on the 29-acre SFVAMC Fort Miley Campus through 2027. See Table 2-2 for detailed square footage and phasing related to implementation of the Alternative 1 long-term (Phase 2) project. Figure 2-2 presents the Footprint and Concept Plan for the Alternative 1 long-term (Phase 2) project through 2027. Note that the development footprint for the Alternative 1 long-term (Phase 2) project would occupy 0 net new acre within the previously developed areas of the existing 29-acre Campus.

Like short-term (Phase 1) development, all new long-term (Phase 2) development would be designed to achieve LEED® Silver certification and would implement the VA SSPP.

### *Construction*

Implementing the Alternative 1 long-term (Phase 2) project would involve one development project over approximately 2 years, with completion anticipated by March 2026. See Table 2-2 for a detailed schedule and phasing for construction of the Alternative 1 long-term (Phase 2) project. All construction staging would occur within the SFVAMC Fort Miley Campus, in previously disturbed areas. Demolition would generate a maximum of 2,210,600 cubic feet of construction waste,<sup>4</sup> at least 50 percent of which would be reused or recycled and diverted from landfills in accordance with the VA SSPP.

**Table 2-2: Area, Massing, and Construction Schedule for the Alternative 1 Long-Term (Phase 2) Project at the SFVAMC Fort Miley Campus (2020–2027)<sup>1</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>2</sup>	Approximate Completion Date <sup>3</sup>
2.1	Bldg 213 (Clinical Addition Building)	170,000	170,000	5 (+ basement)	24 months	March 2026
	<b>Total Phase 2 Area</b>	<b>170,000</b>	<b>170,000</b>	<b>Total Phase 2 Duration</b>	<b>24 months</b>	

Notes: Bldg = Building; SFVAMC = San Francisco Veterans Affairs Medical Center

<sup>1</sup> This table reflects approximate construction schedules and completion dates.

<sup>2</sup> Construction includes all demolition, grading, structure development, and painting activities associated with the Proposed Action.

<sup>3</sup> Dates shown represent approximate time frames; funding has yet to be secured for some projects. Furthermore, because of space restrictions, the ability of the U.S. Department of Veterans Affairs to construct multiple projects simultaneously is limited.

Source: VA, 2014

<sup>4</sup> The volume of demolition waste generated was calculated based on the square footage of all buildings proposed for demolition (57,600 square feet total) multiplied by the estimated height of each building (all buildings proposed for demolition are single-story except Building 12, which is two stories). The height of each building story was assumed to be 14 feet.



Source: VA, 2014

Note: The one long-term (Phase 2) project identified in Table 2-2 is indicated in this figure.

**Figure 2-2: Footprint and Concept Plan for Alternative 1 Long-Term (Phase 2) Projects through 2027—SfVAMC Fort Miley Campus**

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### ***Landscaping and Open Space Areas***

As part of the Alternative 1 long-term (Phase 2) project, a Central Green park area would be completed with permanent landscaping, walkways, and gardens to serve employees, patients, visitors, and the surrounding community.

### ***Utilities Infrastructure Improvements***

#### **Water**

Improvements to the water distribution system for the Alternative 1 long-term (Phase 2) project would be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

#### **Sewer and Stormwater**

Improvements to the sewer and stormwater collection and conveyance system for the Alternative 1 long-term (Phase 2) project would build on and be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

#### **Electricity and Natural Gas**

It is unknown at this time whether improvements to the electrical distribution system would be necessary as part of the Alternative 1 long-term (Phase 2) project. Improvements to the natural gas distribution system for the Alternative 1 long-term (Phase 2) project would build on and be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

### ***Site Access, Circulation, and Parking***

The SFVAMC Fort Miley Campus would continue to experience multimodal access and circulation by passenger vehicles, buses, shuttle vans, delivery vehicles, emergency medical and fire vehicles, and pedestrians.

#### **Vehicular Access and Circulation**

Under the Alternative 1 long-term (Phase 2) project, no major changes to SFVAMC Fort Miley Campus access and circulation would occur. Campus access would continue to be provided at the intersections of Clement Street and 42nd Avenue and Clement Street and 43rd Avenue. Circulation would continue to be provided internally for all vehicles.

