

# CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN

## PROGRESS REPORT SEPTEMBER 2016

### Phase 1 NEEDS - Highlights of Findings

City College of San Francisco is developing the Facilities Master Plan (FMP), which will provide a strategy for facilities improvement, renovation, replacement, and construction at all of its locations over the next 10 years. The foundation for facilities planning is the 2014 CCSF Education Master Plan. The process has three phases: Needs, Options and Recommendations. The College has convened the FMP Advisory Working Group to work with the consultant Planning Team. The Working Group has reviewed technical data and comments from College members and the public. The Needs Phase is now complete, and this progress report describes the highlights of the findings.

#### FINDINGS OF NEED

In meetings and charrettes, the Working Group has analyzed facilities at all CCSF locations. In general, many things are positives about the District's physical environments, but there is room for improvement. Highlights of the findings include:

The **Functional Analysis** includes nearly 200 diagrams that describe the existing facilities, circulation patterns, and zoning of functions at each District location. Further diagrams studied the history, topography, open spaces and the neighborhood context of the Ocean Campus. Most of the issues relate to the need to improve organization and flow, overcome the topography, resolve congestion, and make open spaces more usable. The information closely mirrors the comments about facilities issues (see Comments, below).

The **Facilities Condition Index** was prepared by the State Chancellor's Office in 2012 as a high-level analysis of facilities conditions. The Index compares the cost of renovating an existing facility to the cost of new construction. The study indicates that the District has many buildings that are nearing the end of their useful lives. In addition, the Planning Team has conducted a technical analysis at each location and discovered that several of the older buildings on the Ocean Campus are not readily suited to renovation to support modern instructional and support services delivery. This data is consistent with the comments about users' experiences in these facilities (see Comments, below).

The **Space Needs Analysis** is a quantified study that compares the District's existing space to its future needs based on the State Standards for Community College Space, the State Forecast of Enrollment for the District, and the College's Space Inventory. In short, the analysis shows that there is a substantial excess of classrooms and labs at all District locations, while there is generally a need for more study and hi-tech spaces. This is highly parallel to comments from users (see Comments, below). Many spaces are not configured to support the current and future needs for programs of the programs and services that they house, resulting in wasted space that, paradoxically, can feel cramped. At the same time, other facilities are underutilized.

**Comments** were gathered from students, faculty, staff, administrators and the public through interviews, meetings, workshops, a survey and the project email address. They were asked: “What is your experience of the campus, buildings and grounds at your location? How does the campus relate to the surrounding community? What works? What doesn’t?” The Facilities Planning Survey drew 817 responses from CCSF members about every District location. See the [survey results](#). In total, thousands of individual comments have been received and analyzed. A [summary of the comments](#) is available. Highlights of the comments include:

### **District-Wide**

**LEARNING ENVIRONMENT:** Related functions are dispersed according to available space, not program or management needs. Some spaces are not configured to support current uses. Need a consistent level of quality and ‘branding’ at all District locations.

**SAFETY:** Need more site lighting, security cameras, emergency phones for security and wayfinding at night.

**CLASSROOMS AND LABS:** In some facilities, there is a mismatch between class sizes and the number of seats in the classrooms. Need more smart classrooms. Some labs are outdated or duplicated, creating missed opportunities for synergy & collaboration.

**OFFICES:** Need offices that support privacy and collaboration.

**COLLEGIATE SPACE:** Need space for study and gathering everywhere, including formal spaces with resources, informal, indoor, & outdoor study areas for individuals or groups with outlets, Wifi, seating, shade, weather protection, food.

**TECHNOLOGY:** Need more technology, with consistently more access, and support for personal technology.

### **Ocean Campus**

**CAMPUS ORGANIZATION:** Need to create a “heart of the campus” with One Stop Shop, Student Development, Student Activities, Library, cafeteria, bookstore, etc.

**NEIGHBORHOOD CONNECTION:** Need better integration of the campus within the Balboa Park area; identify the front door, mark the entrances to the campus, enhance the ‘face’ of the campus on Ocean Avenue.

**WALKING AROUND:** Need more direct routes around campus, and from parking and transit to destinations; need to discourage jaywalking on Ocean Avenue between campus & BART station.

**CIRCULATION AND PARKING:** Need to resolve circulation conflicts between pedestrians, transit, vehicles and bikes on Ocean Avenue, Phelan Avenue and Cloud Circle. Need parking that is located convenient to destinations.

STUDENT DEVELOPMENT: Need a one-stop shop for front-door services at Ocean, with a flow to other core services.

SUSTAINABILITY: The Facilities Master Plan must be coordinated with the Sustainability Plan.

### **Centers**

AIRPORT CENTER: Spaces and technology are outdated, need collegiate space for study and informal gathering. The facility is leased.

CHINATOWN/NORTH BEACH CENTER: Facility is new. Some spaces are underutilized.

CIVIC CENTER (1170 MARKET STREET): Concerns about neighborhood security. This facility is leased.

DOWNTOWN CENTER: Facility is recently renovated. Spaces and layout are outdated; concerns about neighborhood security. Need collegiate space for study and gathering.

EVANS CENTER: Spaces and layout are outdated; need collegiate space for study and gathering.

FORT MASON: Inefficient layout. Need library/study space.

GOUGH STREET DISTRICT OFFICES: District plans to vacate and relocate uses to other locations.

JOHN ADAMS CENTER: Some spaces are underutilized. Need better outdoor space.

MISSION CENTER: Facility is recent. Some spaces are underutilized.

SOUTHEAST CENTER: Space is outdated and underutilized. Need collegiate space for study and gathering.

### **FACILITIES MASTER PLAN GOALS**

The Working Group has drafted a statement of project goals that put students first. The goals are based on the Strategic Goals and Directions of the College's Education Master Plan and the Needs analysis. The goals focus on the need to support the College's educational vision by developing physical environments that nurture a community of scholars. See the [Goals](#).

### **NEXT STEP: OPTIONS**

In the Fall 2016 semester, Phase 2 – OPTIONS begins. This phase has two parts: Options and Preferred Option. There will be a workshop for each part with the College and the public. An announcement about the workshop, dates and locations will be posted in September on the Facilities Master Plan webpage.

<https://www.ccsf.edu/fmp>

### **Get Involved in the Facilities Master Plan Project!**

Check the webpage for project information and workshop dates, to sign up for email updates, and to submit comments. CCSF will hold events with students, faculty, staff, administrators and the public throughout the planning process. <https://www.ccsf.edu/fmp>