



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Abbreviated Institutional Master Plan

HEARING DATE: MAY 12, 2011

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San Francisco,
CA 94103-2479

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Date: May 5, 2011
Case No.: **2011.0149I**
Project Address: **135 Main Street**
Zoning: C-3-O (Downtown, Commercial, Office) District
300-S Height and Bulk District
Block/Lot: 3717/012
Project Sponsor: Skip Soskin of
Huntsman Architectural Group for
Babson College
50 California Street, 7th Floor
San Francisco, CA 94111
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **No action necessary – informational item**

BACKGROUND ON INSTITUTIONAL MASTER PLANS

Planning Code Section 304.5 requires post-secondary institutions and hospitals to have an Institutional Master Plan (IMP) on file with the Planning Department. Institutions located in the C-3 (Downtown, Commercial) Districts occupying, or proposing to occupy, less than 100,000 square feet of floor area may submit an Abbreviated IMP. An Abbreviated IMP requires a description of the institution's physical plant and employment, affirmative action program, ownership of properties throughout the City and County of San Francisco, services provided and population, parking availability and other relevant general information.

The purpose of the IMP is to provide this information to the Commission and the public. The IMP is available for public review, and has been posted on the Planning Department's website. Any proposed changes in land use described in an IMP would require separate review and approval by the Planning Commission and/or department staff, as applicable.

PROJECT DESCRIPTION

The project is the submission of an Abbreviated Institutional Master Plan (IMP) for Babson College. This is Babson College's first IMP in San Francisco.

Planning Department Staff has determined that the document contains all information required for an Abbreviated IMP submission, pursuant to Planning Code Section 304.5. Babson College is eligible to submit an Abbreviated IMP because they occupy less than 100,000 square feet in a C-3 District. The Abbreviated IMP generally includes existing conditions at the school, as well as proposed conditions.

SUMMARY OF THE CONTENTS OF THE ABBREVIATED IMP

Babson College of San Francisco provides a "Fast Track" Master's of Business Administration (MBA) program that is designed to allow experienced business professionals to advance their careers while earning their degree. The primary campus of Babson College is located in Wellesley, Massachusetts, with satellite Fast Track MBA programs located in Portland, Oregon, and San Francisco.

The Fast Track MBA program was launched in San Francisco in March 2010 and has been located at the UCSF Mission Bay Conference Center located at 1675 Owens Street since the launch of the program. At its Mission Bay location, Babson College occupies approximately 3,080 square feet. After moving to the 135 Main Street location, Babson will occupy approximately 5,800 square feet. Babson College does not own the subject property, nor does it own, or plan to acquire, any real property in San Francisco.

As of February 2011, the Fast Track MBA has a student population of approximately 400 students. Program students complete the majority of the Fast Track program online. Babson College does not provide student housing, nor does it provide direct assistance to students to obtain student housing. Most of the students are anticipated to arrive via public transit as many regional and local public transportation options exist in the project area. In addition to the student population, Babson currently has 41 full-time faculty and 17 part-time faculty members who teach in the program.

ENVIRONMENTAL REVIEW STATUS

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 (Class 1, Minor Alterations to Existing Structures).

PUBLIC COMMENT

No public comment has been received by the Department since the filing of the application.

REQUIRED COMMISSION ACTION

The item is an informational item, and no action is required. However, the Planning Commission has the discretion under Planning Code Section 304.5(d) to hold or not hold a public hearing on an Abbreviated IMP. If the Commission requests a hearing, it will be scheduled for a later date.

STAFF RECOMMENDATION

The staff recommendation is to **not hold** a hearing on Babson College's Abbreviated IMP submission.

RECOMMENDATION: Do not require a public hearing on this IMP

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135 Main Street

Attachments:

Babson College's IMP
Floor Plan

AJH: *135 Main Street Executive Summary.doc*

- Distance-learning components built into the Blackboard learning management system (wikis, blogs, synchronous classroom) accessible at your convenience

The Fast Track program’s curriculum includes:

- Fast Track Kick-off Residency (at Babson’s Wellesley campus): A five-day program introduction, focusing on creativity, innovation, leadership, and teamwork
- Building Business Insight: Eight, 1.5-credit courses that cover business foundations
- Advanced Business Leadership: An integrated and applied holistic management perspective
- Electives: Deep exploration into general business management areas
- Capstone Project: Work-related or company-sponsored real-world application of knowledge gained throughout the MBA experience. Students are required to write and present a business plan.