#### **Parking**

Development under the Alternative 1 long-term (Phase 2) project would not provide additional on-site parking spaces at the existing SFVAMC Fort Miley Campus. Thus, a total of 1,559 on-site spaces for employees, visitors, and patients would remain at the Campus by the year 2027.

#### **Pedestrian Access and Circulation**

Improvements to pedestrian access and circulation for the Alternative 1 long-term (Phase 2) project would build on and be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

## 2.3.2 Alternative 2: SFVAMC Fort Miley Campus Buildout

### Alternative 2 Short-Term (Phase 1) Projects

#### *Land Uses*

Alternative 2 short-term (Phase 1) projects<sup>5</sup> would involve new development and/or retrofitting of patient care, research, administrative, hoptel, and parking structures on the existing 29-acre SFVAMC Fort Miley Campus through 2020. See Table 2-3 for detailed square footage and phasing related to implementation of the Alternative 2 short-term (Phase 1) projects. Figure 2-3 presents the Footprint and Concept Plan for Alternative 2 short-term (Phase 1) projects through 2020. Note that the development footprint for Alternative 2 short-term (Phase 1) projects would occupy approximately 0.69 acre in the previously developed areas of the existing 29-acre Campus.

All new short-term (Phase 1) development under Alternative 2 would be designed to achieve LEED® Silver certification and would implement the VA SSPP, which identifies VA's sustainability goals and defines VA's policy and strategy for achieving these goals.

In addition to new development and associated demolition, buildings would be retrofitted according to VA seismic design requirements (VA Directive H-18-8), in compliance with Executive Order 12941. Table 2-3 identifies the buildings that would be seismically retrofitted.

#### *Construction*

Implementing the Alternative 2 short-term (Phase 1) projects would involve 16 development projects and retrofitting over approximately 6 years, with completion anticipated by August 2019. See Table 2-3 for a detailed schedule and phasing for construction of the Alternative 2 short-term (Phase 1) projects. All construction staging would occur on the SFVAMC Fort Miley Campus, in previously disturbed areas. Demolition would generate a maximum of 945,085 cubic feet of construction waste,<sup>6</sup> at least 50 percent of which would be reused or recycled and diverted from landfills in accordance with the VA SSPP.

#### *Landscaping and Open Space Areas*

As mentioned in the discussion of Alternative 1 short-term (Phase 1) projects, a 2009 tree survey conducted to assess fall and limb breakage hazards determined that there are 232 trees within the landscaped portions of the SFVAMC Fort Miley Campus. Under Alternative 2, 65 of these trees would be removed (the same number of trees as under Alternative 1), because of their fall and limb breakage potential. In some cases, the aesthetics-related effects of removing certain vulnerable trees slated for removal would be offset by replacing removed trees with trees that are more adapted to the windy conditions at the SFVAMC Fort Miley Campus. Specifically, trees would be planted along internal circulation roads, within surface parking lots, near the two Campus entrances, and potentially along the eastern Campus boundary adjacent to Golden Gate National Recreation Area lands.

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<sup>5</sup> LRDP short-term (Phase 1) projects span the 2012 through mid-2020 time frame.

<sup>6</sup> The volume of demolition waste generated was calculated based on the square footage of all buildings proposed for demolition (4,000 square feet total) multiplied by the estimated height of each building (all buildings proposed for demolition are single story). The height of each building story was assumed to be 14 feet.

