

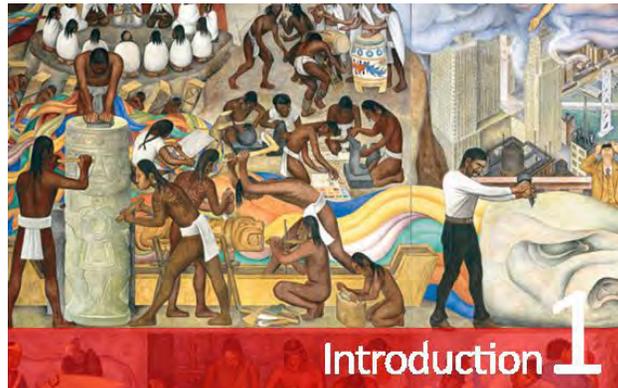


CITY COLLEGE OF SAN FRANCISCO

FACILITIES MASTER PLAN

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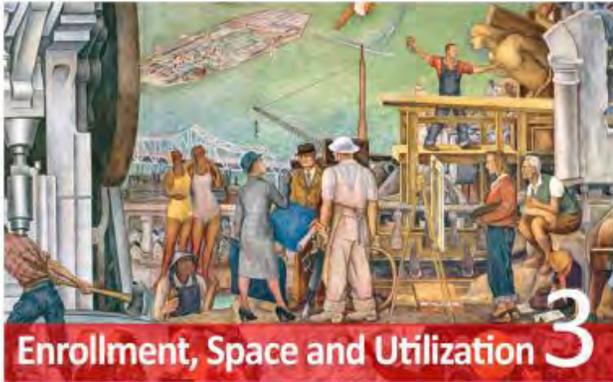


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**The images above are of the Diego Rivera/Pan American Unity mural is entitled "Unión de la Expresión Artística del Norte y Sur de este Continente" (The Marriage of the Artistic Expression of the North and of the South on this Continent).*

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Map planning for a Facilities Master Plan workshop

Mission and Vision Statements

OUR VISION

CCSF shall provide a sustainable and accessible environment where we support and encourage student possibilities by building on the vibrancy of San Francisco and where we are guided by the principles of inclusiveness, integrity, innovation, creativity, and quality. Empowered through resources, collegiality, and public support, the college will provide diverse communities with excellent educational opportunities and services. We will inspire participatory global citizenship grounded in critical thinking and an engaged, forward thinking student body.

MISSION STATEMENT

Consistent with our Vision, City College of San Francisco provides educational programs and services that promote student achievement and life-long learning to meet the needs of our diverse community. Our primary mission is to provide programs and services leading to:

- Transfer to baccalaureate institutions;
- Associate Degrees in Arts and Sciences;
- Certificates and career skills needed for success in the workplace;
- Basic Skills, including learning English as a Second Language and Transitional Studies.

In the pursuit of individual educational goals, students will improve their critical thinking, information competency, communication skills, ethical reasoning, and cultural, social, environmental, and personal awareness and responsibility.

In addition, the college offers other programs and services consistent with our primary mission as resources allow and whenever possible in collaboration with partnering agencies and community-based organizations.

City College of San Francisco belongs to the community and continually strives to provide an accessible, affordable, and high quality education to all its students. The College is committed to providing an array of academic and student development services that support students' success in attaining their academic, cultural, and civic achievements. To enhance student success and close equity achievement gaps, the college identifies and regularly assesses student learning outcomes to improve institutional effectiveness. As a part of its commitment to serve as a sustainable community resource, our CCSF mission statement drives institutional planning, decision making and resource allocation.

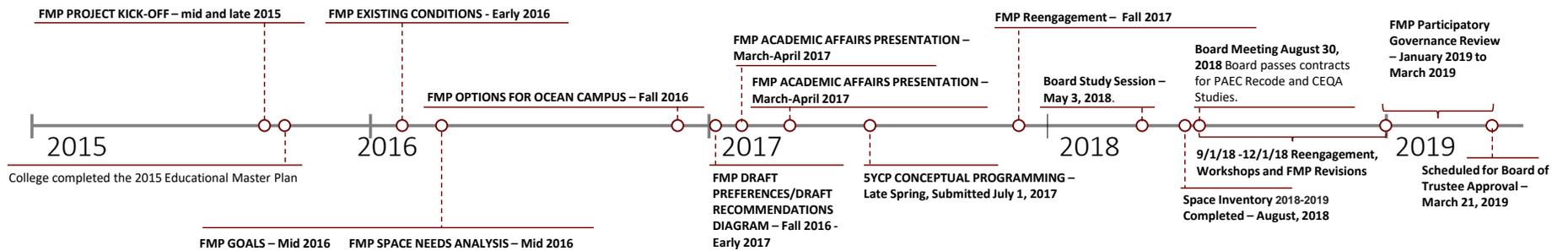


Olmsted, Frederick. Thomas Alva Edison. 1940. Limestone Bust. City College of San Francisco, Science Building Sculpture



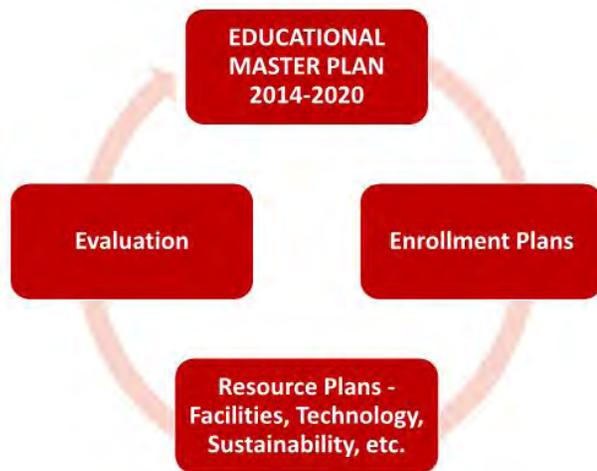
CCSF Mission Center, 1125 Valencia Street, San Francisco, CA 94110

FMP Timeline



Purpose of Facilities Master Plan

The Facilities Master Plan provides a plan for facilities development to support the goals and strategies of the City College's Education Master Plan. It is one of the resource plans within the integrated planning process. This is a living document that will be updated annually.



The goals of the Educational Master Plan include:

- Advance student achievement in meeting educational goals.
- Transform and sustain campus infrastructure.
- Provide new and expanded opportunities for organizational development and effective innovation.

To this end, the Facilities Master Plan is intended to:

- Provide a strategy for facilities improvement, renovation, replacement, and new construction over the next 10 years.
- Build a 21st century community college that meets the needs of students today and into the future.
- Modernize and maintain CCSF facilities to serve the City of San Francisco for the next 10 years and beyond.
- Include our community in the decision-making process.



Rivera, Diego. Marriage of the Artistic Expression of the North and of the South on this Continent (Pan-American Unity). 1940. Fresco on Plaster. City College of San Francisco, Creative Arts (Diego Rivera Theatre).

Planning Process

The development of the Facilities Master Plan has been guided by the state's mandated practice of shared governance in a process that is comprehensive, actionable, participatory and transparent. The Participatory Governance Council appointed the Facilities Master Plan Working Group, comprised of the Facilities Committee with

well-experienced resource members. They include faculty, staff, administrators and students. The Working Group worked with the Planning Team to bring data to stakeholders and use their input to shape the master plan. The project has three phases: Needs, Options, and Plan.



Map planning for a Facilities Master Plan workshop



Stakeholder Participation

Extensive stakeholder input has been gathered for review by the Facilities Committee. The approach for community involvement is to maximize opportunities for College and public stakeholders to discuss and comment on project information in the draft form so their concerns are identified and addressed before final decisions are made.

Communications Plan – The goal of the communications plan is to ensure that important stakeholders – CCSF students, faculty, staff and administrators, as well as neighbors, community groups and public officials – are included in the process and informed about the progress of the Facilities Master Plan.

Interviews and Meetings – Interviews with key users and students have been conducted at every District location. Presentations have been made to College communities, including council unions, associated students, academic senate, administration, department chair council and to the Board of Trustees.

Survey – The CCSF Facilities Planning Survey was conducted in May 2016. The survey was available in English, Spanish and Chinese. There were 817 responses from students, faculty, classified staff, and administrators from every District location. Respondents answered questions and provided thousands of comments.

Project Schedule	2016	2017
CCSF FACILITIES MASTER PLAN		
NEEDS		
Analyze Existing Conditions, develop Goals based on Education Master Plan		
-College Meetings		
-College Survey		
-College/Public Workshops		
-Board Study Session		
OPTIONS		
Consider alternative approaches for future facilities at each District location		
-College Meetings		
-College/Public Workshops		
-Board Study Session		
RECOMMENDATIONS		
Facilities Master Plan Recommendations,		
Approved Facilities Master Plan		
-College Meetings		
-College/Public Workshops		
-Draft Facilities Master Plan		
-Board Study Session		
-Board Approval		



CCSF Community Protest

10. STUDENT SERVICES OFFICES
Do you agree with any of these statements about Student Services offices at this location? Student Services include Admissions & Records, Financial Aid, Counseling, Library and Learning Resources, Bookstore and course materials, and a process to resolve grievances.

	Strongly disagree	Disagree	Somewhat agree	Agree	Strongly agree
It is easy to find these services.	<input type="radio"/>				
The location of these services is convenient.	<input type="radio"/>				
Better signs are needed to help me find Student Services.	<input type="radio"/>				
There is not enough privacy in Student Services offices to do my business.	<input type="radio"/>				

Comment

11. PLACES FOR FREE TIME
Do you agree with any of these statements about places to spend your free time at this location?

	Strongly disagree	Disagree	Somewhat agree	Agree	Strongly agree
There are enough places to go to participate in Student Activities.	<input type="radio"/>				
There are enough places to go to participate in social events.	<input type="radio"/>				
There are enough comfortable places to hang out by myself.	<input type="radio"/>				
There are enough comfortable places to hang out with friends.	<input type="radio"/>				

Comment

CCSF Facilities Planning Survey Examples

Open Houses and Workshops – Workshops and open houses have been held with the College and public at each phase of the project. In 2016 and 2017, participants reviewed presentations and engaged in large group questions and answer discussions. Participants also worked in small groups to generate detailed comments. Stakeholders also filled in workshop questionnaires. In Fall 2018, CCSF re-engaged the Facilities Master Plan and offered several additional College-wide workshops to students, staff, faculty and the community in facilitated groups to discuss short-term and long-term needs.

Online Comments – Members of the College and the public submitted comments via email and the comment form on the project webpage.

Technical Coordination with Public Agencies – College representatives have worked with City and County agencies to coordinate technical issues in the Facilities Master Plan and public agency plans.

Public Information

In addition to conducting events to gather stakeholder input, project information was publicized to the College and public.

Webpage – The webpage on the College’s website contains a project description and all project information, presentations, meeting minutes, announcements about upcoming events, and a link to submit comments. (www.ccsf.edu/fmp)

Public Announcements – Frequent communications with stakeholders were sent through a variety of methods, including social media, email, and webpage announcements.



FMP Workshop (Fall 2018)

all workshops will be in MUB 140 unless noted

FACILITIES MASTER PLAN WORKSHOPS

provide guidance for the master plan!
tinyurl.com/fmpccsf

CITY COLLEGE OF SAN FRANCISCO **KITCHELL**

FMP Workshop Flyer (Fall 2018)

Districtwide Planning Context

About the College

(Source: <http://www.ccsf.edu/en/about-city-college.html>)

City College of San Francisco (CCSF) is a public, two-year community college, serving approximately 63,000 students each year at the Ocean campus, Educational Centers, and various other instructional sites throughout San Francisco. CCSF is accredited by the Accrediting Commission for Community & Junior Colleges (ACCJC) of the Western Association of Schools and Colleges. Since its founding in 1935, City College has evolved into a multicultural, multi-campus community college that is one of the largest in the country. CCSF offers courses in more than 50 academic programs and over 100 occupational disciplines. There is a full range of credit courses leading to the Associate of Arts and Science degrees, most of which meet the general education requirements for transfer to a four-year colleges and/or universities.

Academics – Associate degrees and certificates are granted in academic programs such as Broadcasting, Business, Computer Science, Culinary Arts, Engineering, Fashion, Graphic Communications, Health Care, Nursing, Physical Education and Dance, as well as Women’s Studies and others. CCSF employs approximately 885 full-time and 880 part-time faculty (Source: CCSF Research and Planning Fact Sheets, August 2018)

Campus and Student Life – The Student Activities Office provides resources, support, and leadership training for eight Associated Student Councils and more than 80 student organizations and clubs. It sponsors a wide variety of concerts and lectures throughout the year. It funds the Book Loan Program, Dr. Betty Shabazz Family Resource Center, Multi-Cultural Resource Center, Queer Resource Center, Student Health, Students Supporting Students mentoring program, and Women’s Resource Center.

Students participate in the Fitness Center, intercollegiate sports, and the College’s award-winning intercollegiate Speech and Debate Program. The College also features a student-run newspaper, The Guardsman, television and

radio stations. Performances given by students in music, dance, and theatre arts further enhance campus life.

Facilities and Resources – Successful Bond initiatives have allowed City College to construct campus facilities including the Mission and Chinatown/North Beach Campuses, the Community Health and Wellness Center, the Student Health Services Center, the Child Care Center, and the Multi-Use Classroom Building. The Performing Arts Education Center design is in the final stages for completion and awaiting DSA approval.

City College has over 70 computer labs with about 2,100 computers comprising Windows PCs and Macs. Windows PCs and some Macs are available to CCSF students who require Internet connectivity and Microsoft Office applications. Computers are available in the Academic Computing Resource Center and in the Rosenberg Library on the Ocean campus, which features a Language Center, a Learning Assistance Center, and a Media Center.

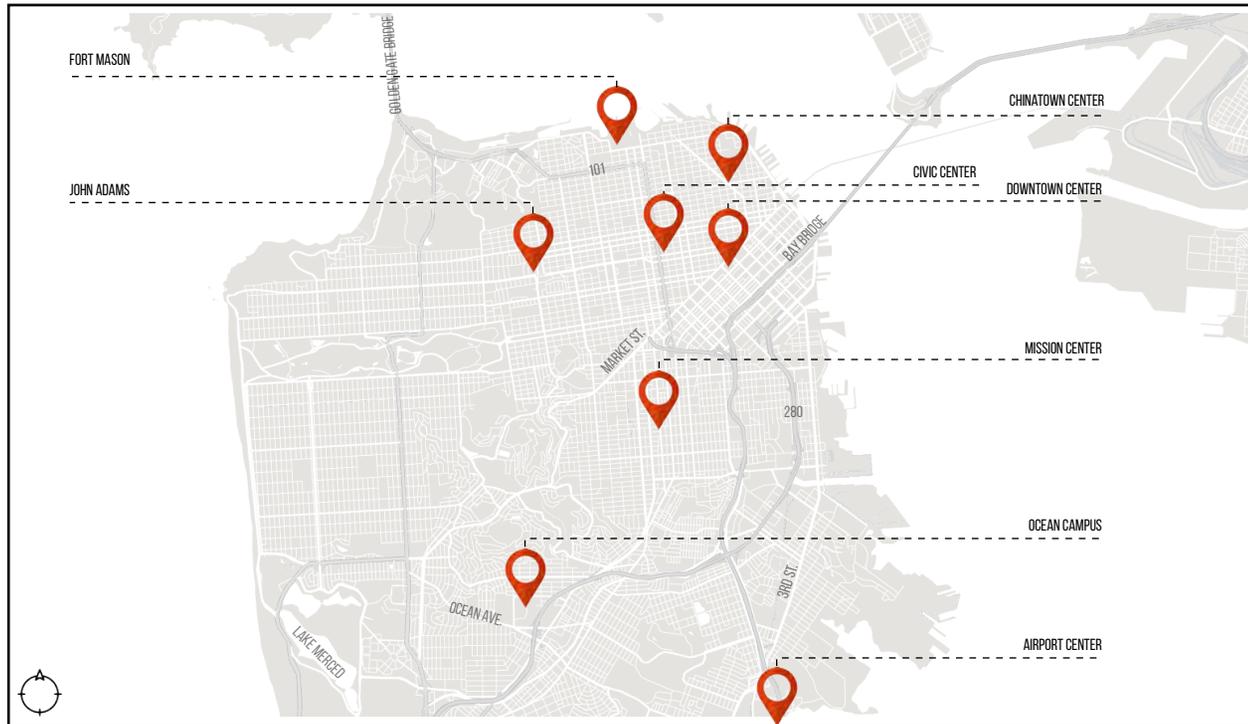
Athletics / Sports – Intercollegiate athletics are offered for men and women. College teams compete in the Coast Conference and with teams from other colleges. Intercollegiate sports include baseball, basketball, cross-country, football, soccer, softball, tennis, track, badminton, volleyball, and judo. City College of San Francisco Football Teams have won eight national championships.



