

F. MISSION CENTER BUILDING

BACKGROUND

The 3.06 acre Mission Center Building site is located in the northeast portion of San Francisco's Mission District on the southern half of the block bounded by 14th, Harrison, 15th and Folsom Streets. The site contains a six-story brick building fronting Folsom Street with a surface parking lot and plaza at the rear along Harrison Street. The Mission Center Building site is about three miles from Parnassus Heights, one-and-a-quarter mile from San Francisco General Hospital, and seven blocks from the 20th and Harrison site.

PHYSICAL CONDITIONS

The Mission Center Building, constructed in 1927, contains approximately 291,000 gsf. Approximately 16,600 gsf is occupied by non-UCSF tenants, and 11,700 gsf is unoccupied. The mix of space use at Mission Center is shown in Table 23. Current UCSF occupants include campus and Medical Center administrative units such as accounting and hospital information systems, audit services, and a limited amount of research labs and animal care. Non-UCSF tenants include the National Japanese American Historical Society and Viacom Cable.



Mission Center Building

**TABLE 23: MISSION CENTER EXISTING SPACE PROFILE,
DECEMBER 1994 (GSF)**

Type of Space	GSF	Percent of Total
Instruction	3,800	1%
Research	23,000	8%
Clinical	68,100	23%
Support:		
Academic Support	7,600	3%
Academic/Campus Administration		
Occupied by UCSF	129,800	45%
Non-UCSF Tenants (Offices)	16,600	6%
Campus Community	7,000	2%
Logistics	<u>23,400</u>	<u>8%</u>
Subtotal Support	184,400	64%
Housing	0	0%
Vacant/Alteration Space	<u>11,700</u>	<u>4%</u>
TOTAL	291,000	100%

Source: UCSF Space Inventory Building Report, Permanent 1994 Space File, December 1994, and Building List by Building Number, December 1994.

DETERMINANTS OF THE 1996 LRDP

The Mission Center Building component of the 1996 LRDP is guided by the following determinants: 1) the LRDP's *Goals and Objectives*; 2) full occupancy of vacant space in the building to accommodate new units and the growth the existing units; and 3) improving building systems and infrastructure to meet code and program requirements.

MISSION CENTER FACILITIES NEEDS AND PLANS

PROGRAM SPACE IMPROVEMENTS

Portions of the Mission Center Building are currently vacant and represent an opportunity to provide decompression, expansion and consolidation space for UCSF. Existing larger administrative units in the building are expected to remain in the building. Other smaller administrative units may relocate to or from the building in order to achieve greater efficiencies. For example, other mail and reprographics functions could be consolidated with campus mail services already located at the site. Academic units, research laboratories and animal care are expected to remain on the second floor for the foreseeable future.

Vacant space on the fifth and sixth floors is expected to be occupied by academic and campus administrative offices. Full occupancy of the Mission Center Building would result in the space profile shown below in Table 24.

TABLE 24: MISSION CENTER PROPOSED SPACE PROFILE (GSF)

Type of Space	GSF	Percent of Total
Instruction	3,800	1%
Research	23,000	8%
Clinical	68,100	23%
Support:		
Academic Support	7,600	3%
Academic/Campus Administration		
Occupied by UCSF	141,500	49%
Non-UCSF Tenants (Offices)	16,600	6%
Campus Community	7,000	2%
Logistics	23,400	8%
Subtotal Support	196,100	68%
Housing	0	0%
TOTAL /a/	291,000	100%

/a/ It is assumed that at any given time some space will serve as vacant/alteration space to accommodate routine departmental moves and temporary vacancies during space alterations.

LRDP PROPOSAL: Continue to use the Mission Center Building to house campus administrative units, academic units, and current research laboratory and animal care functions. Occupy vacant space on the fifth and sixth floors with academic and campus administrative offices.

***Space Plan Goal:
Space For Growth,
Consolidation &
Decompression***

INFRASTRUCTURE IMPROVEMENTS

In order to support the current building uses as well as full occupancy of the building, UCSF will upgrade the life-safety, emergency egress, disabled access and infrastructure systems in the existing building to correct existing deficiencies and meet current and future needs. UCSF will also upgrade current building mechanical systems, and building services and amenities may be augmented or replaced to respond to occupant needs. As new occupants move into the building, other improvements may be necessary, such as upgrading of the loading dock for a consolidated mail distribution facility.

Infrastructure/Utilities
Goal: Utility Network

LRDP PROPOSAL: Improve life-safety, emergency egress, disabled access and infrastructure systems in the Mission Center building to correct existing deficiencies and meet current and future needs. Upgrade current building mechanical systems.

PARKING AND CIRCULATION

The current Mission Center surface parking lot contains 257 spaces. Shuttle buses park in the lot overnight and campus police vehicles also park in this lot. No change to the current parking pattern is anticipated. An additional 201 parking spaces are leased at a surface lot at 17th & Folsom Streets. The 17th Street lot relieves pressure on the Mission Center lot and also provides parking for SFGH employees and those at other leased sites nearby.

Pedestrian access to the Mission Center Building is primarily at the northwest and southwest corners of the building along Folsom Street. These entry points will be maintained to serve those coming to the building by public transportation. Shuttle and parking lot users arrive at the building on the east side, regarded as the main entrance to the building. Shuttle service to Parnassus Heights and to San Francisco General Hospital is provided on a scheduled basis.

AMENITIES AND SERVICES

A child care facility is located in the building, and an exterior open plaza with picnic tables and benches is provided for employee use. UCSF is currently studying options to build a small food service facility and, if feasible, a fitness facility, in the building. The Millberry Union Advisory Council is in the process of developing a Recreation and Fitness Master Plan to evaluate campus needs for recreation and fitness facilities.

LRDP PROPOSAL: Augment or replace building services and amenities to respond to occupant needs.