**Table 2-3: Area, Massing, and Construction Schedule for Alternative 2 Short-Term (Phase 1) Projects at the SFVAMC Fort Miley Campus (2013–2020)<sup>1,2</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>3</sup>	Approximate Completion Date <sup>4</sup>
1.1	Bldg 211—Emergency Operations Center and Parking Garage (377 spaces) <sup>5</sup>	155,000 (of which 2,000 is EOC and 3,000 is storage space)	155,000	4	12 months	July 2014
1.2	Bldg 41—Research (includes removal of Trailer 17)	14,200 (of which 4,600 is mechanical penthouse)	12,500	2	15 months	March 2015
1.3	Seismic Retrofit of Bldgs 5 and 7	27,393	0	2 and 3	14 months	May 2015
1.4	Bldg 22 Hoptel and Seismic Retrofit of Bldgs 9 and 10	18,200	8,700	2, 2, and 2	13 months	May 2015
1.5	Bldgs 209 and 211 Parking Garage Extensions (250 spaces)	82,252	82,252	5 and 4	12 months	March 2016
1.6	Bldg 203 C-Wing Extension (Ground-Floor Patient Welcome Center) and Drop-off Area with Canopy Structure	7,100	7,100	1	13 months	August 2016
1.7	Bldg 200 Expansion (Operating Room D-Wing)	5,300	5,300	1	12 months	June 2016
1.8	Bldg 24 Mental Health Clinic Expansion (includes demolition of Bldg 20)	15,600	13,300	3	14 months	October 2016
1.9	Bldg 40—Research (includes demolition of Bldgs 14, 18, and 21; removal of Trailer 23; and relocation of water tower)	110,000	91,300	4 (+ basement and mechanical penthouse)	39 months	September 2018
1.10	Bldg 207 Expansion (IT Support Space)	7,000	7,000	2	14 months	January 2017
1.11	Bldg 43—Research/Administration (includes removal of Trailer 31)	15,000	13,500	2	15 months	February 2017
1.12	Trailer 36 (New Modular)	2,200	2,200	1	3 months	September 2016
1.13	Bldg 23—Mental Health Research Expansion	15,000	15,000	3 (+ basement)	14 months	December 2017
1.14	Bldg 203 Extension—Psychiatric Intensive Care Unit	1,200	1,200	1	18 months	June 2018

**Table 2-3: Area, Massing, and Construction Schedule for Alternative 2 Short-Term (Phase 1) Projects at the SFVAMC Fort Miley Campus (2013–2020)<sup>1,2</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>3</sup>	Approximate Completion Date <sup>4</sup>
1.15	Bldg 208 Extension— Community Living Center and National Cardiac Device Surveillance Center (includes removal of Trailer 24)	10,000	9,000	3	18 months	August 2017
1.16	Demolition of Bldg 12	0	-38,900	N/A	11 months	August 2019
<b>Total Phase 1 Area</b>		<b>485,445</b>	<b>384,452</b>	<b>Total Phase 1 Duration</b>	<b>73 months</b>	

Notes: Bldg = Building; EOC = Emergency Operations Center; IT = information technology; N/A = not applicable; SFVAMC = San Francisco Veterans Affairs Medical Center

<sup>1</sup> This table reflects approximate construction schedules and completion dates.

<sup>2</sup> In addition, a total of 321 parking spaces would be eliminated from a combination of surface parking lots D, E, H, J, K, and L.

<sup>3</sup> Construction includes all demolition, grading, structure development, and painting activities associated with the Proposed Action.

<sup>4</sup> Dates shown represent approximate time frames; funding has yet to be secured for some projects. Furthermore, because of space restrictions, the ability of the U.S. Department of Veterans Affairs to construct multiple projects simultaneously is limited.

<sup>5</sup> The Emergency Operations Center and Building 211 Parking Garage square footage in this table reflects both the habitable (center and storage area) and the nonhabitable (parking garage) space planned for construction. Although the San Francisco Veterans Affairs Medical Center Long Range Development Plan discusses habitable square footage, this Environmental Impact Statement must evaluate the impacts associated with construction of the entire square footage, including nonhabitable space.

Source: VA, 2014

During the short-term phase (Phase 1), various existing open space areas of the SFVAMC Fort Miley Campus would be developed with proposed facilities, including the Mental Health Clinic Expansion and the Hoptel Addition. In addition, a new landscape area would be developed within the drop-off circle that is proposed as part of the Patient Welcome Center and Drop-off Area, and a healing garden would be integrated with the Welcome Center.