Hoodie with updated CCSF logo

One College, Many Locations

As “One College with many locations,” CCSF is unique in California in that it has the most educational centers of a single community college, serving a large urban population in a small geographical area. Since its first days as “The Trolley Car College,” CCSF has used this approach to serve the needs of local communities and to develop clusters of specialized instruction. The educational program at each Center is tied to the unique characteristics and needs of its local community and includes programs that attract students from all over the District, as well as from other parts of the Bay Area. Most Centers offer both credit and non-credit instruction and many students are able take classes at multiple locations to fulfill the requirements for degrees and certifications.



The College is located at campuses throughout San Francisco:

- **Ocean Campus**, 50 Frida Kahlo Way (main campus)
- **Airport Center**, San Francisco International Airport, North Access Road, Building 928
- **Chinatown/North Beach Center**, 808 Kearny Street
- **Civic Center**, 1170 Market Street (interim location during seismic upgrade of 750 Eddy Street)
- **Civic Center**, 750 Eddy Street (permanent location)
- **Downtown Center**, 88 Fourth Street
- **Evans Center**, 1400 Evans Avenue
- **Fort Mason Educational Facility**, 2 Marina Boulevard, Building B
- **John Adams Center**, 1860 Hayes Street
- **Mission Center**, 1125 Valencia Street
- **Southeast Center**, 1800 Oakdale Avenue

Previous Facilities Planning

Ocean Campus 2004-2014 Master Plan

(Source: <http://www.ccsf.edu/MP/main.html>)

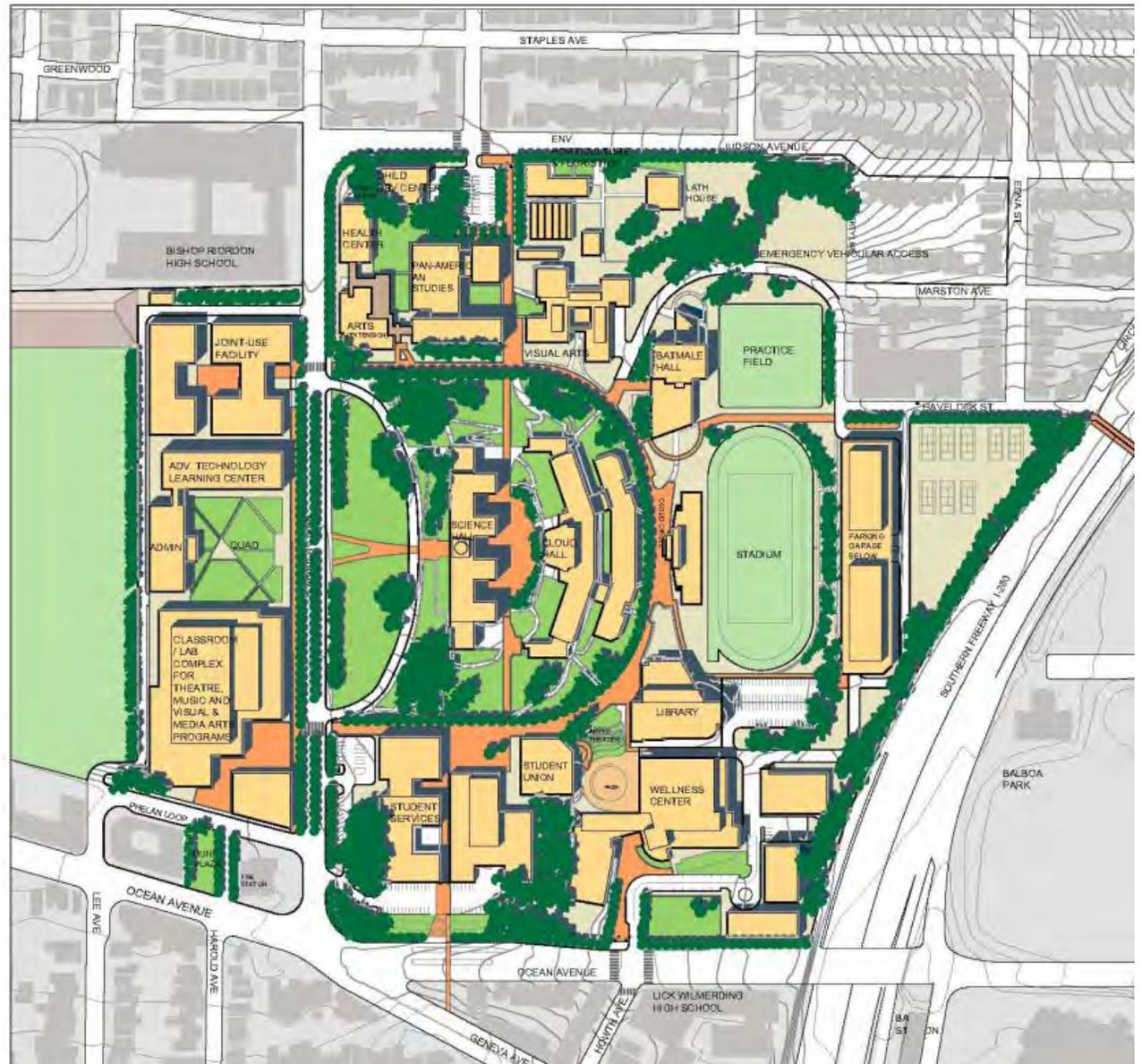
The Ocean Avenue Campus Master Plan consists of elements that will guide future decision making in regards to existing facilities, organizing uses on site, and providing parking and other services for the campus. The Plan elements are based on a set of concepts that, in a clear and straightforward way, articulate the overall direction of the plan and its focus. All elements of the plan are informed by these fundamental concepts.

- Improve the pedestrian environment and ease of access to and within campus
- Provide flexibility to accommodate long term program needs
- Support neighborhood revitalization and vitality
- Improve the image and identity of the college
- Sustainable planning and design

Program Review Process

(Source: CCSF Program Review webpage)

CCSF's comprehensive Program Review process is designed to assess the effectiveness and future needs and directions of all departments and programs. Comprehensive Program Reviews are submitted once every 3 years (Fall 2015, Fall 2018). Annual Plans are submitted during intervening years (Fall 2016, Fall 2017, Fall 2019, Fall 2020).



2020-2024 Five Year Construction Plan

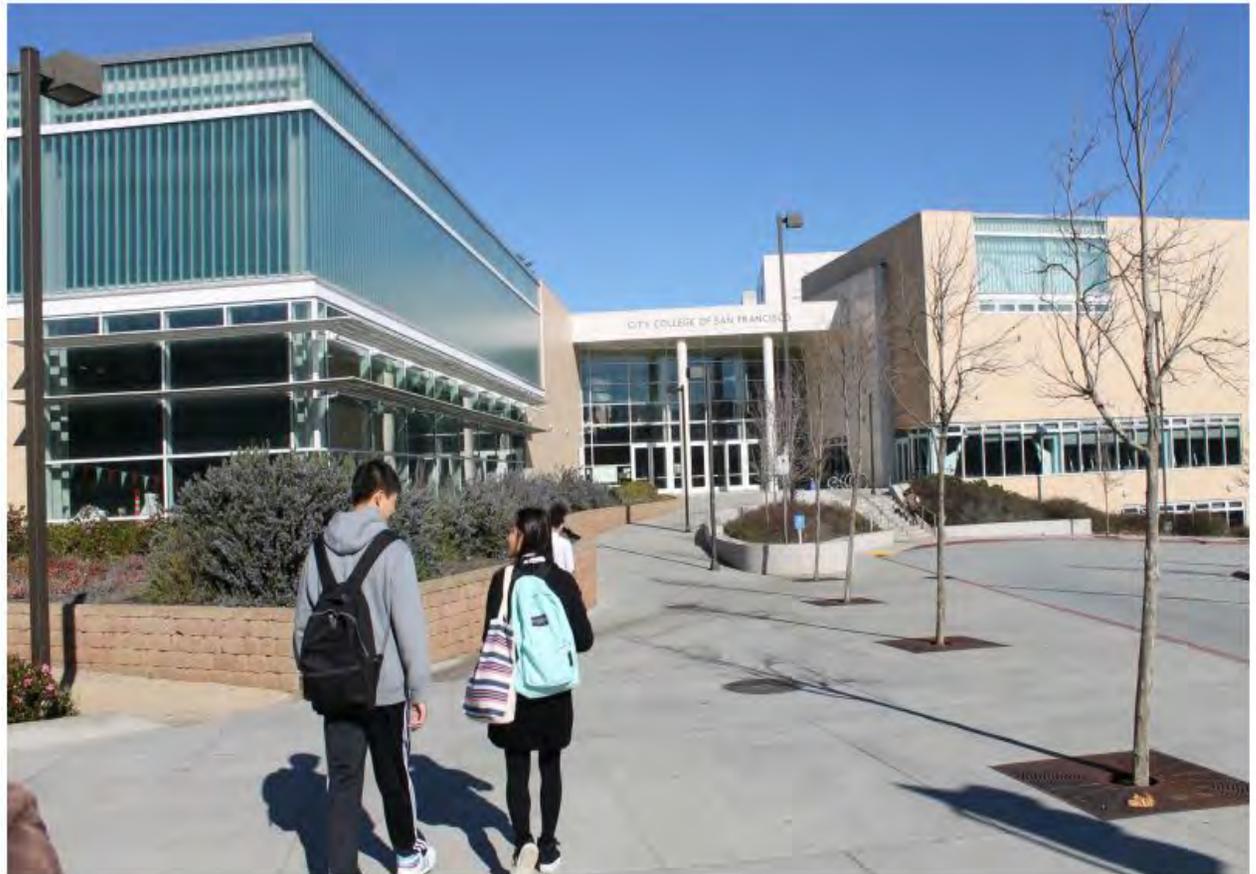
(Source: 2020-2024 SFCCD Five Year Construction Plan)

On annual basis, a five year construction plan is submitted to the state.

The following projects were included in the annual Five-Year Construction Plan submitted by the College to the State Chancellor's Office in 2018.

- Utility Infrastructure Replacement*
- Seismic and Code Upgrade of Civic Center-Alemany*
- Performing Arts Education Center (PAEC)
- Student Development Center
- Cloud Hall Reconstruction
- STEAM Complex
- Science Hall Reconstruction
- Visual Arts Reconstruction
- Batmale Reconstruction
- New Student Union
- Childcare Center
- Evans Center Replacement
- Downtown Center Reconstruction
- John Adams Center Remodel

**currently in design*



CCSF Ocean Campus Wellness Center

City College Education Master Plan

(Source: www.ccsf.edu/emp)

The Facilities Master Plan is based on the College's 2014 Education Master Plan (EMP). The District's facilities exist to support its educational vision. The EMP is the basis of all the College's Resource Plans, including the Facilities Master Plan, Sustainability Plan, and Technology Plan.

The Education Master Plan guides instructional and support programs. The Mission Statement, along with planning discussions and dialogue about the data described in the EMP, provided the basis for the three broad institutional goals set forth.

2014 EMP Strategic Goals

Goal 1: Advance student achievement in meeting educational goals. Strategic directions developed for this goal are: continued development of learning outcomes and assessment, enrollment management strategies and techniques, collaborative discourse, and the establishment of frameworks for instructional delivery to improve student access, retention, achievement, and maintain the high quality of education offered at CCSF.

Goal 2: Transform and sustain College infrastructure.

Strategic directions developed for this goal are to support and sustain College infrastructure through an actionable facilities plan, implementation and updating of the Technology Plan, addressing critical facilities needs, creation of clear procedures, and effective personnel planning.

Goal 3: Provide new and expanded opportunities for organizational development and effective innovation.

Strategic directions developed for this goal are to create sustainable opportunities for professional and leadership development within the College community, and to identify and promote effective innovations to achieve the mission of the College.

2018-2025 EMP Strategic Goals

The 2018-2025 Education Master Plan is in development and a draft has been posted online.

Source: https://www.ccsf.edu/dam/Organizational_Assets/About_CCSF/Admin/PGC_Planning/December2018/CCSF%20EMP%20Draft%20v7.pdf

Pending Board of Trustees adoption, goals 3 and 6 of the 2018-2025 Education master plan are closely related to the 2014 EMP goals that formed the basis of this FMP. Goal 6 in particular expands upon the goals for facilities college-wide. As a result, the recommendations contained within this FMP will be consistent with the goals of the Education Master Plan, ensuring that

facilities exist to support the EMP in years to come.

Goal 3: Improve operation of the College

- Create and communicate standard operating procedures
- Prioritize sustainability (fiscal and environmental)

Goal 6: Build, Improve, and maintain facilities

- Improve buildings, equipment, and technology
- Including smart classrooms, performing arts education center, and meeting/classroom spaces that meet the programmatic needs of the College
- Improve indoor and outdoor signage and wayfinding
- Improve safety
- Centralize room reservation system
- Improve maintenance and repair response time
- Address facilities deficiencies in deferred maintenance
- Increase opportunities for state facilities funding (update space inventory)

Linkage Between Educational Goals and Facilities Planning

Facilities Master Plan Goals

INTRODUCTION TO THE STATEMENT OF GOALS

“City College has a near 80-year history of serving students and a proud tradition of honoring diversity and inclusiveness. Regardless of their circumstances, all students have aspirations to meet the goals that brought them to the College. Increasing student achievement and success, as the paramount goal of City College, will provide a shared sense of direction and motivation among students, faculty, classified staff, administrators, and community.” - 2014 Educational Master Plan, page 58

Facilities Master Plan Goal	EMP 1. Education	EMP 2. Infrastructure	EMP 3. Development & Innovation
Students			
• Students first	■		
• Create an environment that promotes the “whole” student and promotes well-being.	■		■
• Create spaces for formal and informal study for individuals and groups.	■		
• Create spaces that promote collaborative social and community learning.	■		■
• Provide good space that is right-sized and fits the College enrollment.	■	■	■
Community			
• Develop an aesthetically pleasing, collegiate environment at each location.		■	
• Create facilities that support and develop a sense of community.	■	■	■
• Provide a venue for all-College events at the Ocean campus.	■		■
Faculty Specific Goals			
• Provide appropriate space for support services at all District locations.	■	■	■
• Provide appropriate space for support staff.	■	■	■
• Provide spaces that support instruction and support services appropriately and equitably.	■	■	
Student Development Specific Goals			
• Develop a one-stop shop for first contact Student Services.	■	■	
• Develop facilities that create a convenient “flow” between related Student Development/student services functions.	■	■	
Building/Infrastructure Specific			
• Commitment to a high quality of design for new and older spaces/buildings.		■	
• Provide facilities that are sustainable and maintainable.		■	
• Use Total Cost of Ownership analysis to develop facilities that are cost effective to construct and maintain.		■	
• Provide universally accessible design.	■	■	■
Circulation, Pathways, and Gateways			
• Provide intuitive wayfinding and better signage.	■		■
• Develop safe pathways within every District location and between each campus and its surrounding community.		■	
• Improve access between each campus and the surrounding community for all transportation modes, such as pedestrians, bicycles, transit, and vehicles.	■	■	■
• Continue to accommodate vehicle parking at the Ocean Campus.		■	

Guiding Goals from 2014 Education Master Plan



2 Existing Conditions

Existing Conditions

In analysis of existing conditions, the Facilities Master Planning Team worked with the stakeholders to look at each location and ask the following: “What facilities have you got, and how are they working for you?” The process involved listening to College and community members describe their experiences of the physical environments of the Ocean campus and the Centers. The overwhelming majority of comments praised City College for the caring professionalism of the faculty and employees, as well as the richness of programs and services. Some questions Stakeholders were asked include:

- ‘Where is there room for improvement?’
- for the purposes of facilities planning: “What works? What doesn’t?”

Based on these comments, the Planning Team conducted a technical analysis to understand the whys. Furthermore, City College is currently working to build enrollment, and each location was considered from the perspective of a prospective student.

Some Stakeholder Perspectives

College and public stakeholders contributed thousands of comments about Districtwide facilities issues in interviews, meetings, workshops, and online surveys. Observations were offered by CCSF students, faculty, classified staff & administrators, as well as neighbors, public officials, and public agency staff. This collective insight informs the analysis of existing campus facilities.

