

PLANNING
CONTEXT





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Campus Locations

City College of San Francisco consists of twelve campuses located throughout San Francisco. Eleven of these campuses are small sites consisting of individual buildings or spaces within larger buildings. The Ocean Avenue Campus, however, occupies a prominent 67.4 acre site in the southwest portion of the City. It includes academic and support buildings, commons, open spaces, walkways and roads, and parking facilities. The Ocean Avenue Campus is the historical heart of the CCSF system and continues to serve as its flagship campus, serving the majority of its students. The accompanying map of San Francisco shows the locations of CCSF campuses.

Most of the CCSF campuses will see only minor changes within the timeframe of this Master Plan, such as the remodeling of space to adequately provide for program requirements. Those campuses for which these types of modifications are planned include the following: Airport Campus, Alemany Campus, Evans Campus, Southeast Campus, Downtown Campus, Fort Mason Campus, John Adams Campus and Castro/Valencia Campus.

Other campuses will see more significant change. The Mission Campus will expand, adding a new building on Valencia Street adjacent to the existing site it now leases from the San Francisco Unified School District. Expansion plans also include renovating the existing site located at Bartlett and 22nd Street. The Chinatown Campus, currently in a leased facility, will be moving to a new building, currently in design, that will be located at Columbus Avenue and Washington Street.

The 31-33 Gough Street facility, located in an area planned by the City to increase in intensity of development, may be considered for redevelopment at higher intensities of educational and/or other uses.

Plans for these eleven campuses are described in more detail in Chapter IV.



CCSF Citywide Campus Locations

General Program Considerations

Preparing a campus master plan for a major educational institution such as CCSF requires consideration of the factors that affect facilities needs in the short and long term. While short-term needs typically can be forecast with some confidence, long-term needs often must be estimated and adequate space capacity must be reserved.

Consideration for future facilities includes not only teaching-related space — classrooms, faculty offices, and support space—but also the many other components of a higher education campus: recreation and athletics, student activities, administration, parking, and open space. (See Campus Development Programs section of the report for further detail.)

Related Plans & Documents

A number of documents have been recently prepared by and for CCSF and have provided guidance for this Master Plan. These documents include:

CCSF Strategic Plan

Setting a Course to the Future

A new CCSF Strategic Plan was adopted by the Board of Trustees in February 2003. While much of the Strategic Plan deals with non-facilities issues, such as retention of basic skills improvement, student development, technology and assorted educational strategies, a number of elements have a relationship to short- and long-term facilities needs. Improvement of campus facilities is articulated as a critical strategy and top priority. The Strategic Plan notes that the condition of the campus environment has a profound impact on the College’s ability to fulfill its mission. Many campus buildings are noted as being functionally and structurally obsolete and in need of major renovation or replacement. In order for students, faculty, and staff to learn and work in optimal conditions, the Strategic Plan recommends modernization of most CCSF facilities and campus environments.

Educational Master Plan

Planning for the 21st Century

This document, published by the Office of Research, Planning and Grants in September of 2001, has been recently updated and submitted to the Board of Trustees for approval. It is a compendium of plans prepared for all of the schools and campuses of CCSF. These plans identify potential directions that the academic programs may take in the upcoming five years, and identify resources, including facilities, that may be needed to achieve them.

City College of San Francisco Bond Projects Report

The voters of San Francisco approved a \$195 Million general obligation bond in November 2001. Nine projects were identified in the Bond Report as potential recipients of funds from the bond measure, including new projects at the Ocean Avenue Campus and acquisition and improvement funds for other sites. On-going upgrades for technology and the renovation and improvement of existing facilities will also receive bond funding.

City College of San Francisco Facility Assessment

As part of a statewide facility assessment of community colleges, in early 2003 all CCSF facilities were inspected and ranked—in parallel with facilities throughout the state—in terms of condition and priority for capital funding. These assessments will assist in allocating state funds for campus facility improvements on an equitable basis throughout the statewide system of campuses.

City College of San Francisco Space Inventory, 2001 Fiscal Year

Released September 28, 2000, the space inventory is a detailed accounting of facilities owned and/or controlled by CCSF. It provides basic information that is used in evaluating and planning for capital outlay needs through the State’s five-year construction planning process.

Five-Year Construction Plan
The 2004–2008 Five Year Construction Plan

This plan and accompanying calculations provide enrollment projections up to 2014 based on California Department of Finance projections and the CCSF Five Year Construction Plan dated May 31, 2002. Additional capacity/load ratio calculations were prepared by Merle E. Cannon Facilities and Management Consulting in early 2003. Space needs projections are derived, based on these enrollment projections, with reference to state standards for instructional and support space for the community colleges.

Enrollment Projections

Student enrollment at CCSF is projected by the California Department of Finance to increase slowly in the next 10 years. A number of factors affect enrollment levels at CCSF and other state community colleges. Statewide population numbers are continuing to rise, driven by immigration, employment opportunities and the prestige of businesses and institutions. The numbers of college-aged residents is increasing more rapidly than the overall population, as children of the post-World War II baby boom generation will reach college age over the next 10 years. Increasing fees at California State University and University of California campuses are also likely to result in increased enrollments in the community college system. State projections put this growth at up to 3% per year in the next 10 years. Given the formula that has been used by the State to determine enrollment projections and “Caps” for individual districts, City College projection rates are less than the state-wide numbers. Enrollment has typically increased over the last 5 years at 1–1.5% annually. Current CCSF enrollment is 36,900 at the Ocean Avenue Campus and 66,092 at all campuses; in 2015 enrollment could reach 50,400 at Ocean Avenue and 90,226 overall. It should be noted that as the Mission and Chinatown/North Beach campuses are developed, the expectation is that the credit enrollment on the Ocean Avenue Campus will level off due to expanded credit offerings in these neighborhood-based campuses.

The expanded Chinatown/North Beach and Mission campuses will receive some students from classes that the College historically held at the Ocean Avenue Campus. These renovated campuses will also have the capacity to absorb some of the overall increase in enrollment that the College continues to face. Finally, given their geographic location, the expanded campuses will be able to reach out to and serve increased numbers of students in their neighborhood. During the first five years of operation, both campuses will serve approximately 1,700 credit students annually (2,000 FTES annually). By the tenth year of their operation, the College anticipates they will serve 3,400 credit students annually (4,000 FTES annually). As the student population increases, concomitant growth in faculty and staff numbers can be expected.

