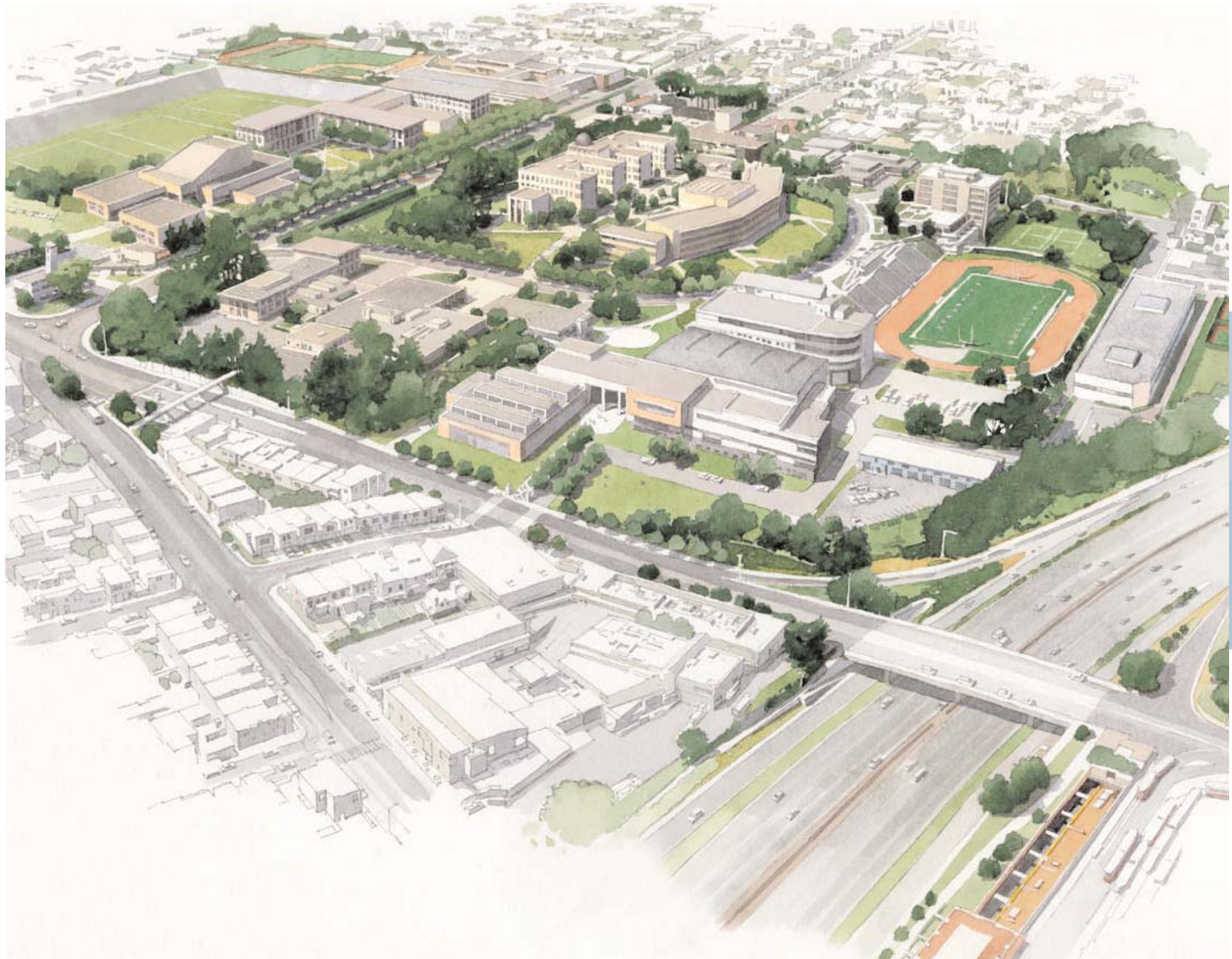


CITY COLLEGE OF SAN FRANCISCO, MASTER PLAN



Skidmore, Owings & Merrill LLP  
BMS Design Group  
Levy Design Partners  
Arup, Davis Langdon Adamson  
Fehr & Peers Associates, Kennedy/Jenks  
Simon & Associates, SWA Group

November 19, 2003  
DRAFT FOR PUBLIC REVIEW



CITY COLLEGE OF SAN FRANCISCO, MASTER PLAN



Skidmore, Owings & Merrill LLP  
BMS Design Group  
Levy Design Partners  
Arup, Davis Langdon Adamson  
Fehr & Peers Associates, Kennedy/Jenks  
Simon & Associates, SWA Group