Below is a sampling of comments received:

- STUDENTS FIRST.
- One College, many locations.
- Re-imagine the entire campus at each location as a learning environment: indoor, outdoor, instructional & support spaces.
- Many programs at centers draw students from all over the city and Bay Area, not just the neighborhood. Some functions are located at centers for no programmatic reason.
- College is looking toward organizing programs to give everything a ‘home’ per programmatic needs,
 - at Ocean campus and at the centers.
- Programs need to be located to create synergy & expose students to related fields.
- Core Student Services need a consistent ‘brand’ at each location, such as signage.

- Stop building fancy new gymnasiums, libraries, satellite campuses, etc., and start taking care of the facilities we already have!
- College is improving equitable access to services at all locations.
- Technology provides 24/7 access to Library services. College is improving equitable access to services at all locations.
- Some students attend more than one location. It is difficult to travel between them because: time, cost, inconvenience. It is more burdensome for people with mobility disabilities.
- Our thinking is evolving from ‘computer labs’ to flexible, technology-rich, multi-use educational environments that support evolving instructional methods.
- There are opportunities to pool resources to develop better facilities with better utilization rates.

OCEAN CAMPUS

An architectural rendering of a modern, multi-story building with a prominent glass facade and a large, cantilevered upper section. The scene is overlaid with a semi-transparent red filter. In the foreground, a paved plaza is populated with numerous small human figures, suggesting a busy campus environment. There are also some palm trees and outdoor seating areas visible. The overall aesthetic is clean and contemporary.

Ocean Campus History

Mid-19th Century

The site of the CCSF Ocean College is developed on land that has been earmarked for public use since the 1850s, when the City of San Francisco acquired a 100-acre tract in 'Outside Lands', later called the Balboa Park area and located northwest of the intersection of today's San Jose Avenue and Ocean Avenue.

For the next 80 years, uses of today's Ocean College to the east of Frida Kahlo Way (formerly Phelan Avenue) have included the House of Refuge, a facility for neglected and delinquent children; the House of Correction, the Industrial School to instill 'industriousness' in the inmates of the neighboring institutions, the Women's Jail/Ingleside Jail, and a police station. A 60-foot right-of-way was acquired from the City by Southern Pacific Railroad; it eventually became part of the I-280 corridor in the 1960s. A fire station was developed across what was called Phelan Avenue at the corner of Ocean Avenue. Balboa Park, a recreational site, was eventually developed to the east.



Early 20th Century

The turn of the 20th Century saw the development of the surrounding Ingleside, Westwood Park, and Sunnyside neighborhoods of small-scale residences. Ocean Avenue evolved into a commercial corridor. The Balboa Reservoir was developed on the west side of Phelan Avenue (now Frida Kahlo Way) in the 1930s as a project of the Civil Works Administration, but it has never been used as a reservoir. By 1935, the House of Refuge and the Industrial School were gone, and the jail was closed.

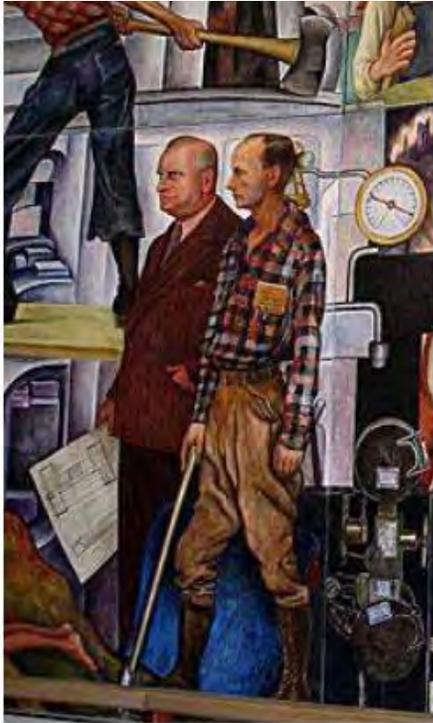


1930s

San Francisco Junior College was established in 1935 in response to demand for a public institution to serve both academic and vocational needs of students as an integral part of San Francisco Unified School District (SFUSD). The initiative was a community effort spearheaded by Archibald Cloud, Deputy Superintendent of the San Francisco Unified School District. Cloud was named the first President of the new Junior College that initially had no permanent campus. The College was first housed in borrowed facilities in 22 locations, earning the moniker “the Trolley Car College”.



In 1937, the San Francisco Board of Education approved a building plan for the College which included a 56-acre site of what is now the Ocean college at 50 Phelan Avenue (now Frida Kahlo Way) in Balboa Park. In 1970, the College separated from SFUSD. The College maintained its neighborhood education programs composed primarily of noncredit courses. With rapid growth, the San Francisco Community College District subsequently formed two separate divisions: one for credit courses on the Ocean campus and another for noncredit courses offered throughout San Francisco. The two divisions merged in 1990 into a single City College of San Francisco. The boundaries of the District extend over the same area of the City and County of San Francisco.



Rivera, Diego. Marriage of the Artistic Expression of the North and of the South on this Continent (Pan-American Unity). 1940. Fresco on Plaster. City College of San Francisco, Creative Arts (Diego Rivera Theatre).

Timothy L. Pflueger – prominent San Francisco architect – was selected as the Campus Architect and original master planner of the Ocean college. Pflueger was a member of the design committee for the 1939 Golden Gate International Exposition, where he also organized the 'Art in Action' exhibit of famous artists at work. His design concept for the college was to create a 'showplace of monumental architecture' with the integration of significant works of art. Through Pflueger, several significant artworks from the Exposition are permanently housed on the Ocean campus by outstanding talents including Frederick E. Olmsted, Dudley C. Carter, Ignacio Perez Solano, Herman Volz and Diego Rivera, who created the magnificent mural* Marriage of the Artistic Expression of the North and of the South on this Continent (Pan American Unity)' that is currently housed in the Diego Rivera Theater.

Ground was broken for the new College in 1937 with a local bond and other funding, and 1940 saw the completion of the Pflueger's designs for the Academic Building (now the Science Building) as well as the Men's and Women's Gymnasiums. Interestingly, the original site plan was compromised to relocate the Gyms to reduce construction costs, to the location of current parking lots N and S.



Science Hall, CCSF Ocean Campus

1940-1950s

The new campus opened on the brink of America's entrance into WWII, causing a significant enrollment decline as students and faculty went to war. Meanwhile, the Department of the Navy leased 30 acres from the Public Utilities Commission on the west side of Phelan Avenue (now Frida Kahlo Way), directly across from the Academic Building (Science Hall) and constructed facilities in 1945 for the Women's Appointed Voluntary Emergency Service (WAVES).

At the end of the war, enrollment shot up with the influx of returning veterans. There was a critical need to expand facilities. As the military purpose for the WAVES compound was no longer needed, CCSF negotiated a 10-year non-renewable lease of the property, with the stipulation that the College was to move out and demolish the West Campus by 1956. The buildings of the temporary 'West Campus' were used as classrooms, dormitories, offices, a cafeteria and 1,000-seat auditorium. The name of the College was changed in 1948 to "San Francisco City College".

City College's enrollment continued to grow in the 1950s. Voters approved a bond in 1949 for the construction of permanent facilities on the main campus. Again, funding considerations drove adjustments to the original master plan. Pflueger's concept had included a library, student union, administration building and an auditorium. Instead, Cloud Hall was constructed as a monolithic structure to house classrooms and a 2-story library. Smith Hall was also completed and named to recognize George Smith, owner of the Hotel Mark Hopkins and generous supporter of the College's hospitality programs. Temporary bungalows were placed on the site. The building was named to honor first College President Archibald Cloud. Balboa Reservoir was leased by the campus for parking. Around this time, the new Archbishop Riordan High School was built. Neighboring development on Ocean Avenue included the new Lick-Wilmerding High School and San Francisco Fire Department Station 15.



West Campus, 1946-1956



Archibald Cloud, CCSF's First President

1960-1970s

Local bonds funded expansion in the 1960s and 70s with the Creative Arts Buildings, Visual Arts Building, the Student Union, Creative Arts Extension and the 200s & 300s temporary bungalows. The Statler Wing was named for hotelier and College contributor Ellsworth Statler. Conlan Hall was dedicated to Lewis G. Conlan, who served as College President from 1949 to 1970. His successor, Louis Batmale, was likewise honored in Batmale Hall. It was the eleventh College building designed by Timothy Pflueger or his brother, Milton Pflueger. Around this time, the I-280 freeway and the Balboa Park BART Station were developed close to the campus.



Batmale Hall



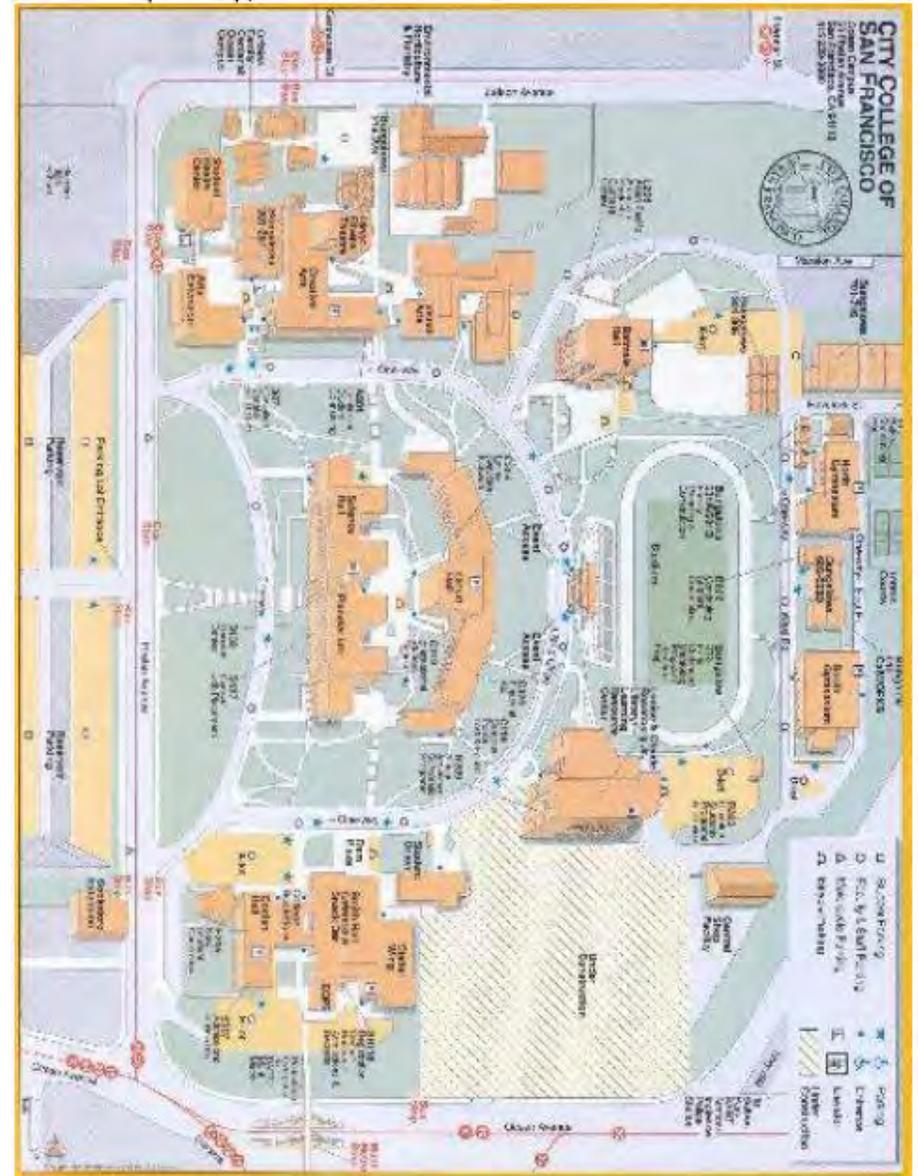
Pflueger's Master Plan for Ocean Campus, 1960s

1980-1990s

City College's District-wide enrollment fluctuated throughout the 1980s, reaching an historic peak in 1982 at 110,000 students, then dipping and coming to a more consistent level of 100,000 in the 1990s. The Rosenberg Library was constructed in 1995, and temporary bungalows 600s and 700s were placed.



Louise & Claude Rosenberg Jr. Library/Learning Resource Center



Ocean Campus Map, circa 1980s

Turn of the 21st Century

The College relocated the library from Cloud Hall to the new Rosenberg Library in 1995. District voters approved more bond funding for facilities in 1997, 2001, and 2005. Leveraging the bonds for supplemental state Capital Outlay funds, the Ocean campus saw the construction of the new Central Shops and Shop Annex/PE, Student Health/Classroom Building, Childcare Center and the Health and Wellness Center. After the District acquired a portion of the Balboa Reservoir property from the Public Utilities Commission in 1991, they built the Multi-Use Building in late 2000s and parking area across Phelan Avenue (now Frida Kahlo Way) from the main campus. The rest of the Reservoir continues to be leased from the PUC for College parking. Over time, more temporary bungalows have also been placed on the main campus. The original North and South Gyms were demolished in 2008 upon completion of the Wellness Center. Neighboring College Park Station was completed around the same time. Unity Park opened in 2016. Phelan Avenue was renamed Frida Kahlo Way in 2018.



Multi-Use Building



Community Health and Wellness Center

Sources

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- Western Neighborhoods Project, <http://www.outsidelands.org/>
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- SFWeekly, “Visions of the Pit: How an Empty Reservoir Unites a Community, Eventually” By Andrew M. Dalton Wednesday, Jan 28 2015 <http://www.sfweekly.com/sanfrancisco/development-sfbarf-affordable-housing/Content?oid=3363314>

The Campus Today

Existing Ocean Campus

The Ocean campus is the main campus of City College, on 68.1 acres Frida Kahlo Way (formerly Phelan Avenue) in San Francisco, California. This site houses over 60% of credit and non-credit instruction in about 60% of the District's total square footage in facilities. It also serves as the headquarters for administration for the District, including the Chancellors Office, Academic Affairs, Student Development and Institutional Affairs. Most District functions are managed from this location.



Science Hall from Frida Kahlo Way



West View of Ocean Campus – Science Hall, Cloud Hall, Wellness Center, Stadium



Current Site Plan of Ocean Campus (as of February 2019)

Land Ownership

The following diagram shows all the land area that is used by the College at the Ocean campus. Most of it is owned by the College, and some areas are owned by other public entities.

COLLEGE-OWNED PROPERTY

The College owns all the land on the east and west sides of Frida Kahlo Way (formerly Phelan Avenue) as shown on the diagram. All campus buildings are located on College-owned land.

EASEMENTS ON COLLEGE OWNED LAND

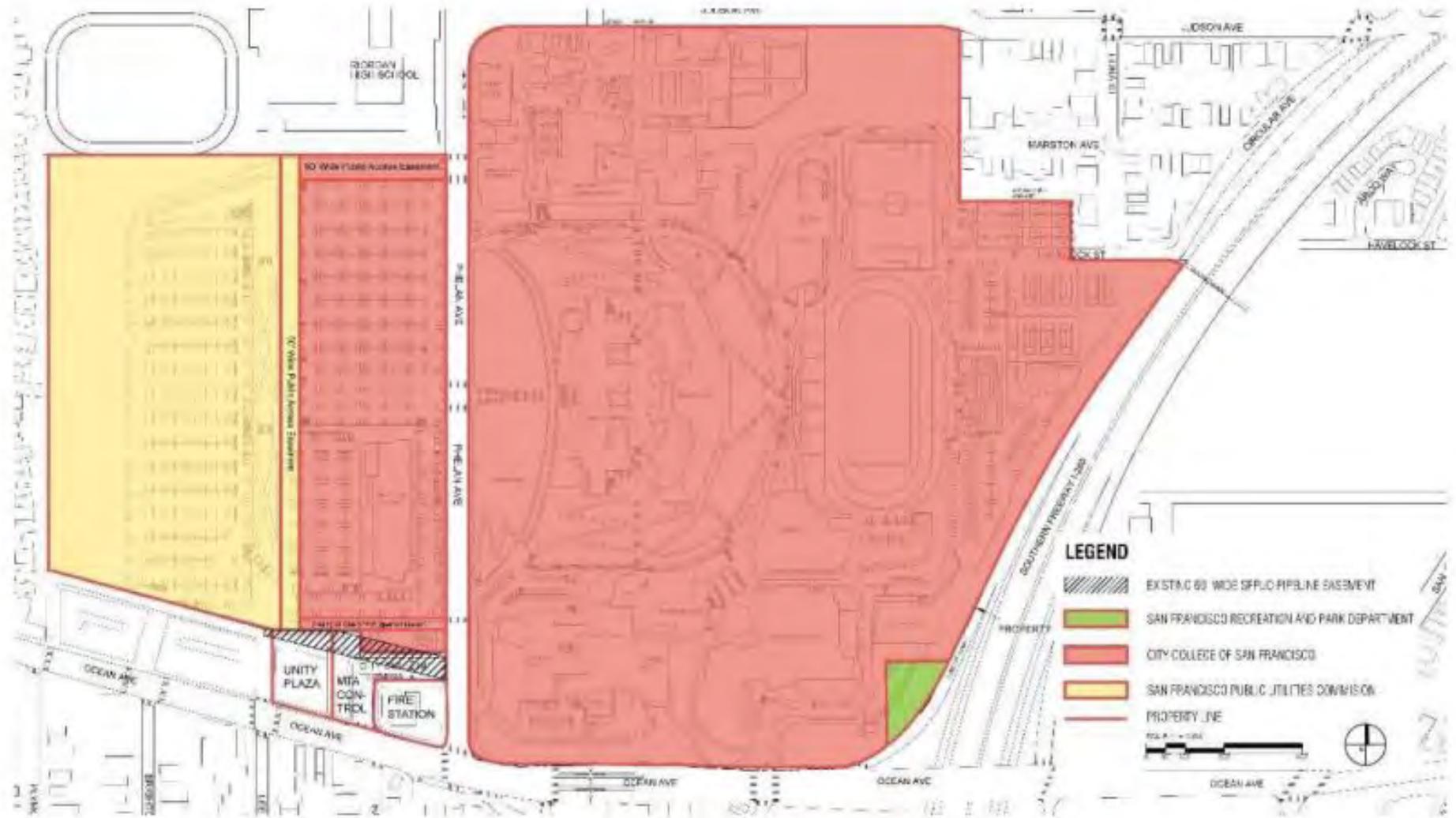
There is an easement over a portion of the College's property on the west campus near the Bookstore Annex. This area contains a pipeline owned by the San Francisco Public Utilities Commission.