### ***Utilities Infrastructure Improvements***

#### **Water**

Implementing the Alternative 2 short-term (Phase 2) projects would require improvements to the existing SFVAMC Fort Miley Campus's water distribution system, because of utility conflicts with proposed facilities and other site improvements. Improving the water system would involve removing and/or abandoning existing water mains located within the footprint of proposed facilities, and installing new water mains to provide potable water and water for fire hydrants and sprinklers to connect to new buildings. Specifically, new domestic water service connections would be established to provide potable water to the buildings, and new fire hydrants and fire sprinkler system services would be installed as required to meet National Fire Protection Association Fire Code requirements.

#### **Sewer and Stormwater**

The current arrangement method of discharge (a combined sewer system that collects, conveys to the city, treats, and discharges both sewage and stormwater) would continue for the most part with implementation of Alternative 2; however, some modifications to catch basins, manholes, and pipelines would be required to support the new



Source: VA, 2014  
 Note: The 16 short-term (Phase 1) projects identified in Table 2-2 are indicated in this figure.

**Figure 2-3: Footprint and Concept Plan for Alternative 2 Short-Term (Phase 1) Projects through 2020—SFVAMC Fort Miley Campus**

facilities included in the short-term (Phase 1) projects. Stormwater runoff would be minimized in accordance with executive orders, regulatory requirements, and VA design guidance. Furthermore, where practical, stormwater runoff would be redirected away from the sewer system to direct-discharge outfalls. New facilities would include landscaping and sustainable features such as green roofs and bioswales to the extent feasible, as well as energy dissipaters to prevent concentrated flows. Site drainage would flow via at-grade catch basins and area drains to landscaped areas, and to underground gravity lines. In addition, the building and site contours would be designed to minimize stormwater runoff.

The Alternative 2 short-term (Phase 1) projects would involve adding new buildings supporting medical uses similar to those at the existing SFVAMC Fort Miley Campus; therefore, implementing these projects would require improvements to the Campus's existing sanitary sewer system. These improvements would involve removing and/or abandoning existing sanitary sewer lines located within the footprint of proposed facilities, and installing new sewer lines from new facilities to the existing combined sewer interceptor on Clement Street.

### **Electricity**

As discussed previously for Alternative 1 short-term (Phase 1) projects, the existing electrical system is being upgraded through the Electrical Systems Upgrades Project. Because this project is being implemented, no additional improvements to the external electrical distribution system (i.e., within or along roads) would be required as part of the Alternative 2 short-term (Phase 1) projects.

### **Emergency Generator**

The SFVAMC Fort Miley Campus's existing natural gas distribution system may require improvements to serve additional new buildings supporting the medical uses proposed as part of the Alternative 2 short-term (Phase 2) projects. These improvements would involve removing and abandoning existing distribution lines located within the footprint of proposed facilities, and installing new distribution lines (originating from PG&E's main gas line on Clement Street) to provide natural gas to new facilities.

### **Site Access, Circulation, and Parking**

The SFVAMC Fort Miley Campus would continue to experience multimodal access and circulation by passenger vehicles, buses, shuttle vans, delivery vehicles, emergency medical and fire vehicles, and pedestrians.

### **Vehicular Access and Circulation**

Under Alternative 2, vehicular access to the SFVAMC Fort Miley Campus, including access by public buses, would continue to be provided at the intersections of Clement Street and 42nd Avenue and Clement Street and 43rd Avenue. Circulation within the Campus would be altered slightly to include a roundabout as part of the Patient Welcome Center Drop-Off Area near the entrance of Clement Street and 42nd Avenue. Changes from existing conditions would include disconnecting the internal roadway, Fort Miley Circle, between Buildings 200 and 203 to create open space and a pedestrian zone; and narrowing Fort Miley Circle between Buildings 200 and 12 to provide traffic calming and incorporate a healing garden area with pedestrian walkways.