<u>Course Number</u>	<u>Course Title</u>	<u>Credits</u>
MBA7300	Kick-off Foundations	1
MBA7301	Creativity, Innovation and Entrepreneurship (required)	1.5
MBA7302	Leadership and Human Behavior (waivable)	1.5
MBA7303	Managerial Assessment and Development (required)	1.5
MBA7304	Finance and Financial Statement Analysis (waivable)	1.5
MBA7305	Managing and Controlling Operations (waivable)	1.5
MBA7306	Markets and Marketing (waivable)	1.5
MBA7307	Ethics and Law (waivable)	1.5
MBA7308	Strategy (required)	1.5
MBA7315	Opportunity Assessment	5
MBA7325	Delivery Systems	5
MBA7335	Growth and Renewal	5
Electives		12
Capstone		

C. Accreditation & Licensing

Babson College holds accreditation from the New England Association of Schools (NEASC) and Colleges, the Association to Advance Collegiate Schools of Business (AACSB) and the European Quality Improvement System (EQUIS).

D. Student Population

Un Democracy 2/15/11

The Fast Track MBA program's student population currently includes approximately 385 students. Each Fast Track cohort comprises approximately 80 students. The program draws accomplished practitioners from a wide range of fields and business environments, with an average of 9 years post graduate work experience.

The gender distribution of the program is 31 percent female and 69 percent male. In regard to diversity, 24 percent of U.S. students are traditionally under-represented minorities and 11 percent are international.

E. Student Housing

Babson College doesn't provide housing as this program follows a blended learning format. Over 60 percent of the Fast Track MBA program is completed online.

F. Staff and Faculty

Each of our Fast Track locations, Wellesley, MA, San Francisco, CA, and Portland, OR is staffed with a local Associate Director who is the primary advisor for their respective students. We also have a Faculty Director for our west coast students and an Executive Director for our east coast students.

Babson College employs 41 full-time faculty members and 17 part-time faculty members who teach in the Fast Track MBA program.

G. Affirmative Action

Babson College prohibits discrimination on the basis of race, color, national or ethnic origin, ancestry, religion, sex, sexual orientation, age, physical or mental disability, and veteran status or other protected status. This policy extends to all rights, privileges, programs, and activities including admission, employment, education, and athletics.

H. Extra-Curricular Activities

Excitement abounds in the MBA program, driven by a close-knit student body that proactively designs and embraces life outside of the classroom. An extensive group of clubs and organizations allows students to pursue their existing interests and broaden their view of the world. Each person brings a unique perspective to Babson, and much of the learning that takes place in the program is a result of personal interactions between students and faculty outside of the classroom.

Babson students not only focus on developing their minds and resumes, but also place a priority on the traditional social events such as Pub Night or the annual ski trip. MBAs

also gather at athletic facilities for games of squash or basketball and have the opportunity to challenge local business schools through intramurals.

Although the integrated curriculum serves as the foundation of the Babson experience, the relationships and opportunities beyond the classroom are what truly set the program apart. There is a spirit and enthusiasm encompassing the MBA community that stays with students long after graduation.

I. About Babson College

Babson is THE Educator for Entrepreneurship of All Kinds™. Babson invented the methodology for entrepreneurship education nearly a century ago and has been convening, leading, and advancing entrepreneurial thought and action as the most positive force on the planet as a generator of sustainable economic and social value. Unlike other schools that teach entrepreneurship as a siloed discipline, Babson focuses on applying and advancing entrepreneurial thought and action globally.

3. Current Facilities

Babson College currently utilizes space at the Mission Bay Conference Center at UCSF, located at 1675 Owens Street in San Francisco, CA 94143.

A. Size and Location

Babson College's Fast Track MBA Program occupies space at the Mission Bay Conference Center at UCSF on a per session basis.

Specifically, the college uses Robertson 2 and 3 (both 1107 square feet), Conference Room 1 (425 square feet) and Conference Room 2 (442 square feet).

B. Total Occupied Space

The Mission Bay Conference Center building is equipped with 10 conference rooms totaling 12,500 square feet. The center accommodates meetings, events and celebrations.

Facility features include, teleconferencing, wireless internet connection, computers and LCD projection, tables with non-glare surfaces and ergonomic chairs, permanent walls with extensive sound proofing, electric drop screens, dual lighting, ambient sound options, and an Audio/Video Technician on hand

C. Ownership of Occupied Space

Babson College does not own any property in the city of San Francisco.

D. Parking

Mission Bay Conference Center at UCSF offers ample parking.