SAN FRANCISCO PUBLIC UTILITIES COMMISSION

San Francisco Public Utilities Commission (SFPUC) owns the Balboa Reservoir, which is leased by the College for use as the Lower Reservoir parking lot. Their property includes a 60-foot wide strip along its eastern edge that is used by the College for circulation in the Upper Reservoir parking lot.

SAN FRANCISCO RECREATION AND PARK DEPARTMENT

The construction of Interstate 280 through the City's Balboa Park isolated two small triangles of land adjacent to the campus. The tennis courts are used by the College and the public. The other small area near the Central Shops is used as a yard for College support services.



Topography

The following diagram shows the topography of the Ocean campus and surrounding areas. The elevation of the campus varies from 185 to 355 feet above sea level. For purposes of the facilities analysis, the campus can be described as a series of three levels.

UPPER LEVEL

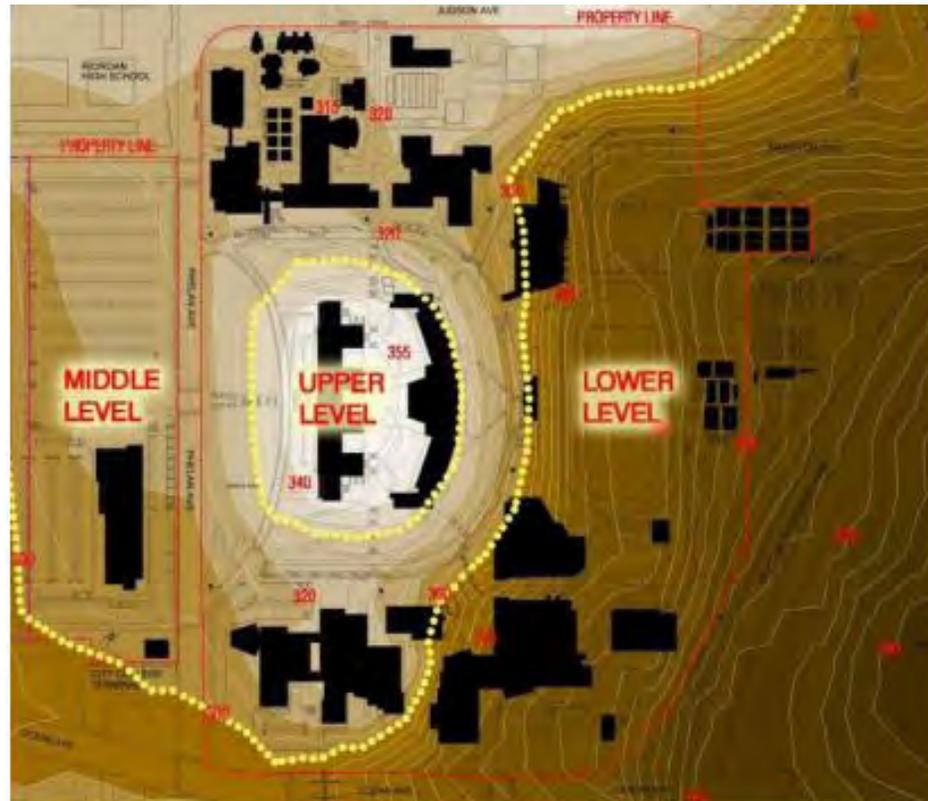
The peak of City College Hill on the east side is the traditional center of the campus with the plaza framed by Science and Cloud Halls. The summit is the crossroads of major north-south circulation.

MIDDLE LEVEL

Cloud Circle and Frida Kahlo Way (formerly Phelan Avenue) form the edge of the west campus are at the 'middle level' of the campus. Most existing buildings have main entrances on this level. From this level, access to most buildings of the campus is available.

LOWER LEVEL

On both the east and west campuses, areas on the lower level are distant from most permanent buildings. On the west side, there is the Lower Reservoir parking lot. The east side of campus contains athletic fields, tennis courts, 600-700s Bungalows, Central Shops, temporary Chilcare Center, and parking lots at lower level. Except for the Wellness Center, the lower levels are outlying areas of the campus.



Site Influences

San Francisco is renowned for many things, including the premier views from its seven hills. The experience at Ocean campus is very much affected by views and weather. In addition, off-campus noise is just as omnipresent and noticeable.

CLIMATE

It has been overheard at the College: “You can experience the four seasons every day at the Ocean campus.” There are noticeable micro climates all over the campus. Clouds and fog pass over quickly and often. Every part of the campus can be windy; especially the west campus and the west side of Cloud Hall. Unfortunately, the best scenic spots are the some of the most windswept: the quad on top of City College Hill, the balcony plaza at Batmale Hall, parts of Cloud Circle, and lawns and pathways on the south and west of Cloud Hall, and the upper Reservoir parking lot.

OFF-CAMPUS NOISE

The campus is subject to noise from the I-280 freeway, the Ocean Avenue Corridor, and heavy traffic on Frida Kahlo Way (formerly Phelan Avenue). The activity can be heard in classrooms and meeting rooms in the 600 and 700 bungalows, along Ocean Avenue and in the Multi Use Building.

SCENIC VIEWS

There are scenic views from almost everywhere on the Ocean campus. City College Hill offers a 360-degree city panorama extending from the Pacific Ocean to Sutro Tower to San Francisco Bay to the Southern Hills and beyond. Almost all other points take in vistas of the surrounding hillsides. Most of the permanent buildings are designed to take advantage of the views. Highlights include Science Hall, Cloud Hall, Batmale Hall, Rosenberg Library, Community Health and Wellness Center, and the Multi Use Building. Some of the most scenic outdoor spots are the quad on top of City College Hill, the balcony plaza at Batmale Hall, parts of Cloud Circle, the lawns and pathways on the south and west sides of Cloud Hall, and the Upper Reservoir parking lot.

Distant Views of Ocean Campus - The campus is an important feature in views from the surrounding hills and the I-280 Freeway. The dome of the Science Building, George M. Rush Stadium, and the east façade of Cloud Hall are pleasing landmarks of City College.

Age of Existing Facilities

The facilities at the Ocean campus have developed and evolved over many decades and generations.

1940s

The first facility on the new campus was the Academic Building, now known as Science Hall.

1950s

Cloud Hall was constructed to house classrooms, the library, and a central boiler that currently services eight buildings. Smith Hall contained administration, admissions and the cafeteria. The Statler Wing supported culinary and hospitality education.

1960s

The Creative Arts Building, Horticulture Center and Greenhouses were completed to support instruction. Conlan Hall was home to Administration and Admission, including a large tiered hall. The 200 bungalows are the oldest relocatables on the campus.

1970s

Student Union was constructed for student government and organizations. Instructional facilities included the Visual Arts Building, Creative Arts Extension and Batmale Hall. The Bookstore Annex was also built at that time.

1990s

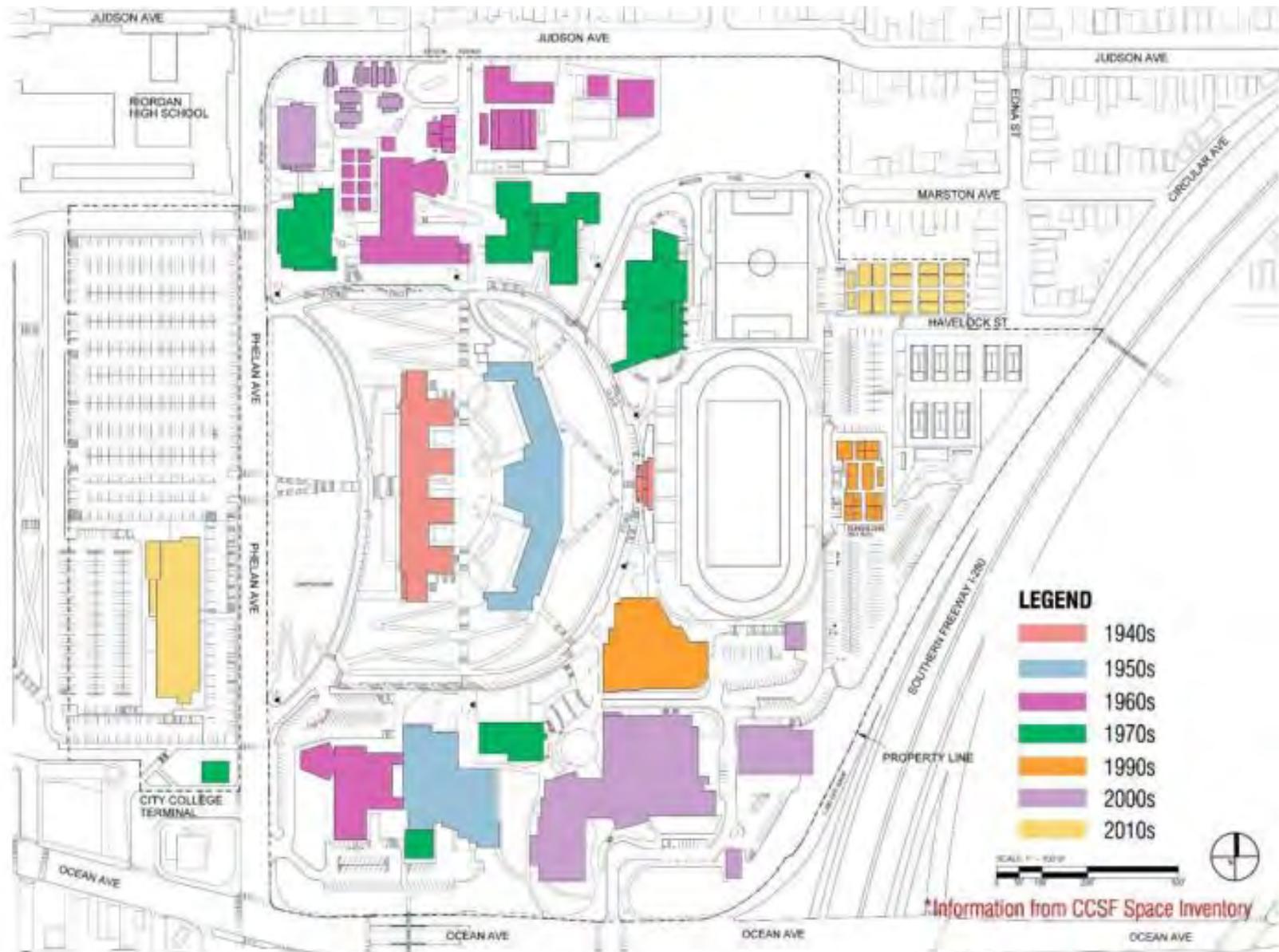
Library functions were relocated from Cloud Hall to the new Rosenberg Library.

2000s

The College completed new instructional and support facilities including the Community Health and Wellness Center, Childcare Center, Student Health/ Classroom Building, Central Shops, and Shop Annex/PE Storage.

2010s

The Multi-Use Building housed instruction and some student support services as well as a satellite café. The 700 bungalows were placed. Bungalow 213 was added to provide a temporary home for the Childcare Center.



Neighboring Land Uses

The Ocean Campus is a bustling institution in a busy urban area dominated by local commercial and small-scale residential uses. Located west of a crossroads at the I-280 Freeway in the Ocean Avenue Corridor, it stands as a landmark of education in a park-like atmosphere between commercial, recreation and residential uses in the surrounding neighborhoods. Many visitors from the area and beyond come to the campus to enjoy events, indoor and outdoor displays of art, or walk. Campus pathways are a popular shortcut for BART users headed to the Sunnyside area.

EAST

The campus is bordered by the I-280 freeway and a portion of the Sunnyside residential neighborhood. The freeway and Balboa Park BART Station are important transportation links to the campus. Balboa Park, a large recreation area with athletic fields, is mostly across the freeway. A small area of park-owned tennis courts is surrounded by the campus to the west of the interstate. The courts are used by the College and the public.

SOUTH

To the southwest, the Balboa Park BART Station is an important transit link to the campus. Lick-Wilmerding High School and small-scale residences in the Ingleside Neighborhood are across from the east campus on Ocean Avenue. Geneva Avenue ends nearby the intersection of Ocean Avenue and Frida Kahlo Way (formerly Phelan Avenue).

Between the west campus and Frida Kahlo Way (formerly Phelan Avenue) are the Muni Transit Station and Unity Park, which form a convenient and pleasant pedestrian transition at a major gateway to the west campus. Fire Station 15 is next door to the transit station.

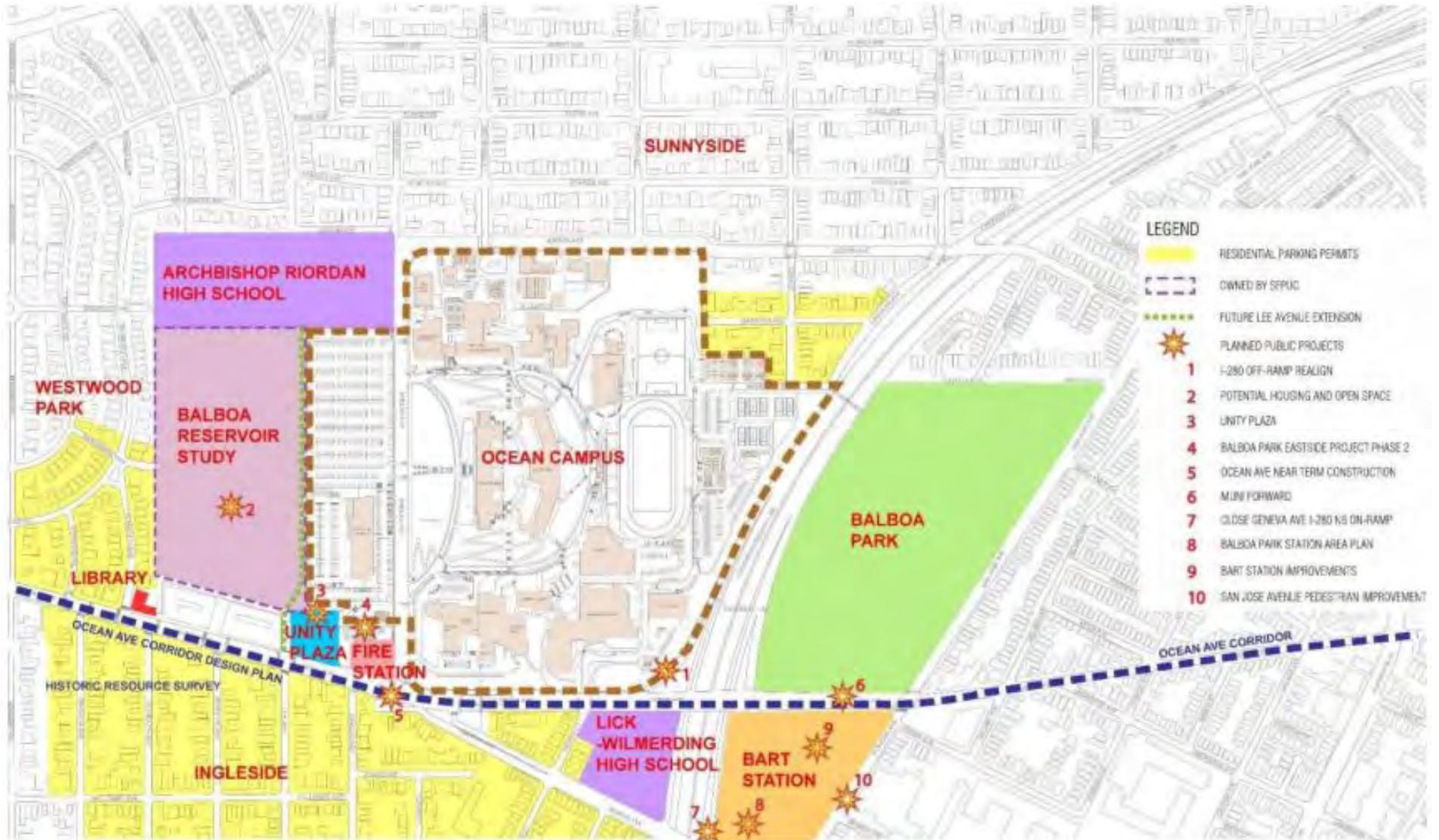
WEST

Adjacent to the west campus is the Balboa Reservoir, which is leased by the College and used as the Lower Reservoir Parking Lot. Westwood Park Neighborhood is a residential area on the far side of the reservoir.

