

## G. OTHER SAN FRANCISCO AND PENINSULA SITES

### BUCHANAN STREET COMMUNITY DENTAL CLINIC

#### BACKGROUND

The Buchanan Street Dental Clinic, a stand-alone community clinic facility, is located on a 0.6 acre parcel within the boundaries of a larger parcel owned by the University of California Berkeley and used for the UC Berkeley Extension's San Francisco Center. The site is 2.5 miles from Parnassus Heights and 25 UCSF personnel are employed at the clinic.

#### PHYSICAL CONDITIONS

The clinic building contains approximately 18,100 gsf in two stories and was built by UCSF in 1979. The mix of space use at the Buchanan Street Community Dental Clinic is shown in Table 25.

**TABLE 25: BUCHANAN STREET COMMUNITY DENTAL CLINIC  
EXISTING SPACE PROFILE, DECEMBER 1994 (GSF)**

<u>Type of Space</u>	<u>GSF</u>	<u>Percent of Total</u>
Instruction	5,100	28%
Research	900	5%
Clinical	8,600	47%
Support:		
Academic Support	0	0%
Academic/Campus Administration	1,900	11%
Campus Community	0	0%
Logistics	<u>1,600</u>	<u>9%</u>
Subtotal Support	3,500	20%
Housing	0	0%
Vacant/Alteration Space	<u>0</u>	<u>0%</u>
<b>TOTAL</b>	<b>18,100</b>	<b>100%</b>

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

The School of Dentistry's Advanced Education in General Dentistry program maintains a community dental clinic in the facility. There is assigned parking on the UC Extension parking lot adjacent to the building and the site is also served by public transportation and the UCSF shuttle. Surrounding land uses include institutional uses (UC Extension), commercial and multi-family residential uses.

### **BUCHANAN STREET COMMUNITY DENTAL CLINIC FACILITIES NEEDS AND PLANS**

It is not anticipated that the School of Dentistry will have a need for increased space at the dental clinic. Because the amount of undeveloped space around the building is limited, there is little opportunity for expansion of space at this site.

The current academic and clinical care programs will continue, without growth, at the Buchanan Street site for the foreseeable future. Programs at this site will maintain their relationship to the School of Dentistry clinics at Parnassus Heights and San Francisco General Hospital. Relocation of the activities from the Buchanan Street site is not planned because of the need to serve the community with a local dental clinic. Because the building is relatively new, major renovations or code upgrading are not anticipated in the near term.

<p><b><i>LRDP PROPOSAL:</i></b> Continue current academic and clinical care programs at the Buchanan Street site at existing levels.</p>
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### **HUNTERS POINT ANIMAL CARE FACILITY**

#### **BACKGROUND**

The 3.8 acre Hunters Point site is located at the eastern edge of the Hunters Point and Bayview neighborhoods about ten miles from Parnassus Heights. It is owned by UCSF and is used exclusively by the Animal Care Facility, which employs 15 persons.

#### **PHYSICAL CONDITIONS**

The Hunters Point site contains two single-story buildings totaling approximately 17,700 gsf which are used as animal holding quarters. The mix of space use at the site is shown in Table 26. An easement across a portion of the Hunters Point Naval Shipyard connects the site to the nearest city street. The site is not accessible by public transportation. The surrounding land use is primarily industrial, including the adjacent Hunters Point Naval Shipyard, which has been discontinued as a Naval facility. A residential area is located two blocks to the northwest of the site.

**TABLE 26: HUNTERS POINT ANIMAL CARE FACILITY  
EXISTING SPACE PROFILE, DECEMBER 1994 (GSF)**

Type of Space	GSF	Percent of Total
Instruction	0	0%
Research	5,000	28%
Clinical	0	0%
Support:		
Academic Support	11,800	67%
Academic/Campus Administration	900	5%
Campus Community	0	0%
Logistics	<u>0</u>	<u>0%</u>
Subtotal Support	12,700	72%
Housing	0	0%
Vacant/Alteration Space	<u>0</u>	<u>0%</u>
<b>TOTAL</b>	<b>17,700</b>	<b>100%</b>

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

**HUNTERS POINT ANIMAL CARE FACILITY FACILITIES NEEDS  
AND PLANS**

Ideally, animal care facilities would be located on the same site as the programs they serve. However, due to the space shortage at Parnassus Heights, the Hunters Point facility provides animal care space to meet the needs of Parnassus Heights faculty which cannot be met in animal care facilities at that site. Existing animal care space at Parnassus Heights is expected to be improved through the construction of the proposed Parnassus Services Building (see Section 5A, Parnassus Heights). However, facilities at Hunters Point would still be necessary to serve animal care needs of Parnassus Heights faculty, even with the new Parnassus Services Building.