4. Proposed Changes

A. Purpose

- i. **The Purpose of the new facility is the same as listed previously in section 2A.**
- ii. **The Curriculum will be consistent with that described in section 2B.**

B. New Facilities

- i. **The new facilities at 135 Main will consist of two classrooms, four conference rooms, one break room, one copy/storage room, and a telecom room.**

C. Total Size at Completion

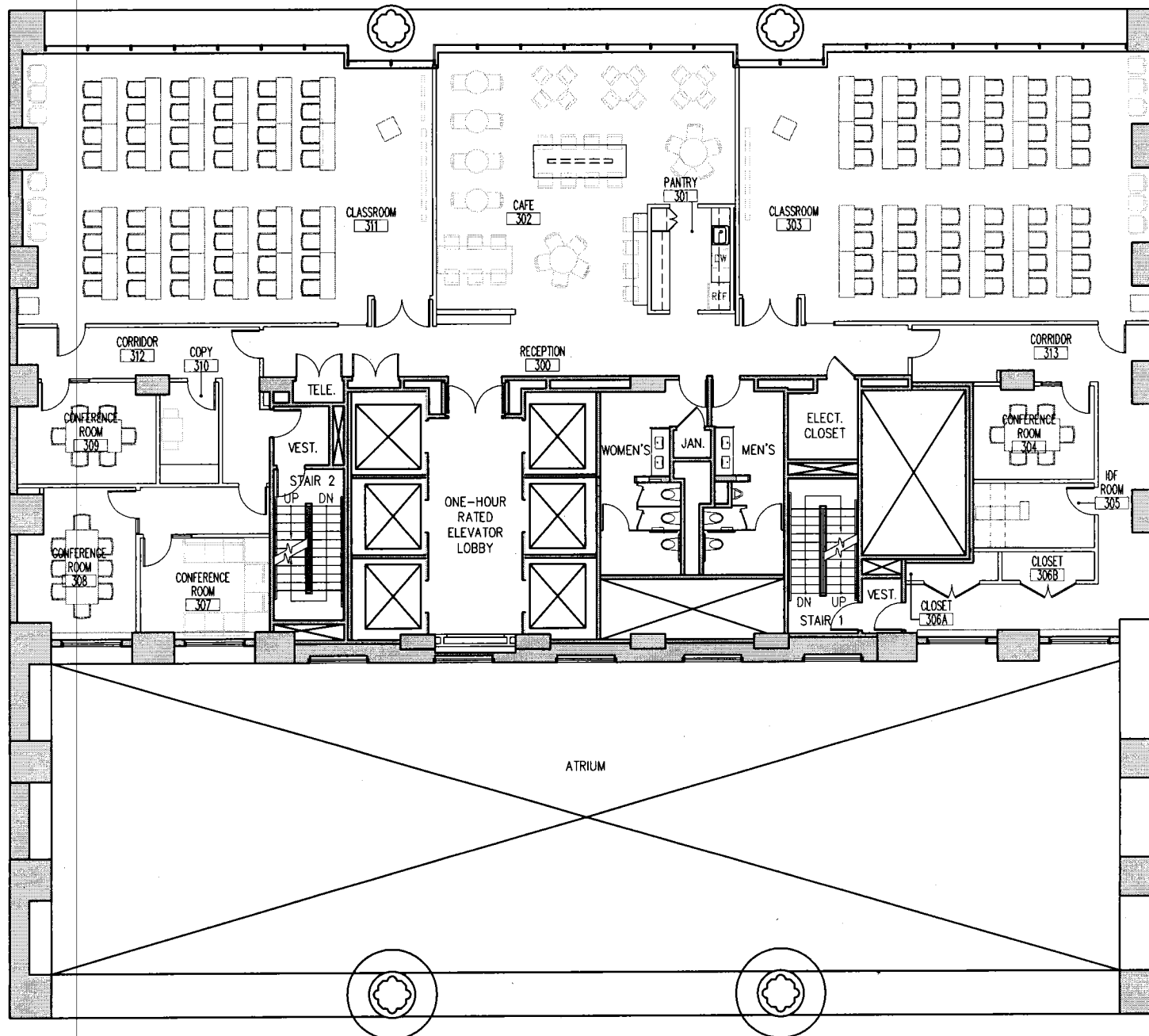
- i. **When completed this facility at 135 Main will be 5,800 square feet.**

D. Ownership

- i. **Babson College will not own this facility; it will be leased space.**

E. Parking

- i. **135 Main has no public parking in its on-site garage.**



APPROXIMATELY
5,800 USF



Drawing No.:
SK-1

Drawing Title:
BABSON COLLEGE
ABBREVIATED INSTITUTIONAL
MASTER PLAN

Project Name:
BABSON COLLEGE
3RD FLOOR
135 MAIN, SAN FRANCISCO

North
Date: 02.11.11
Scale: N.T.S.
Proj. No.: 01.015.83