West of the campus is the busy commercial corridor on Ocean Avenue. This is an important amenity to campus users, with a variety of food, services, entertainment and other shops. The Ingleside Branch Library is nearby on Ocean Avenue.

NORTH

Archbishop Riordan High School is next door to Upper Reservoir Lot on the west campus. The Sunnyside neighborhood of residences is across Judson Avenue.



Getting Here

Most days, thousands of people are at the Ocean campus. Users have a variety of options to travel to and from the site. It is well-served by an interstate freeway, major arterial streets, BART (Bay Area Rapid Transit), SFMTA buses (San Francisco Municipal Transit Agency), and designated bicycle routes. Transportation is an important issue to the College community. Most students juggle school with jobs and other daily obligations. Many employees and students need to travel between the main campus and other District locations. Furthermore, many students and employees travel to the campus from around the Bay Area. This is a significant investment of time and money.

Generally, adequate signage identifying and welcoming students to the campus are not present along the various frontages. The visual appearance of the campus has substantial impact on the impression of City College held by the public and prospective students. Research shows that first impressions can greatly influence a new student's choice to enroll at City College or one of many competitors. At the Ocean campus, its beautiful grounds and historic Science Hall communicate endurance and high quality. It is described as a park-like atmosphere on an educational campus.



Electronic Sign at Intersection of Ocean, Frida Kahlo Way

Orientation

There is a Front Door at the Ocean Campus that beckons, “Welcome! Start here.” Some first-contact student services such as Admissions are in Conlan Hall, near the intersection of Ocean Avenue and Frida Kahlo Way (formerly Phelan Avenue).

The Ocean Campus is bisected by Frida Kahlo Way (formerly Phelan Avenue), forming the east and west campuses. Most campus functions are located on the east side. The major pedestrian routes are Cloud Circle on the middle level, and the north-south College Walk, a steep path over City College Hill.

The west side contains parking and the Multi Use Building. The Bookstore Annex is unused. There is an unmarked walkway between Unity Plaza and a crosswalk leading to the east side.



Conlan Hall at corner of Frida Kahlo Way and Cloud Circle

Vehicular Circulation

Public Streets I-280 freeway and Interchange at Ocean Avenue

The southbound I-280 off-ramp provides direct access to Ocean Avenue and is adjacent to the east campus boundary. During peak travel hours, traffic tends to queue on westbound Ocean Avenue and the off-ramp as vehicles wait to turn toward the campus at Howth and again at Frida Kahlo Way (formerly Phelan Avenue). The SF Metropolitan Transportation Authority plans to realign the off-ramp by 2019.

Ocean Avenue

On the south campus frontage, the Ocean Avenue Corridor serves as a major east-west arterial route. Vehicles on Ocean Avenue encounter jaywalkers crossing between the Balboa Park BART Station and the landscaping east of the Howth entrance. The towering façade of the Wellness Center and well-marked “City College of San Francisco” is a well-recognized image. Many people assume that it is the main gateway to the campus. The Howth Street entrance proceeds onto Howth Extension and the East & West Roads, leading to staff and student parking in Lot C and on the lower level of the campus. Further west, Ocean Avenue provides access to Frida Kahlo Way (formerly Phelan Avenue) and the Cloud Circle entrance.



Wellness Center at the Howth Street Entrance

Ocean Avenue continues west, past a retaining wall adjacent to the public sidewalk that says nothing about the College, to Frida Kahlo Way. A pedestrian bridge passes over Ocean Avenue at this point.



Pedestrian Bridge and retaining wall on Ocean Avenue

Eastbound traffic passes through the Ocean Avenue commercial corridor of local retail that is conveniently near the campus.

Ocean, Geneva, Frida Kahlo Way Intersection

Northbound traffic comes via Geneva Avenue. Ocean and Geneva intersect with Frida Kahlo Way. An electronic sign announces the City College campus.

Frida Kahlo Way

This street, formerly named Phelan Avenue, separates the east and west campuses. College entrances are located on both sides of the street. From south to north, entrances to the east campus include:

- A secondary entrance to staff parking at Lot A-Strip and Lot H near Conlan Hall.
- A signalized major entrance to one-way Cloud Circle near first-contact Student Services functions in Conlan and Statler Halls.
- The north intersection of one-way Cloud Circle and Frida Kahlo Way allows college traffic to exit onto Frida Kahlo Way.
- A service entrance between the Arts Extension Building and the Student Health Center.
- Signalized entrances from Frida Kahlo Way to student parking on the west campus are located across from the Science Building to the Upper Reservoir lot, and at the driveway to the Lower Reservoir lot.

Currently, there is congestion on Frida Kahlo Way when a high volume of users at the College campus, Archbishop Riordan High School, buses and neighborhood traffic converge during peak times. There are four traffic signals between Ocean and Judson Avenues. Vehicles queue in both directions on Frida Kahlo Way, extending past Judson, and onto Judson itself. Pedestrians sometimes weave between stopped vehicles in the crosswalks during peak time congestion on Frida Kahlo Way. This is an inconvenience to pedestrian, bicycle, vehicular, service and bus circulation.

East Side of Frida Kahlo Way

The traditional 'arrival point' is the southeast corner of Frida Kahlo Way and Ocean Avenue. Besides the electronic sign, there is no visually-defined main gateway on Frida Kahlo Way. There are no signs to direct students and visitors to any campus destinations.



East Campus from Frida Kahlo Way, near Ocean Avenue

Further up Frida Kahlo Way, on the east campus, is the best-known icon of City College. Science Hall has prestigious columns, dome and spreading lawn that dominates City College Hill. It is inscribed with the reassurance that "The Truth Shall Make You Free."



Science Hall from Frida Kahlo Way

East Side of Frida Kahlo Way

The west campus is not readily identifiable as part of the City College campus. The modern appearance of the Multi-Use Building draws positive attention, but there is minimal landscaping and obscure signage. The building is the first of future planned projects; however until completion, west campus is primarily surface parking. The Bookstore Annex looks to be related to the College, but it is closed. College entrances are located on both sides of the street.



Multi Use Building on Frida Kahlo Way

Judson Avenue

Judson Avenue provides access from the north to Frida Kahlo Way (formerly Phelan Avenue), including a service area at the Environmental Horticulture and Floristry Center. Smaller-scale buildings, abundant landscaping and a wooded area are well-matched to the scale of Sunnyside residences. There are no signs to identify the campus or provide directions to destinations.



Pedestrian Entrance off Judson Avenue

Havelock Street

The street leads through a residential neighborhood and straight into the Ocean campus. There is no indication that the public street ends and there is no direct outlet. While the College does not encourage traffic in the neighborhood, this is an essential gateway for emergency vehicles. There are no site features or signage to denote the entrance. It is a missed opportunity to create a positive impression of the College.



Havelock Street Entrance

Campus Roads

Cloud Circle

Cloud Circle is a one-way counter-clockwise drive on the middle level of the east campus. Drivers and bikes share the single lane which can conflict with cars that back out of spaces and into the traffic lane. Pedestrian cross into the street where the sidewalk narrows near the Lunch Box at George Rush Stadium. Pedestrian and vehicle conflicts are present as some drivers and pedestrians do not anticipate traffic at the intersections with Science Drive and Marston Road.



Cloud Circle near George Rush Stadium

Science Drive

Science Drive is a minor one-way northbound roadway. Pedestrian and vehicle conflicts are present as some drivers and pedestrians do not anticipate traffic at the intersections with Cloud Circle.



Science Drive

Howth Extension, East and West Roads

The entrance at the Howth Extension proceeds to the East & West Roads on the lower level of the campus. The roads make a loop to the Childcare Center Bungalow 213; Building and Grounds Shops; parking in Lots C, N and S; 600 and 700 Bungalows; Recycle Center and tennis courts.



West Road

Marston Road

A restricted service route on Marston Road provides access from the middle level to the lower level of the campus. Marston Road is a fire lane roadway that loops around the soccer field and connects to Havelock Street.



Marston Road at Cloud Circle

EMERGENCY VEHICLE ACCESS

Emergency vehicle access is located along all (primary and secondary) roadways within the campus. Marston Road is closed to the public and only emergency vehicles are allowed. There is no physical barrier to other vehicles. There are fire truck turn-around areas at the Horticulture Center, the amphitheater between the library and Wellness Center, and at Parking Lot H. Due to the drop in elevation from the roadway to the Science Hall and Cloud Hall buildings, there are fire truck dead end roadways north and south of the buildings. There are several fire hydrants located throughout the campus along the fire access route.

SERVICES / SANITATION / DELIVERY VEHICLES

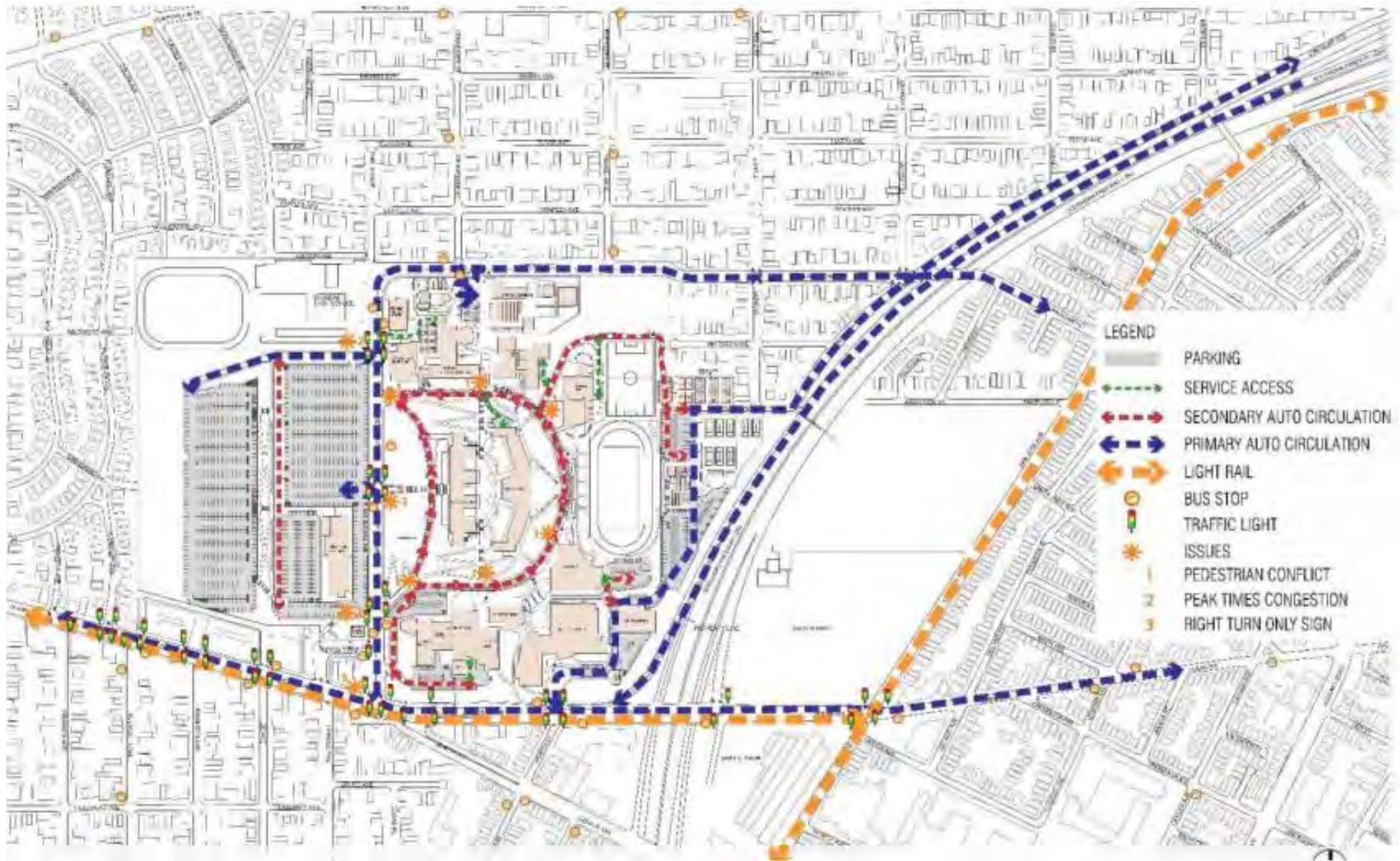
Service vehicles for delivery and sanitation use Cloud Circle and Science Drive with access from Frida Kahlo Way (formerly Phelan Avenue). The campus also has a recycling center located east of the campus adjacent to the tennis courts which is accessed from the entry at Ocean Avenue and Howth Street. Several buildings have loading docks for delivery or trash pickup.

VEHICULAR SIGNAGE

There are no signs on public or streets or campus roads to direct drivers to parking and destinations. It is difficult for first-time users to orient themselves. Further, the west side of Frida Kahlo Way does not have effective monument signs that identify it as part of the campus.



Students in Administration and Fire Science program.



Existing Vehicular Circulation

Vehicular Parking

Parking is an important resource for City College. Users come and go at all times, to and from everywhere in the city and the Bay Area. Some travel between destinations that may or may not be served by transit. Stakeholders agree that there will always be a need for parking at the Ocean campus. Parking is a necessity for attracting new students. City voters and government are very supportive of CCSF's work to build enrollment through Free City College and other initiatives. One-third of total parking capacity controlled by the College is leased on the Balboa Reservoir. The Public Utilities Commission is preparing to solicit proposals to develop the site. The College is working with the PUC and City to create development criteria that addresses the impact of the loss for these spaces for the campus.

Inventory

There is a total of 1,960 on-campus spaces. In addition, the College leases the Balboa Reservoir from the Public Utilities Commission, maintaining 1,004 off-campus spaces. The total number of spaces of all types controlled by the College is 2,964. Lots are designated for students/visitors or employees. In accordance with the Sustainability Plan, some spaces are reserved for fuel efficient, carpool and car-share vehicles. All the spaces are on the surface.

Distribution

The most desirable parking is located near buildings. Almost all these prime spaces are reserved for employees. Parking for staff and faculty is located within the campus in small parking lots adjacent to buildings and at parking stalls along Cloud Circle and Science Drive. Parking for students and visitors is concentrated at the perimeters, mostly on the lower level, and separated from destinations by steep walks and distance. Sixty percent of total capacity is located on the west campus, furthest from most functions. Student parking also exists east of the soccer field at Parking Lot D and Parking Lot S. The only direct access to the parking lots on the east side of campus is from Havelock Street; however, most vehicles enter this parking area from Ocean Avenue and drive past the Wellness Center.

See the exhibit on pg. 34 for the existing parking lot occupied percentages.