The San Francisco Municipal Transportation Agency would continue to provide bus access to the SFVAMC Fort Miley Campus. However, because of the changes required to create the open space and pedestrian zone between Buildings 200 and 203, buses would use the Patient Welcome Center Drop-Off Area and the south side of the

roundabout near the entrance of Clement Street and 42nd Avenue; they would no longer travel around the entire Fort Miley Circle loop.

### **Parking**

Under Alternative 2 short-term (Phase 1) projects, 377 parking spaces would be added as part of the proposed Emergency Operations Center and Building 211 Parking Garage on the SFVAMC Fort Miley Campus. In addition, a total of 321 parking spaces would be eliminated from a combination of surface parking lots D, E, H, J, K, and L. Furthermore, a total of 250 parking spaces would be added as part of the extensions of Buildings 209 and 211. As a result, there would be a total of 306 net new parking spaces on the SFVAMC Fort Miley Campus. Thus, given the Campus's existing parking supply of 1,253 spaces, a total of 1,559 parking spaces would be provided for employees, visitors, and patients by 2020.

### **Pedestrian Access and Circulation**

Under Alternative 2 short-term (Phase 1) projects, sidewalks and walkways for pedestrians would be modified to provide improved connectivity. These improvements to the pedestrian circulation system are expected to encourage alternative modes of transportation. Proposed changes include disconnecting Fort Miley Circle between Buildings 200 and 203 to create the Patient Welcome Center, narrowing Fort Miley Circle between Buildings 200 and 12 to provide traffic calming and incorporate a healing garden area with pedestrian walkways, and providing pedestrian pathways and access adjacent to Building 41 to allow for improved connectivity and flow between facilities.

## **Alternative 2 Long-Term (Phase 2) Projects**

### ***Land Uses***

Alternative 2 long-term (Phase 2) projects<sup>7</sup> would involve primarily new development and/or retrofitting of patient care, research, administrative, and ambulatory care structures on the 29-acre SFVAMC Fort Miley Campus through 2027. See Table 2-4 for detailed square footage and phasing related to implementation of Alternative 2 long-term (Phase 2) projects. Figure 2-4 presents the Footprint and Concept Plan for Alternative 2 long-term (Phase 2) projects through 2027. Note that the development footprint for Alternative 2 long-term (Phase 2) projects would occupy 0 net new acre within the previously developed areas of the existing 29-acre Campus.

Like short-term (Phase 1) development, all new long-term (Phase 2) development would be designed to achieve LEED® Silver certification and would implement the VA SSPP. In addition to the new development and associated demolition, buildings would be seismically retrofitted according to VA seismic design requirements (VA Directive H-18-8), in compliance with Executive Order 12941. Table 2-4 identifies the buildings that would be seismically retrofitted.

Furthermore, there would be a need to add approximately 60,000 square feet of modular building swing space into the future demolition footprint of Building 12 in September 2020 to provide temporary facility space during building construction or retrofitting. This modular swing space would be temporary; it would be removed after approximately 43 months.

<sup>7</sup> LRDP long-term (Phase 2) projects span the late 2020 through 2027 time frame.

**Table 2-4: Area, Massing, and Construction Schedule for Alternative 2 Long-Term (Phase 2) Projects at the SFVAMC Fort Miley Campus (2020–2027)<sup>1</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>2</sup>	Approximate Completion Date <sup>3</sup>
2.1	Seismic Retrofit of Bldg 8	25,521	0	3	14 months	December 2021
2.2	Seismic Retrofit of Bldg 1	37,765	0	5	20 months	June 2022
2.3	Seismic Retrofit of Bldg 6	52,261	0	4	20 months	February 2024
2.4	Bldg 213 (Clinical Addition Building)	170,000	170,000	5 (+ basement)	24 months	March 2026
<b>Total Phase 2 Area</b>		<b>285,487</b>	<b>170,000</b>	<b>Total Phase 2 Duration</b>		<b>65 months</b>

Notes: Bldg = Building; SFVAMC = San Francisco Veterans Affairs Medical Center

<sup>1</sup> This table reflects approximate construction schedules and completion dates.

<sup>2</sup> Construction includes all demolition, grading, structure development, and painting activities associated with the Proposed Action.