When a major new campus site is selected and developed, animal care facilities at Hunters Point could be relocated to the new site and consolidated with animal care space at that site. In that case, the Hunters Point site would be sold.

**Transportation,  
Circulation & Parking  
Objective: Consolidate  
sites to limit the  
movement of people  
and materials between  
sites**

**LRDP PROPOSAL:** When the major new site is developed, animal care facilities at Hunters Point would be relocated to the new site and consolidated with animal care space at that site. The Hunters Point site could then be disposed of, if no other use for the site is identified.

## **OYSTER POINT**

### **BACKGROUND**

The 5.7-acre Oyster Point site is located in an industrial park off U.S. 101 in the City of South San Francisco, about 10 miles from Parnassus Heights. UCSF owns the Oyster Point building, which houses the campus Materiel Management warehouse and laundry facilities for the Medical Center.

### **PHYSICAL CONDITIONS**

The building occupied by UCSF is a single-story, warehouse-type structure containing approximately 138,000 gs. The mix of space use at the Oyster Point facility is shown in Table 27. A large loading dock on one side of the building opens to a parking lot adjacent to the building. Surrounding land uses include industrial, research, office and distribution center uses. Marinas and pocket parks on San Francisco Bay are located in the general vicinity of the Oyster Point facility. The building has been assigned a seismic rating of “poor,”<sup>12</sup> and is scheduled for structural renovations. The Oyster Point site is not served by public transportation.

### **OYSTER POINT FACILITIES NEEDS AND PLANS**

Space needs of materiel handling functions at Oyster Point are dependent on ongoing evaluations of the campus materiel distribution system. Materiel handling functions could be consolidated with other support programs that would be located at a major new campus site.<sup>13</sup> If the materiel handling function were to remain at Oyster Point, materiel handling space needs at Oyster Point would increase. No space increases are anticipated for the laundry facilities.

When a new major site is selected and developed, materiel management and laundry facilities at Oyster Point would be relocated to that site and consolidated with other support units. The Oyster Point site would then be sold.

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<sup>12</sup> See Appendix A, Glossary, for a description of University of California seismic ratings.

<sup>13</sup> See Section 7C, Materiel Management, for a description of proposed consolidation alternatives for Oyster Point.

**TABLE 27: OYSTER POINT FACILITY  
EXISTING SPACE PROFILE, DECEMBER 1994 (GSF)**

<b>Type of Space</b>	<b>GSF</b>	<b>Percent of Total</b>
Instruction	0	0%
Research	0	0%
Clinical	0	0%
Support:		
Academic Support	0	0%
Academic/Campus Administration	8,600	6%
Campus Community	1,200	1%
Logistics	<u>128,200</u>	<u>93%</u>
Subtotal Support	138,000	100%
Housing	0	0%
Vacant/Alteration Space	<u>0</u>	<u>0%</u>
<b>TOTAL</b>	<b>138,000</b>	<b>100%</b>

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

***LRDP PROPOSAL:*** When the major new site is developed, material management and laundry facilities at Oyster Point would be relocated to that site and consolidated with other support units. The Oyster Point site could then be disposed of, if no other use for the site is identified.

*Transportation, Circulation & Parking Objective: Consolidate sites to limit the movement of people and materials between sites*

**HARRISON STREET BUILDING**

**BACKGROUND**

UCSF leases approximately 48,700 gsf in the three-story Harrison Street building located in San Francisco's Mission District at 3130 20th Street. The 0.92 acre site is three miles southeast of Parnassus Heights, seven blocks from Mission Center and six blocks from San Francisco General Hospital.

**PHYSICAL CONDITIONS**

The Harrison Street building was constructed in 1952. The site includes a small surface parking lot accommodating 50 cars. The building is occupied by administrative support units, Facilities Management and academic programs in the School of Medicine. The mix of space uses occupied by UCSF is shown in Table 28. The site is served by public transportation and the UCSF shuttle.

**TABLE 28: HARRISON STREET BUILDING EXISTING SPACE PROFILE, DECEMBER 1994 (GSF)**

Type of Space	GSF	Percent of Total
Instruction	2,200	4%
Research	0	0%
Clinical	0	0%
Support:		
Academic Support	0	0%
Academic/Campus Administration	25,500	52%
Campus Community	1,700	4%
Logistics	<u>19,300</u>	<u>40%</u>
Subtotal Support	46,500	96%
Housing	0	0%
Vacant/Alteration Space	<u>0</u>	<u>0%</u>
<b>TOTAL</b>	<b>48,700</b>	<b>100%</b>

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

**HARRISON STREET FACILITIES NEEDS AND PLANS**

**Since Harrison Street is leased property, current use is considered temporary.**

Since the site is leased property, UCSF’s current use is considered temporary. The academic units and the administrative support unit would be candidates for relocation to a major new campus site. To meet the goal of consolidation of academic and support programs, the existing units at Harrison would be relocated when space at a new campus site becomes available. The lease at the Harrison Street building could then be terminated, or the building could be used for UCSF programs at nearby San Francisco General Hospital in order to decompress activities at that site.