Accessible Parking

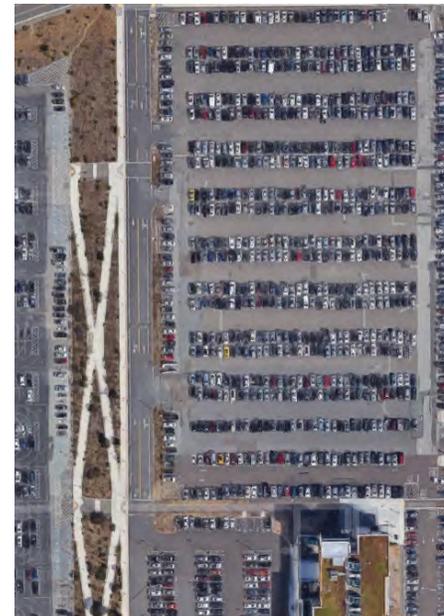
There are designated accessible parking stalls located along Cloud Circle, Science Drive and at both the student and staff parking lots. There are two small accessible parking lots located on the north and south side of Science Hall. Accessible parking is also located in the Balboa Reservoir on the west side of Frida Kahlo Way (formerly Phelan Avenue).

Parking Circulation

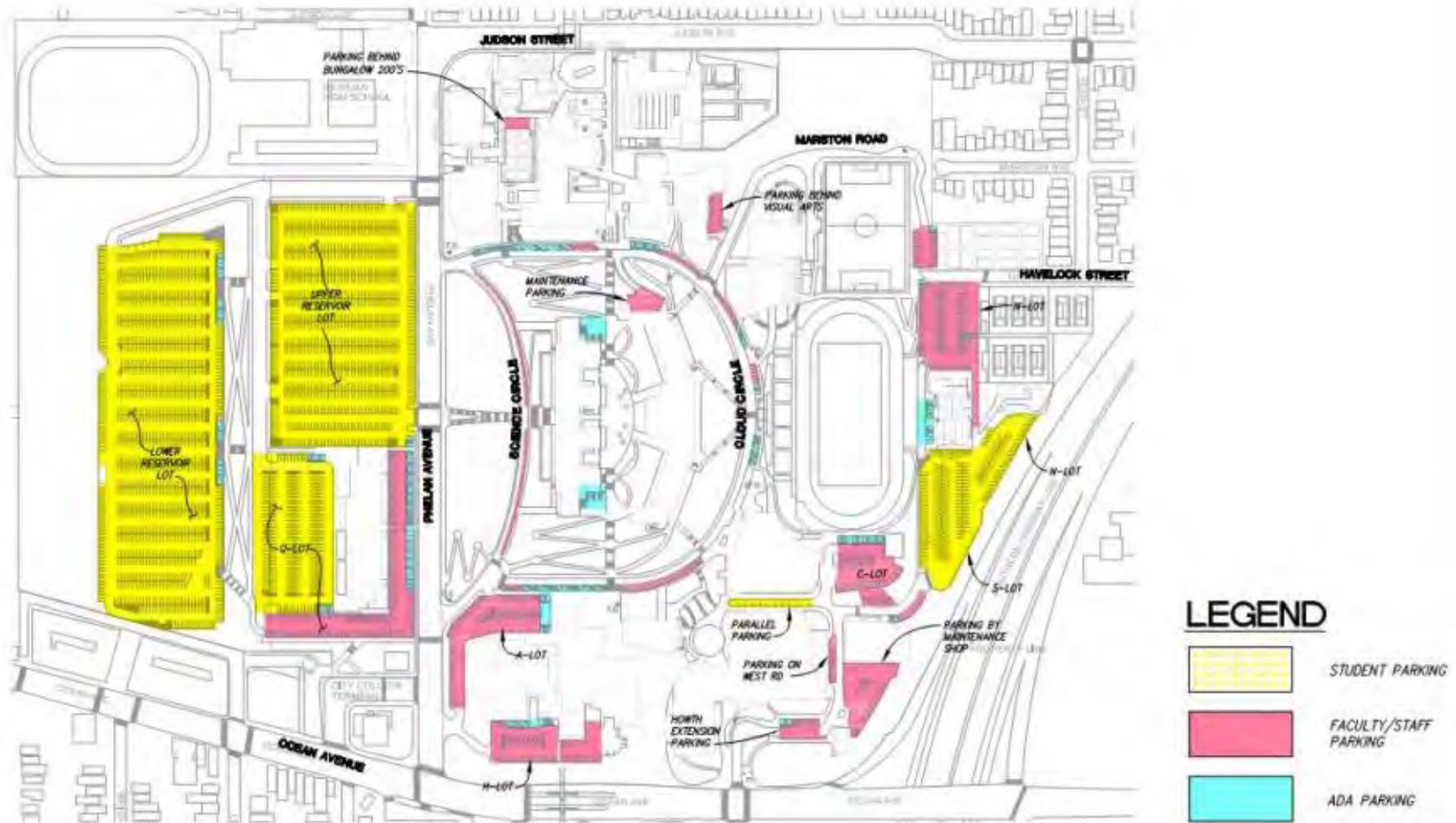
At peak times, when the greatest number of drivers are searching for parking, cars are driving around the fullest lots. This wastes time and resources, increasing potential conflicts between cars and pedestrians.

Off-Campus Parking

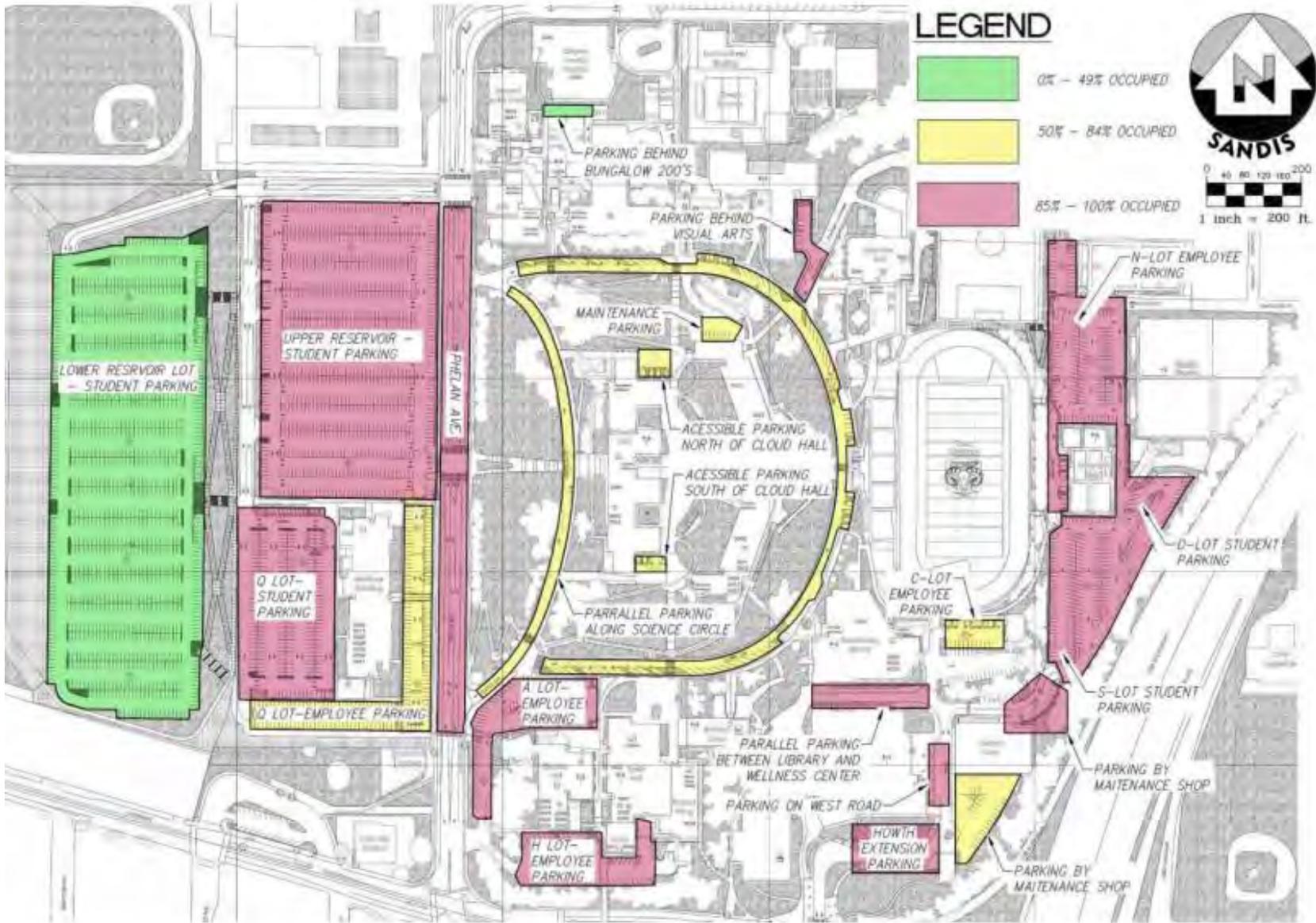
Some Sunnyside streets are reserved for residents by City permits, while other streets offer free parking. Some campus users park in the Sunnyside neighborhood to avoid parking fees. Neighbors have mentioned that College street parking has decreased while enrollment has been down. It is anticipated that it will increase when enrollment goes up.



Existing Parking on West Campus, north of MUB



City College of San Francisco – Existing Parking Lot Types Exhibit



City College of San Francisco – Existing Parking Lot Usage Percentages Exhibit

Transit

Compared to other California community colleges, CCSF exists in a rich environment of public transit, with stops at, or within, walking distance of the Ocean campus. The system serves much of San Francisco with links throughout the Bay Area. It is well-used by the College members. The 2009 CCSF Sustainability Plan encourages the use of transit. The convenience of facilities and operations is key to attracting patrons. Given that there is limited potential to develop onsite parking at the Ocean campus, it is important for facilities to provide easy access from transit stops to pedestrian gateways and wayfinding to college destinations.



CCSF Advertisement on Bus Shelter

Muni Buses

The campus is served by the buses of the San Francisco Municipal Transit Agency (Muni buses) on the following routes: 8, 8BX, 29, 43, 49, 91, J, KT and M. Stops are located at or near the gateways on Ocean Avenue, Frida Kahlo Way (formerly Phelan Avenue) and Judson Street, within sight of the campus.



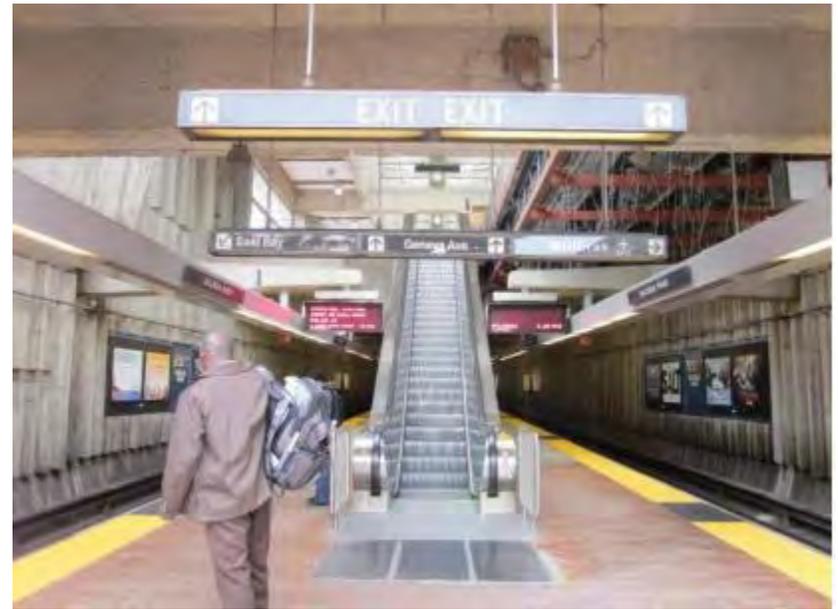
MUNI Bus

Bay Area Rapid Transit (BART)

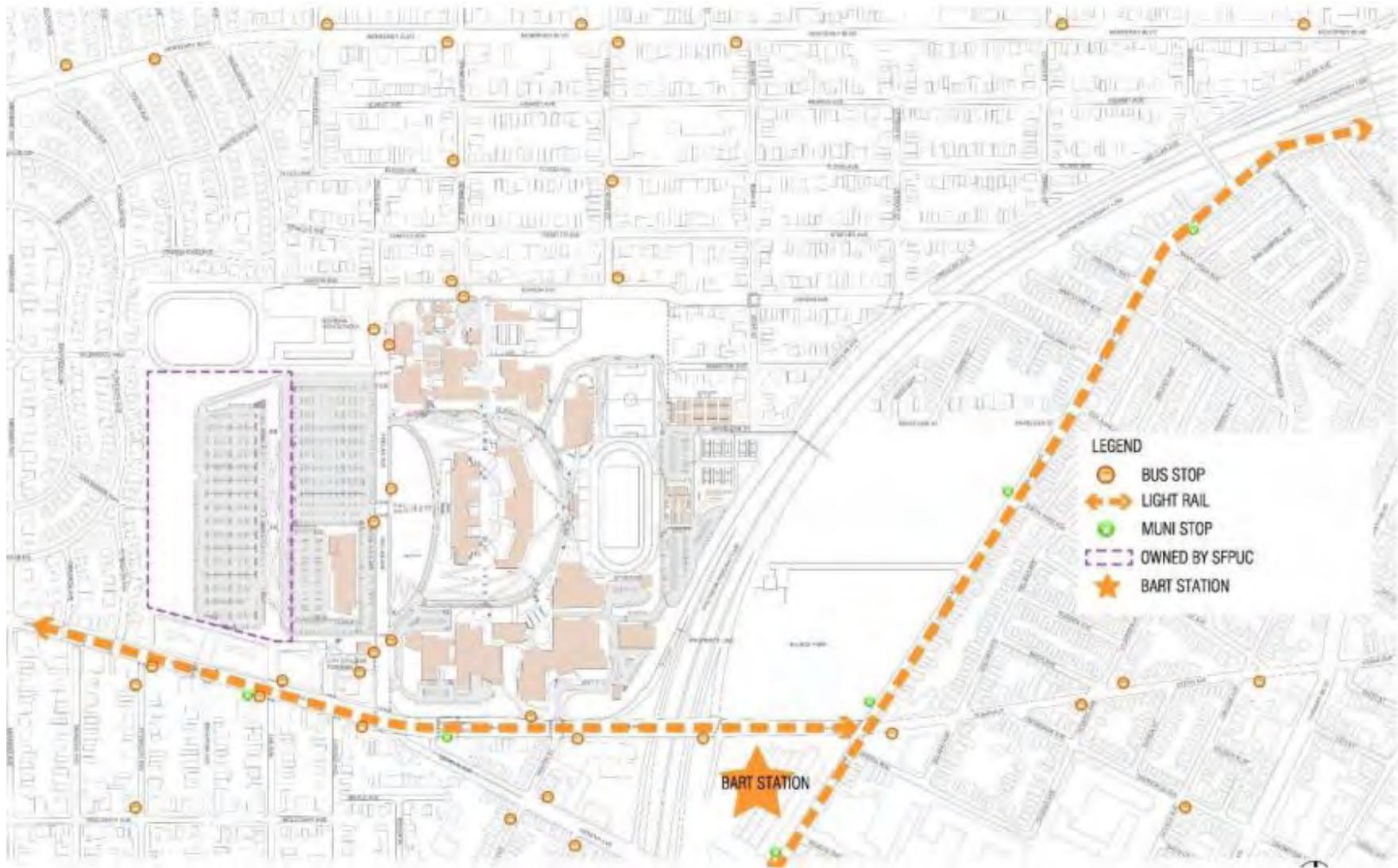
The Balboa Park BART Station is an eight-minute walk from the campus on Ocean or Geneva Avenues. The closest point of access is on Howth Street. There is a problem with jaywalking across the wide, busy Ocean Avenue as some pedestrians take a shortcut from the BART station to the campus. BART (Bay Area Rapid Transit) is exploring options to provide ingress/egress directly onto Ocean Avenue.



Ocean Avenue Entrance to Balboa Park BART Station



BART Platform at Balboa Park



Existing Vehicular Circulation

Bicycle Circulation and Parking

Bicycles are another transportation mode for students and employees. The 2009 CCSF Sustainability Plan encourages the College community to use bikes. It is important to provide safe routes and secure parking.

BIKE ROUTES ON PUBLIC STREETS

There are designated bike routes to the south on Ocean and Geneva Avenues, on Frida Kahlo Way (formerly Phelan Avenue) in the center of the campus, and to the north on Genessee Street and Hearst Avenue. Bicycles are caught up in the peak-time congestion of vehicles, bikes and pedestrians on Frida Kahlo Way, which is impacted by City College, Archbishop Riordan High School, neighbors and public.

ON-CAMPUS BIKE FACILITIES

On campus, there is no designated bike lane on Cloud Circle. Bikes use the same lane as vehicles and pedestrians. There is no continuous bike path from the middle level to the lower level of the campus. Marston Road is restricted to service vehicles only.