<sup>3</sup> Dates shown represent approximate time frames; funding has yet to be secured for some projects. Furthermore, because of space restrictions, the ability of the U.S. Department of Veterans Affairs to construct multiple projects simultaneously is limited.

Source: VA, 2014

***Construction***

Implementing the Alternative 2 long-term (Phase 2) projects would involve four development and retrofitting projects occurring over approximately 5.5 years, with completion anticipated by March 2026. See Table 2-4 for a detailed schedule and phasing for construction of the Alternative 2 long-term (Phase 2) projects. All construction staging would occur within SFVAMC Fort Miley Campus, in previously disturbed areas. Demolition would generate a maximum of 2,389,866 cubic feet of construction waste,<sup>8</sup> at least 50 percent of which would be reused or recycled and diverted from landfills in accordance with the VA SSPP. In addition, temporary modular swing space totaling approximately 60,000 gsf would be present in one location on Campus (within the future demolition footprint of existing Building 12) from September 2020 through February 2024. The general location of the swing space would be south of Building 41. The use of this modular swing space would not require any construction or demolition of buildings.

***Landscaping and Open Space Areas***

As part of Alternative 2 long-term (Phase 2) projects, a Central Green park area would be completed with permanent landscaping, walkways, and gardens to serve employees, patients, visitors, and the surrounding community.

***Utilities Infrastructure Improvements***

**Water**

Improvements to the water distribution system for the Alternative 2 long-term (Phase 2) projects would be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

<sup>8</sup> The volume of demolition waste generated was calculated based on the square footage of all buildings proposed for demolition (57,600 square feet total) multiplied by the estimated height of each building (all buildings proposed for demolition are single-story except Building 12, which is two stories). The height of each building story was assumed to be 14 feet.



Source: VA, 2014  
 Note: The four long-term (Phase 2) projects identified in Table 2-4 are indicated in this figure.

**Figure 2-4: Footprint and Concept Plan for Alternative 2 Long-Term (Phase 2) Projects through 2027—SFVAMC Fort Miley Campus**

### **Sewer and Stormwater**

Improvements to the sewer and stormwater collection and conveyance system for the Alternative 2 long-term (Phase 2) projects would build on and be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

### **Electricity and Natural Gas**

It is unknown at this time whether improvements to the electrical distribution system would be necessary as part of the Alternative 2 long-term (Phase 2) projects. Improvements to the natural gas distribution system for the Alternative 2 long-term (Phase 2) projects would build on and be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

### **Site Access, Circulation, and Parking**

The SFVAMC Fort Miley Campus would continue to experience multimodal access and circulation by passenger vehicles, buses, shuttle vans, delivery vehicles, emergency medical and fire vehicles, and pedestrians.

### **Vehicular Access and Circulation**

Under Alternative 2 long-term (Phase 2) projects, no major changes to SFVAMC Fort Miley Campus access and circulation would occur. Campus access would continue to be provided at the intersections of Clement Street and 42nd Avenue and Clement Street and 43rd Avenue. Circulation would continue to be provided internally for all vehicles.

### **Parking**

Development under Alternative 2 long-term (Phase 2) projects would not provide additional on-site parking spaces at the existing SFVAMC Fort Miley Campus. Thus, a total of 1,559 on-site spaces for employees, visitors, and patients would remain at the Campus by the year 2027.

### **Pedestrian Access and Circulation**

Improvements to pedestrian access and circulation for the Alternative 2 long-term (Phase 2) projects would build on and be similar to those implemented for the Alternative 1 short-term (Phase 1) projects.

## **2.3.3 Alternative 3: SFVAMC Fort Miley Campus Plus Mission Bay Campus Alternative**

### **Alternative 3 Short-Term (Phase 1) Projects**

Alternative 3 short-term (Phase 1) projects would be the same as Alternative 1 short-term (Phase 1) projects; thus, all Alternative 3 short-term (Phase 1) projects would occur at the SFVAMC Fort Miley Campus. See Table 2-1 for detailed square footage and phasing related to implementation of the Alternative 3 short-term (Phase 1) projects. Figure 2-1 presents the Footprint and Concept Plan for Alternative 3 short-term (Phase 1) projects through 2020.