November 19, 2003

DRAFT FOR PUBLIC REVIEW

## ■ TABLE OF CONTENTS

I	INTRODUCTION	1	Campus Open Space and Landscape	40
	Purpose of the Plan	2	– Landscape/Vegetation	42
	Planning Process	3	Campus Image and Identity	44
	Participants and Contributors	3	B Campus Development Program	45
II	PLANNING CONTEXT	5	Ocean Avenue Space Needs Projections	45
	Campus Locations	6	Potential 2015 Building Program	47
	General Program Considerations	8	C Community	49
	Related Plans and Documents	8	Related Plans and Projects	49
	Enrollment Projections	9	Community Issues and Concerns	50
III	OCEAN AVENUE CAMPUS MASTER PLAN	11	D Master Plan Concepts	53
A	Site Conditions	12	E Land Use Element	56
	Site Configuration	12	Land Use Principles	56
	– Ocean Avenue Campus Context	12	Land Use Plan	56
	– Existing Campus Facilities	14	Buildings to be Removed and/or Renovated	58
	– Land Use Patterns	16	Potential Building Sites	60
	– Land Ownership and Potential Reconfigurations	18	2015 Illustrative Plan	62
	– Regulatory Considerations	21	Long Term Development Plan	66
	Site Access	22	F Transportation and Parking Element	68
	– Transit	22	Principles	68
	– Pedestrian Access	24	Transportation Demand Management (TDM)	69
	– Vehicular Circulation	26	Transit Access	71
	– Parking	28	Vehicle Circulation	74
	– Bicycle Circulation	30	Parking	78
	– Summary: Site Access Issues and Constraints	30	Bicycle Circulation	80
	Site Topography and Landform	32	G Open Space Element	82
			Open Space Plan	82
			Landscape Plan	90

H	Utilities and Infrastructure Element	94	VII	DESIGN GUIDELINES	141
	Utilities and Infrastructure Planning Principles	94		Urban Design Guidelines	143
	Water	95		Architecture Guidelines	148
	Sewer	96		Landscape Design Guidelines	154
	Communications	98		Sustainable Planning and Design Guidelines	163
	Power System	100		ACKNOWLEDGEMENTS	164
	Natural Gas System	101			
IV	OTHER CAMPUS PLANS	105			
	Introduction	106			
	31-33 Gough: Administrative/Adult Learning	107			
	Airport Campus	108			
	Alemany Campus	109			
	Evans Campus	110			
	Southeast Campus	111			
	Downtown Campus	112			
	Fort Mason Campus	113			
	John Adams Campus	114			
	Mission Campus	115			
	Chinatown/North Beach Campus	116			
	Castro/Valencia Campus	117			
V	SUSTAINABLE PLANNING AND DESIGN	119			
VI	GRAPHICS AND SIGNAGE	123			
	Overview	124			
	Identity	126			
	Wayfinding	130			
	Parking and Regulatory	134			
	Transit	136			



## INTRODUCTION





## ■ INTRODUCTION

### **Purpose of the Plan**

The CCSF Master Plan presents plans and recommendations for the long-term development of the campuses of City College of San Francisco. An Institutional Master Plan is required from certain institutions by the City and County of San Francisco every 10 years. In addition, City College is facing a variety of factors that will affect the campus setting and which will benefit from a systematic analysis and planning approach. First among these is the 2001 bond measure, that will finance a number of new facilities for the College. At the same time, however, enrollment growth, access and traffic concerns, aging facilities, and recent State budget cuts present additional challenges.

To address these challenges, the CCSF Master Plan provides a comprehensive strategy for the development of grounds and facilities to meet the College's needs through the year 2015. This strategy evaluates existing campus conditions relative to institutional needs, recommends projects necessary to meet these needs.

The CCSF Master Plan consists of text, plans and other graphics that convey the organization, phasing and character of short- to long-term campus development. This Master Plan focuses primarily on the Ocean Avenue Campus, which is the main College campus and location of the vast majority of planned and projected projects, but also discusses planned changes at all CCSF sites and projects.

The Plan will guide decision-making regarding the location and timing of facilities and supporting infrastructure. It includes guidelines for site, building, and landscape design that will provide a tool for guiding and evaluating the preparation of future facility proposals.

### Planning Process

The CCSF Master Plan was prepared in a collaborative process involving a comprehensive consulting team of professional urban designers, planners, architects, landscape architects and engineers; College staff, faculty and students; neighborhood groups and the public at large; the CCSF Board of Trustees; and City of San Francisco staff.

The project consisted of three phases. In the first, an Existing Conditions Report was prepared, documenting an assessment of the buildings, spaces, landscape, access, and infrastructure on all campuses. This study also included an evaluation of the development program that is currently planned for short-term funding and implementation.

In the second phase, general strategies were developed for accommodating CCSF's academic requirements and goals. These were developed in close consultation with College representatives and were presented to the public for review and comment.

The final phase of the project involved a refinement of the strategies based on feedback from the College and community. A preferred plan was identified and developed in additional detail.

This report document illustrates the preferred campus plan with the following elements:

- Planning context
- Plan concepts
- Plan Elements:
  - Land Use
  - Transportation and Parking
  - Open Space and Landscape
  - Utilities and Infrastructure
  - Sustainability Concepts
- Design Guidelines

### Participants and Contributors

The Master Plan was prepared with the participation of the campus and neighboring communities. Residents and neighborhood associations were invited to a series of community meetings with College administrators, Board Members and consultants. Participants in these meetings were encouraged to comment on, critique, and contribute to the development of the Plan's concepts and recommendations.

On-campus assistance and guidance was provided by the Office of the Chancellor and the Facilities Review Committee (FRC) and other campus staff. The project was directed by:

- Dr. Philip Day, Chancellor
- Peter Goldstein, Vice Chancellor of Finance & Administration
- David Liggett, AIA, Director Facilities Planning & Construction
- James Blomquist, Master Plan Project Manager