BIKE PARKING

Bike racks are strategically located near campus buildings. Users provide their own locks. There have been problems with bike theft, especially at the south side of the Wellness Center, which is exposed to 'easy getaway' on Ocean Avenue. Bikers request more secure facilities such as the lockers at the Balboa Park BART Station.

BIKE SHARING

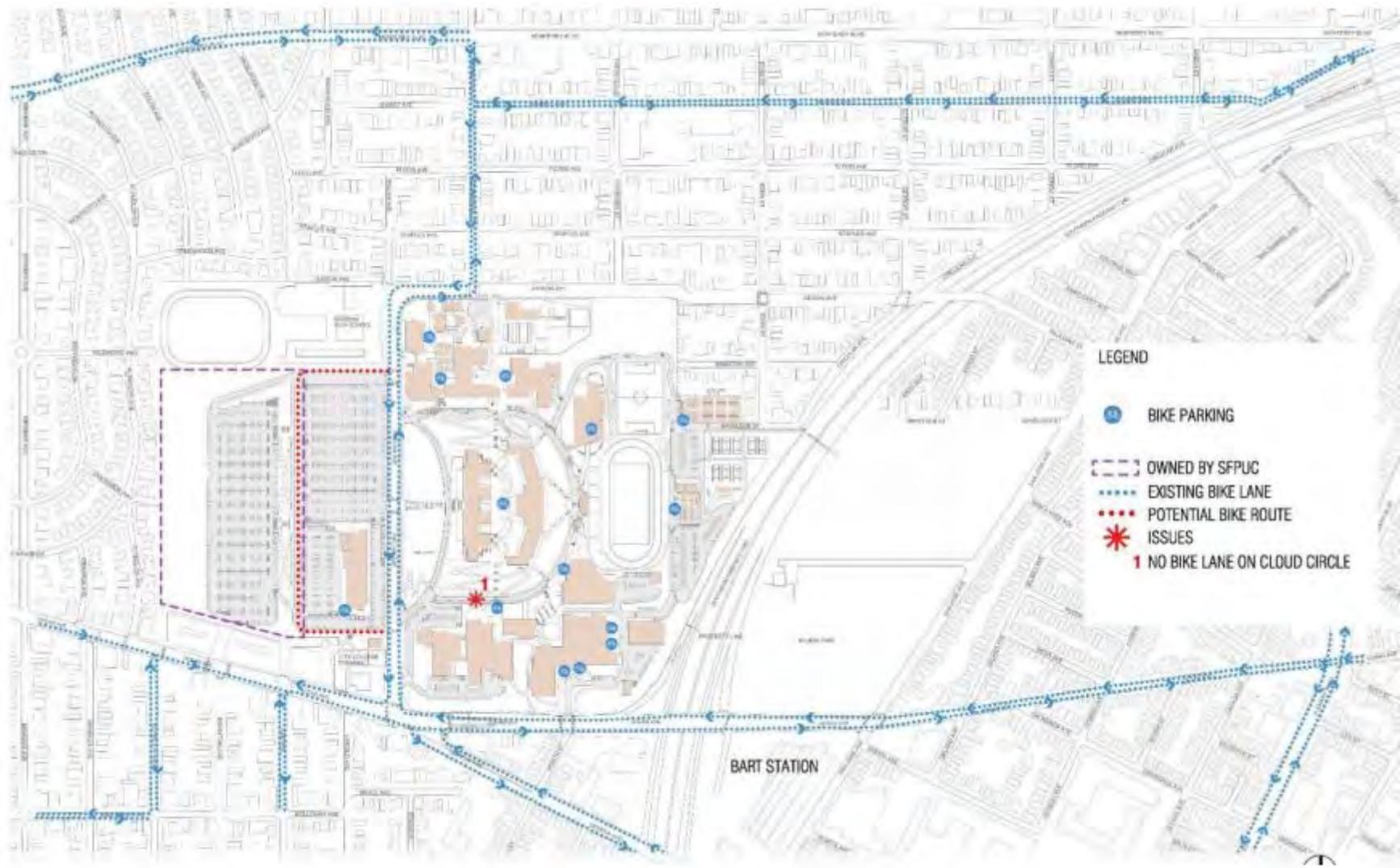
BART has announced plans to provide Bay Area Bike Share at the nearby Balboa Park Station in 2017. Paid members have access to short-term bike rentals through a private provider. The station is less than a half-mile away. This could be a convenience for College members and encourage more use of transit.



Bicycle Route on Frida Kahlo Way



Bike Parking at Rosenberg Library



Existing Vehicular Circulation

Walking and Getting Around

The quality of pedestrian navigation at the Ocean campus affects every one of thousands of daily users. Every participant in the master planning process has noted that it is a challenging environment of steep walks and long distances between functions that are not always located where expected. Prospective students can be easily discouraged by difficult wayfinding. This is not consistent with the strategic direction in the Educational Master Plan to '[establish] frameworks for instructional delivery.' Stakeholders mention that the pathways are difficult for the most fit of travelers, and worse for people with mobility issues or lugging heavy backpacks and roller bags. The experience is somewhat alleviated by spectacular views from many spots.

Public sidewalks provide access to the campus by Ocean Avenue to the south and Judson Avenue to the north sides, as well as Frida Kahlo Way (formerly Phelan Avenue) that dissects it into east and west sides. The east and west sides of the campus are linked by three signalized crosswalks on Frida Kahlo Way.

The east campus is oriented around a north-south pathway that goes up and over City College Hill. Cloud Circle is a roadway and sidewalk at the middle level that loops around the hill. A network of lengthy, somewhat meandering walks and steep grades is on the east side. The west campus lacks a well-marked system of pathways.

Accessibility

There is a designated accessible route connecting all the buildings on campus with the use of concrete sidewalks and switchback accessible ramps. The accessible route is indicated by ADA way-finding signage located throughout the campus. Elevators are provided at locations on campus to provide accessible routes where accessible ramps or direct routes are not possible because of the elevation changes.

Public Streets and Gateways

Ocean Avenue

The sidewalk on the south boundary of the east campus extends from the I-280 offramp to the Howth Street gateway, then narrows next to a blank retaining wall before coming to the corner of Frida Kahlo Way (formerly Phelan Avenue).

Ocean Gateway at Howth Extension

This entrance is a major gateway from Ocean Avenue for transit users. Indoor circulation through the Wellness Center provides convenient pathways from the lower level to the middle of campus. The nearby 'goat path' is a series of steep steps up to the Student Union and Smith/Statler Building.



Pedestrian Gateway at Howth Extension on Ocean Avenue

Pedestrian Bridge Over Ocean Avenue

There is a pedestrian bridge over Ocean Avenue connecting Geneva Avenue to the middle level of the campus, with stairs to median islands in Ocean Avenue for MUNI transit passenger loading. The bridge leads to the staff parking lot at the back of Smith Hall and Conlan Hall. A signpost is blank. A stairway on the other side of the parking lot is the only indicator of a pathway into the campus.



Gateway at Ocean Avenue Pedestrian Bridge

Jaywalkers on Ocean Avenue

Some pedestrians take a shortcut from the BART station to the campus by jaywalking across busy Ocean Avenue. They ignore a sign and cut through the landscaping to walk toward the 600 and 700 bungalows on the lower level.



Sign at Jaywalker pathway on Ocean Avenue



Pedestrian Bridge Over Ocean Avenue

Frida Kahlo Way (formerly Phelan Avenue)

Frida Kahlo Way is a public roadway with sidewalks on both sides, bisecting the east and west campus. The length of Frida Kahlo Way is at the middle level. There are no entrances to campus buildings directly from the street. Congestion from CCSF, Riordan High School, neighboring residents and through-traffic creates a potential for conflicts between pedestrians, vehicles and bikes. Pedestrians wander between backed-up vehicles during peak-time congestion, both in and out of the crosswalks.

East-West Campus Connections

Three signalized crosswalks on Frida Kahlo Way link the east and west campuses near both ends of Cloud Circle and the entrance to the Upper Reservoir parking lot. The crossing at Cloud Circle South serve as gateways. The crosswalks are not directly aligned with pedestrian routes on the east campus.

Cloud Circle South

This is the primary connection between the east and west sides. To the east, the sidewalk narrows and there is no sight line to nearby buildings. There are no signs of welcome to the campus, no directions to Student Services in nearby Conlan Hall or other destinations. To the west, the crossing looks toward parking. The staircase to Unity Plaza is unmarked. There is no pathway to the Multi Use Building.



Cloud Circle South Gateway to West Campus

Science Hall

The crossing at this location leads from the Upper Reservoir parking lot on the west, to a blank signpost and the grand staircase of Science Hall to the east.



Cloud Circle South Gateway to East Campus



Science Hall Stair, Frida Kahlo Way Pedestrian Crossing, West Campus

UNITY PLAZA

The plaza's appealing walkway and grand staircase lead from transit stops toward the west campus and the Multi Use Building. However, pedestrians step off the plaza staircase into an on-campus parking lot that is bare of landscaping. There are no signs for identification or directions.

JUDSON AVENUE

There is an unmarked gateway near the Horticulture building. The signpost is blank.

HAVELOCK STREET

The street dead ends into what looks like a service area near the 700 Bungalows. The Balboa Park footbridge leads to the sidewalk at Havelock, near the tennis courts shared between the College and the public. There are no site features or signage to inform pedestrians that it is an entrance or to give directions to destinations.

Pedestrian Bridge at Havelock Street

A pedestrian bridge over the I-280 freeway provides access to the campus from Balboa Park at the Havelock entrance and near the tennis courts, which are owned by the City Parks and Recreation Department. The College has an agreement for preferred use of the courts, and they are open to the public.



View of West, East Campus from the Stairs at Unity Plaza

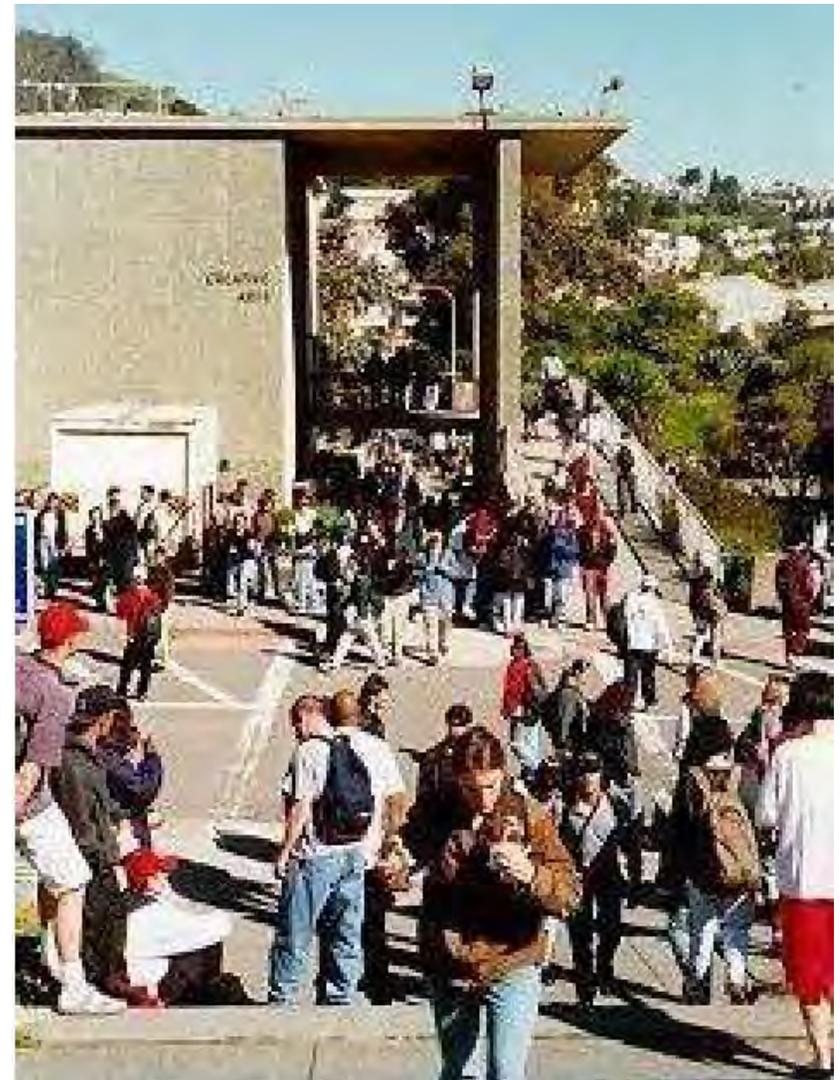
East Campus Parking

North-South Spine - The major north-south route provides a steep means of access to Science Hall and Cloud Hall, two of the largest instructional buildings. To the north, the path extends toward the Creative Arts Building and Judson Avenue. At the south, it terminates at Cloud Circle.

No Continuous East-West Pathway - The monument staircase in front of Science Hall leads eventually through the building to a plaza on College Hill, but there is no direct continuation through Cloud Hall to the east. The bottom of the monument stair is a signalized crosswalk to the west campus.



Grand Stair on North-South Spine, near Ram Plaza



Stair on North-South Spine, near Creative Arts Building

Cloud Circle

A campus roadway is developed primarily for vehicular traffic and parking, with a sidewalk of irregular widths. It is the most direct route to reach most buildings on the east campus because it is on the middle level, and both ends connect to the west campus. Cloud Circle is not effectively developed as a primary pathway. It narrows near the Lunch Box, creating a pedestrian bottleneck. There are conflicts with vehicular traffic at the crosswalks. Science Hall and Cloud Hall, two of the largest buildings, are not directly connected to Cloud Circle.

TRAVERSING CAMPUS LEVELS

In addition to the north-south pathway, there is a network of pathways that lead pedestrians up and down the slopes of the Ocean campus. This experience is made notably difficult, not so much for the topography, but for the layout of existing buildings, athletic fields, parking, etc. This organization creates long distances and inefficient connections.



Cloud Circle

Staircases and Switchbacks

Stairs and extensive ramps, both interior and exterior, provide routes between levels. There are several grand staircases at the lawn west of Science Hall, inside Science Hall, on the south side of College Hill, at the Amphitheater, and inside the Wellness Center. The College recently developed a series of ramped walkways to improve accessibility to all users.

Cloud Hall

The circulation in this building is notable. It is not connected to the middle level at Cloud Circle. The staircases and elevators are not oriented to facilitate circulation between levels.



Stair from Cloud Circle to Cloud Hall

Elevators

Several building elevators are strategically placed to facilitate circulation between levels in the Student Union, Wellness Center, Rosenberg Library and Batmale Hall. However, the elevators are notorious for frequent problems that put them out of service, which is a significant problem for users with mobility challenges.