## Alternative 3 Long-Term (Phase 2) Projects

### Land Uses

The off-site portion of Alternative 3 would occur under long-term (Phase 2) projects. Specifically, Alternative 3 long-term (Phase 2) projects would involve development of an ambulatory care center and associated parking structure at a potential new SFVAMC Mission Bay Campus. For purposes of the EIS analysis, it is assumed that the potential new campus would be constructed somewhere within an approximately 2.5-square-mile area in two segments (bounded by Interstate 80, Seventh Street, and Brannan Street on the north, Second Street and San Francisco Bay on the east, and Cesar Chavez Street on the south and west). See Figure 2-5 for the location of Alternative 3 long-term (Phase 2) projects.

This off-site space could be accomplished on a 0.98-acre site, assuming four-story buildings or other multi-story development consistent with other proximate buildings. Alternative 3 long-term (Phase 2) projects at the potential new Mission Bay Campus would be constructed roughly between 2024 and 2027. See Table 2-5 for detailed square footage and phasing related to implementation of Alternative 3 long-term (Phase 2) projects at the

**Table 2-5: Area, Massing, and Construction Schedule for Alternative 3 Long-Term (Phase 2) Projects at the Potential New SFVAMC Mission Bay Campus (2024–2027)<sup>1</sup>**

Phase	Project	Gross Square Feet	Net New Gross Square Feet	Number of Stories	Construction Duration <sup>2</sup>	Approximate Completion Date
2.1	Ambulatory Care Center	140,000	140,000	4	24 months	December 2025
2.2	Clinical Parking Garage (100 spaces)	30,000	30,000	4	24 months	December 2027
	<b>Total Phase 2 Area at the Potential New SFVAMC Mission Bay Campus</b>	<b>170,000</b>	<b>170,000</b>	<b>Total Phase 2 Duration</b>	<b>42 months</b>	

Notes: SFVAMC = San Francisco Veterans Affairs Medical Center; SFVAMC = San Francisco Veterans Affairs Medical Center

<sup>1</sup> This table reflects approximate construction schedules and completion dates.

<sup>2</sup> Construction includes all demolition, grading, structure development, and painting activities associated with the Proposed Action.

<sup>3</sup> Dates shown represent approximate time frames; funding has yet to be secured for projects.

<sup>4</sup> The square footages in this table reflect both the habitable (ambulatory care and research area) and the nonhabitable (parking garage) space planned for construction. This Environmental Impact Report must evaluate the impacts associated with construction of the entire square footage, including nonhabitable space.

Source: VA, 2014

potential new Mission Bay Campus. Note that the actual development footprint, concept plan, and site location within Mission Bay have not been determined at this time. All new long-term (Phase 2) development would be designed to achieve LEED<sup>®</sup> Silver certification and would implement the VA SSPP.

### Construction

Implementing the Alternative 3 long-term (Phase 2) projects at the potential new SFVAMC Mission Bay Campus would involve two development projects over approximately 3.5 years, with completion anticipated by December



Source: Compiled by AECOM in 2012

**Figure 2-5: Location of Off-Site Portion of Alternative 3 for the Potential Mission Bay Campus**

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2027. See Table 2-5 for a detailed schedule and phasing for construction of the Alternative 3 long-term (Phase 2) projects at the potential new Mission Bay Campus.

### ***Landscaping and Open Space Areas***

A potential new SFVAMC Mission Bay Campus would include landscaping and open space areas. It is unknown at this time where these areas would be provided; however, it is assumed that there would be some amount of landscaping and open space near the potential new Mission Bay Campus.

### ***Utilities Infrastructure Improvements***

It is assumed that under Alternative 3 long-term (Phase 2) projects, proposed facilities would tie into existing utilities infrastructure in the Mission Bay area.