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

**LRDP PROPOSAL:** Since the Harrison Street building is leased property and current use is considered temporary, current occupants of this building would be candidates for relocation to a major new campus site. In that case, the Harrison Street building could be reused by UCSF academic or administrative support units at nearby San Francisco General Hospital in order to decompress activities at that site, or the lease could be terminated.

## **EXECUTIVE PARK**

### **BACKGROUND**

San Francisco Executive Park, a privately-owned mixed-use development, is located in the Bay View/Candlestick Park area off U.S. 101 on the southern San Francisco County line, approximately 7.5 miles from Parnassus Heights. UCSF leases the second floor of one building for administrative units. The Executive Park site is being considered together with Brisbane Baylands as a potential major new campus site (see Section 6B, Brisbane Baylands-Executive Park).

### **PHYSICAL CONDITIONS**

The site is partially developed with three low-rise office buildings surrounded by surface parking. UCSF leases approximately 30,330 gsf in one building. Space leased by UCSF at Executive Park is used solely for Academic/Campus Administration.

Full implementation of the approved Development Plan for Executive Park would add retail, commercial and residential uses to the site. Surrounding land uses currently include open space (Bayview Hill) to the north, U.S. 101 to the west with residential uses beyond, Candlestick Park to the east, and San Francisco Bay to the south. Public transportation to the site is limited.

### **EXECUTIVE PARK FACILITIES NEEDS AND PLANS**

Since the site is leased property, current use is considered temporary. However, in the near term, additional space could be leased at Executive Park to provide surge space for units moving from Parnassus Heights as UCSF proceeds with plans to address seismically vulnerable and obsolete facilities at Parnassus Heights (see Section 5A). If Executive Park is developed by UCSF as a part of a major new campus site, existing administrative units in both office and laboratory buildings could remain as part of that development. If not, these units could be relocated to the new site and consolidated with other administrative or academic units as leases expired.

**LRDP PROPOSAL:** Since the site is leased property, current use is considered temporary. If the major new campus site is developed at Executive Park-Brisbane Baylands, existing administrative units could remain as part of that development. If not, these units could be relocated to the major new campus site when developed and consolidated with other administrative or academic units as leases expired.

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

## **OTHER LEASED SITES**

### **BACKGROUND**

UCSF leases a total of approximately 546,600 gsf of space in San Francisco, the peninsula to the south, and in other Bay Area locations. Leased space at or near Parnassus Heights, UCSF/Mount Zion and SFGH is included in the discussions of those sites in this chapter. Other leased space in San Francisco includes the Harrison Street Building and Executive Park, discussed above. Among the largest of UCSF's other leases in San Francisco are portions of three downtown buildings which are leased for administrative units as follows:

- 44 Montgomery Street: 25,800 gsf (School of Medicine/Campus Admin)
- 74 New Montgomery: 36,200 gsf (School of Medicine)
- 1388 Sutter Street: 30,500 gsf (School of Medicine)

These buildings are located in densely developed areas of high rise buildings and were leased by UCSF to alleviate the space shortage at Parnassus Heights and provide ready access to the clients these units serve.

### **OTHER LEASED SITES FACILITIES NEEDS AND PLANS**

Since the sites are leased property, current use is considered temporary. If current programs at these sites have a need to grow, that growth could be met by expanding their current leases or by relocating to new or existing UCSF sites. Some of the School of Medicine activities and the campus administration units would be consolidated at Laurel Heights, and some units would remain downtown to be near their client base.

In the near term, additional space could be leased at Executive Park to provide surge space for units moving from Parnassus Heights as UCSF proceeds with plans to address seismically vulnerable and obsolete facilities at Parnassus Heights (see Section 5A). Over time, most units in leased space would be relocated to the major new campus site.

*Transportation,  
Circulation & Parking  
Objective: Consolidate  
sites to limit the  
movement of people  
and materials between  
sites*

**LRDP PROPOSAL:** Consolidate some School of Medicine and campus administrative units currently located in downtown leased space at Laurel Heights in accordance with the 1995 Amendment to the 1982 LRDP. Some units would remain downtown to be near their client base. To the extent possible, over time consolidate units currently located in leased space to existing owned sites and the major new campus site.