### **Water**

Implementing the Alternative 3 long-term (Phase 2) projects would require improvements to the existing water distribution system near the potential new SFVAMC Mission Bay Campus to support the construction and operation of the potential new Campus. It is assumed that improving the water system would involve removing

and/or abandoning existing water mains located within the footprint of proposed facilities, and installing new water mains to provide potable water and water for fire hydrants and sprinklers to new buildings. Specifically, new domestic water service connections would be established to provide potable water to the buildings, and new fire hydrants and fire sprinkler system services would be installed to meet National Fire Protection Association Fire Code requirements.

### **Sewer and Stormwater**

Operating the stormwater collection and conveyance system for the potential new 620,000-square-foot SFVAMC Mission Bay Campus as part of Alternative 3 long-term (Phase 2) projects would require improvements to existing and/or construction of new catch basins, manholes, and pipelines near the potential new Campus. However, the new facilities would reduce the amount of impervious surface on the site because landscaping and sustainable features such as green roofs would be added as part of the building design for the potential new Mission Bay Campus to the extent feasible. The use of energy dissipaters to prevent concentrated flows would also minimize the impact of stormwater flows. Site drainage would flow via at-grade catch basins and area drains to landscaped areas, and to underground gravity lines. In addition, the building and site contours would be designed to minimize stormwater runoff. To provide sewer service to a potential new Mission Bay Campus under Alternative 3, new building lateral connections to existing sewer lines would be constructed to connect the potential new Campus to nearby San Francisco Public Utilities Commission combined sewer interceptors.

### **Electricity and Natural Gas**

Constructing and operating a potential new SFVAMC Mission Bay Campus as part of Alternative 3 long-term (Phase 2) projects would require upgrades to the electrical system and improvements to the natural gas distribution system near the potential new Campus. Specifically, upgrades to existing feeder lines and other local infrastructure would be required to provide adequate and reliable power to the potential new Campus, and to accommodate future building loads. It is assumed that improving the existing natural gas distribution system

would involve removing and abandoning existing distribution lines located within the footprint of proposed facilities, and installing new distribution lines to connect the new facilities to PG&E's main gas lines in the Mission Bay area.

### ***Site Access, Circulation, and Parking***

Under Alternative 3 long-term (Phase 2) projects, a potential SFVAMC Mission Bay Campus would experience multimodal access and circulation by passenger vehicles, buses, shuttle vans, delivery vehicles, emergency medical and fire vehicles, and pedestrians.

### **Vehicular Access and Circulation**

Constructing and operating a potential new SFVAMC Mission Bay Campus under Alternative 3 long-term (Phase 2) projects may require street improvements to provide vehicular access and internal site circulation. It is unknown at this time where the vehicular access and circulation would be needed.

### **Parking**

Development under Alternative 3 long-term (Phase 2) projects would provide 100 new parking spaces at the potential new SFVAMC Mission Bay Campus for employees, visitors, and patients by the year 2027.

### **Pedestrian Access and Circulation**

Constructing and operating a potential new SFVAMC Mission Bay Campus as part of Alternative 3 long-term (Phase 2) projects would require pedestrian access and circulation. It is unknown at this time how and where pedestrian access and circulation would be needed at the potential new Campus.

## **2.3.4 Alternative 4: No Action Alternative**

Under Alternative 4, the No Action Alternative, the LRDP would not be implemented. The purpose of describing and analyzing the No Action Alternative is to allow decision-makers to compare the impacts of the action alternatives with the impacts of not proceeding with a project.

The No Action Alternative would be limited to maintenance and repair of facilities at the existing SFVAMC Fort Miley Campus, including emergency repairs that would reasonably be expected to occur in the foreseeable future. This alternative would include continued operations despite space, seismic, and parking deficiencies. The No Action Alternative would not meet the needs, purpose, or mission of VA and is deemed unacceptable. However, in accordance with NEPA practice, it is carried forward as a baseline in the evaluation of potential impacts.

## **2.4 REFERENCES**

U.S. Department of Veterans Affairs (VA). (2014). *San Francisco Veterans Affairs Medical Center Fort Miley Campus Long Range Development Plan*. San Francisco, CA.