Lower Campus Bungalows

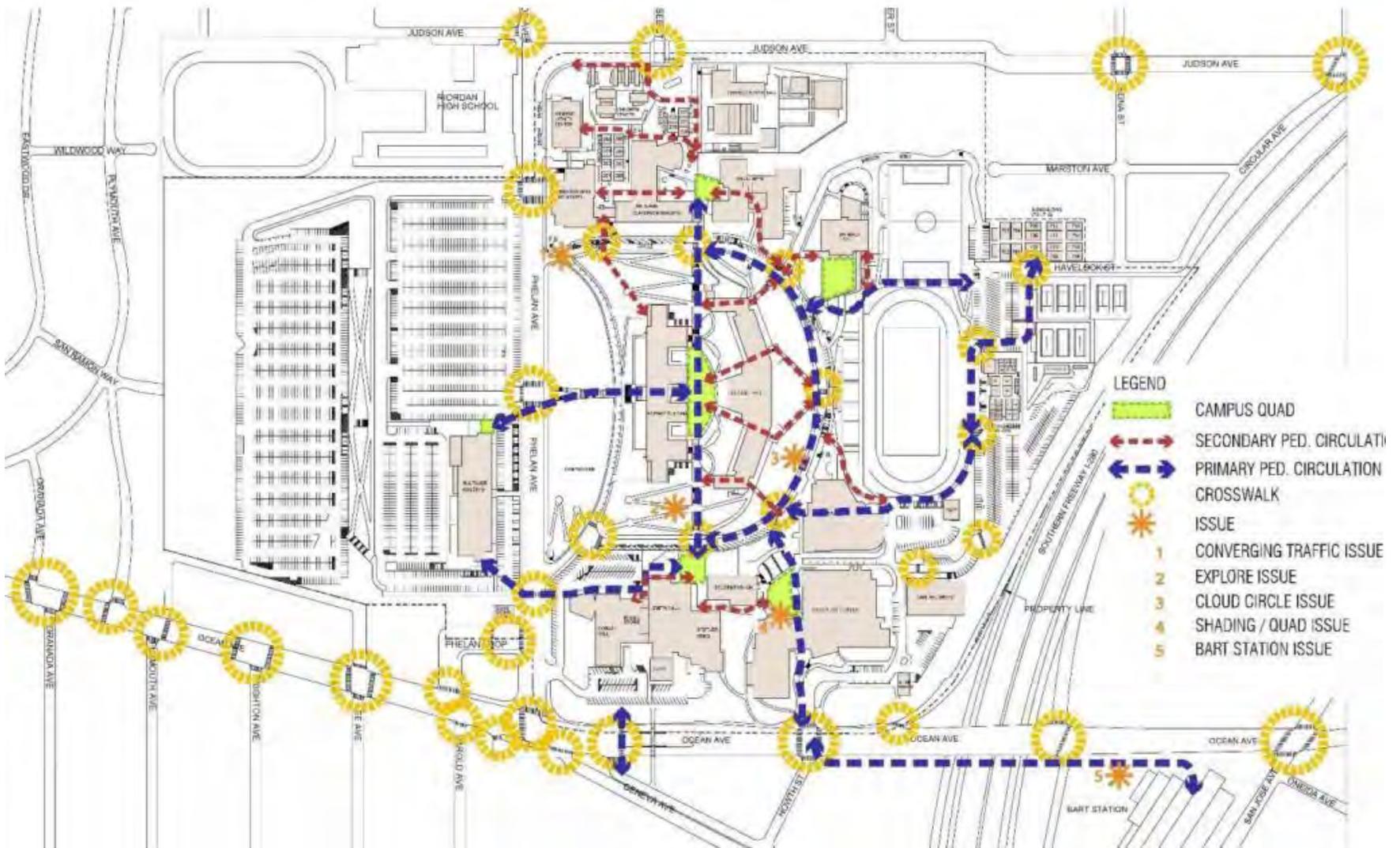
The 600 and 700 temporary bungalows house many busy classrooms. Bungalows are located where there is space available. They are not oriented to the primary pedestrian pathways. The temporaries are separated by distance and slopes from core services in the Rosenberg Library, Conlan/Smith/Statler Buildings, Student Union or Cloud Hall.

West Campus Pathways

There is a stairway and accessible sidewalk leading from the Lower Reservoir Lot to the Upper Reservoir Lot. There are no other developed pedestrian pathways on the west campus. Pedestrians walk through the parking lot between the Frida Kahlo Way sidewalk (formerly Phelan Avenue), Multi Use Building and Unity Plaza.



View from Plaza at Top of College Hill



Existing Pedestrian Circulation

Signage

Inadequate signage is a universal complaint everywhere at the Ocean campus. There is no perimeter signs and little site on-signage. Many existing signposts are illegible or empty in an environment that is significantly challenged by functions that are not located to create a flow, long walking distances, and steep pedestrian pathways. Users explain that difficult wayfinding impacts not only their convenience and time management, but it interferes with the ability of students to connect to the wealth of instructional and support services offered by the College. Poor signage is inconsistent with the College's vision and mission. It does not offer a positive impression to prospective students.

The College has recently posted some new, temporary campus maps and on-site identification of buildings and programs at key locations. Campus users say this is a welcome improvement for pedestrians, as far as it goes. The College is currently in the process of working with a signage consultant to develop a signage program.

Roadway Signs

There is a need for signs at the perimeter and on-site to identify the campus and attract new students to the Starting Point for first contact student services. There are no signs to direct drivers to parking and destinations, or for pedestrians from parking lots to pathways and destinations.

Vehicular Signage

There is inadequate signage to direct drivers to parking and destinations, and from parking areas to destinations. There is no signage or sensors to direct drivers to available parking on the west campus at peak times.

Pedestrian Signage

Pedestrian signage is inadequate. There is a need for permanent campus directories, as well as directional and identification signs for buildings and programs. This is especially important for programs that are dispersed from related functions, or where they are invisible in outdated facilities.

Site Signs

There is a need for permanent campus directories, as well as directional and identification signs for buildings and programs. This is especially important for programs that are dispersed from related functions, or where they are invisible in outdated facilities.

Building Signs

Users comment that it is difficult to see names on buildings. Many remarked on the unconventional numbering of rooms throughout the campus. Abbreviations for building names are inconsistent and incomprehensible, and not associated with some of the functions they house. Building names and numbers, as well as room numbers in many buildings, are outdated, duplicated, and not updated on the Space Inventory. The Space Inventory Handbook contains directions to correct these issues.



Temporary Campus Maps (installed January 2019)

Learning Campus

All buildings and grounds should function together as a learning environment, organized by a hierarchy of uses to support the College's educational vision.

Campus Zoning

There is a lack of clear organization on the Ocean campus. The layout of functions is not based on the flow of work and services. The inventory of outdated space is so great that decisions to locate functions are sometimes based on availability of space, rather than to support the College's educational vision. Consequently, many functions are in space that is not configured to support its needs, away from related functions, and/or not easy to find. College staff report that they don't know where to find or direct students to appropriate programs and services.

STUDENT SUPPORT SERVICES

Starting Point – Conlan Hall and Smith Hall were originally designed to be the 'Starting Point' for new students. Some first contact services, such as Admissions & Records, Assessment, Matriculation and Academic Counseling are currently located there. Over time, Student Development has outgrown these facilities and are currently dispersed in almost every building on the campus. For example, Financial Aid is across a road and up a hill in Cloud Hall. Staff report that they don't know where to send students. There is no 'yellow brick road' to help students, especially new ones, find their way to the services they need.



Conlan Hall

Both buildings are set back and have no presence on Ocean Avenue. The existing gateway from the Ocean Avenue pedestrian bridge feels like a 'back door' in a parking lot. Conlan Hall is in Very Poor Condition, and Smith Hall is in Poor condition. They do not have good bones for reconfiguration as a modern One Stop Shop for student services.

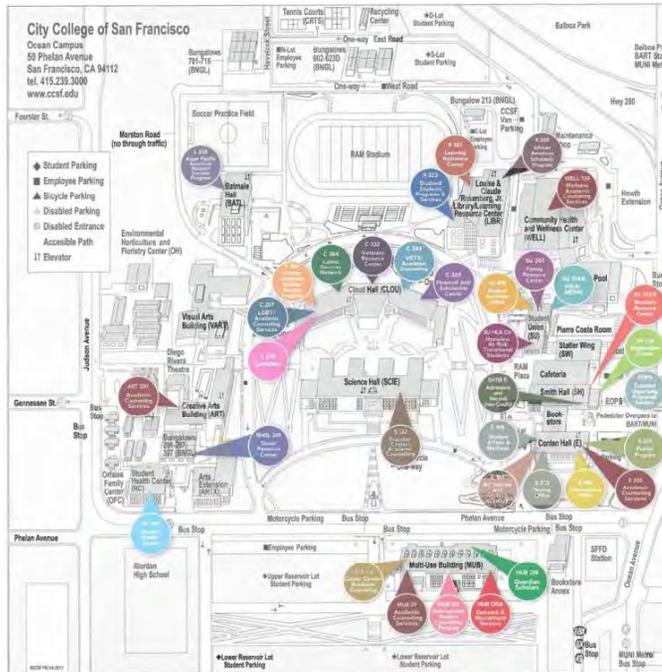


Conlan Hall Hallway



Resources outside of VA Medical Center Outreach Program

The resource centers are some of the most valuable innovations at City College, but they are in places that range from well-functioning to uncomfortable and invisible. Some are logically found in the Student Union; others are embedded in instructional buildings or bungalows. Many students comment that, although the College offers a broad range of excellent support services, it is so difficult to find these sources without the help of a mentor that students miss important opportunities. The locations are so confusing that the College has created a handout.



Student Development Offices on Ocean Campus

Core Services

Core services include ongoing student services, library/learning resources, student government & activities, cafeteria, bookstore and indoor/outdoor College events. There is no generally-recognized center of activity. Many users want to connect with their peers but feel there is no hub where they can mix with fellow members of the College.

Parts of all these functions are in Conlan Hall, Smith/Statler Building, Student Union and Rosenberg Library. These buildings were intended to cluster core services and provide a hub of campus life. However, the road from Conlan to Student Union is now outdated and not configured to support modern service delivery. Student Development has outgrown these buildings and the original intention has been lost. Many campus users mention that they want better access to the Cafeteria. It is far from instructional areas, the serving area is crowded, service is slow, and they don't have time for it. They would like to study in the dining room because food is allowed, but it is too noisy.



Cafeteria in Statler Hall

Instruction

The offices, labs and other teaching areas of several schools are dispersed over multiple buildings and areas of the campus. The offices of some deans are located away from their faculty, some faculty members in the same program are not housed together. Staff, faculty and students complain that this interferes with an effective flow of communication, collaboration and resource allocation.

Classrooms

CCSF is implementing a program to upgrade many spaces to smart classrooms. However, some existing classrooms are too small to support large class sizes, or their shape is not appropriate to modern teaching methodologies or technology.



Classroom at Chinatown Center



Science Hall Lab

Study

Many commenters mentioned that there is a lack of comfortable places to study on campus. They cited a variety of needs for distribution all over campus, individuals, groups, formal, informal, in- and out-of-doors, availability of food, Wi-Fi, power, computer labs, and with- or with-out tutorial assistance.



Students studying on campus

Athletics/PE

The Wellness Center and Health Building (with Natatorium) is well-used for instruction and community events, and it houses support functions for outdoor athletics. George M. Rush Stadium, the soccer field and the tennis courts on the east campus.



Natatorium in Wellness Center



George M. Rush Stadium



Dance class in Wellness Center dance studio

Administration

The Chancellor and Vice Chancellor of Student Development have recently relocated to Conlan Hall. The building is not well-configured to house the flow of work for both Administration and first-contact student services. Academic Affairs is housed mostly in Cloud Hall. Deans are housed mostly in Science Hall, Cloud Hall, Creative Arts Building and Batmale Hall. The College plans to relocate all staff from the District Offices on Gough Street to the Ocean campus.

Campus Support Services

Information Technology Services is in the first floor of Batmale Hall; some overflow offices are in the 700 Bungalows. Campus Police and Parking Services are in inadequate facilities on the first floor of Cloud Hall. Facilities Maintenance and Operations are in spaces all over campus, mostly Central Shops, Shops Annex, Cloud Hall, Science Hall, Batmale Hall and 600s Bungalows. The Recycling Center is near the tennis courts, on property owned by SF Parks and Recreation.



Conlan Hall

Bungalows

There are a substantial number of bungalows. These temporary facilities are placed where sites are available. The 600 and 700 bungalows are on the lower level of the east campus, a long walk from other instruction, student services, gathering and study spaces, food and other support functions.



Bungalow 600s



Bungalow 200s



Bungalow 700s

Unused Bungalows, Bookstore Annex

The Bookstore Annex and Bungalows 214-233 are unused. The Bookstore Annex does not comply with Field Act standards for school safety. Bungalows 214-233 are nearly 50 years old with a Facilities Condition Index of 116%.



Bookstore Annex on Frida Kahlo Way

Unused Childcare Center

The Child Care Center is temporarily housed in Bungalow 213. The permanent complex of buildings, located near the corner of Frida Kahlo Way (formerly Phelan Avenue) and Judson Avenues, is currently vacant due to construction issues.



Child Care Center on Judson Ave.

Collegiate Spaces

Students were asked, 'What is your favorite thing about City College?' They value the faculty and staff, who become mentors and role models by knowing and guiding their students individually.

Almost every participant in the FMP process has mentioned the lack of comfortable places to interact as a college community. There is a call to provide facilities that encourage collaborative discourse and create opportunities for professional and leadership development.

Users say the opportunities that are essential to the collegiate experience include collaboration between students, students and faculty, faculty peers, employee peers; hanging out and socializing with communities of interest; and college-community events.



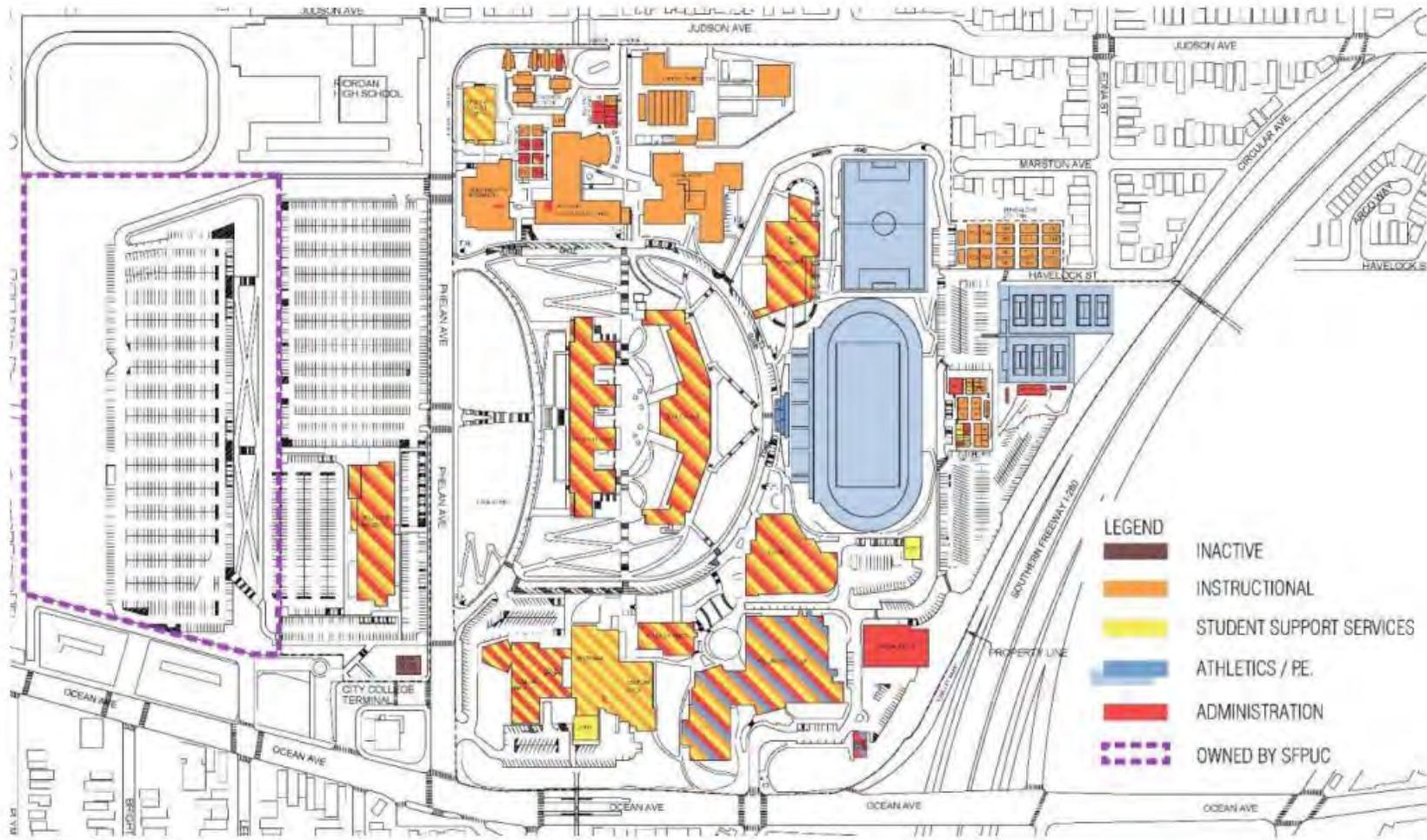
Fair on plaza adjacent to Wellness Center



Cafeteria space inside Smith-Statler Hall



Workshop with students inside Rosenberg Library



Existing Campus Zoning

Open Space

Ocean campus has been described as a 'park-like atmosphere' for its expansive lawns, well-tended gardens and many artworks displayed out of doors. Open space is significant to both collegiate life and to the local neighborhood.

Open space refers to a broad range of active and passive areas such as landscaping, gardens, quads and plazas, athletic fields and 'in-between places' for outdoor experiences. Most of the permanent facilities at the Ocean campus are connected to well-developed open spaces. Usable open space is an essential part of developing the entire campus as a learning environment. It is an important physical environment for interaction between students, faculty, staff and administrators. Attractive and usable outside places can help make a campus 'sticky'; that is, encourage students to stay on campus to take advantage of support services, collaborate with peers and faculty, and enjoy being a member of the college.

Students have noted the lack of comfortable open spaces for hanging out, group and individual study and events, both in- and out of doors. They want seating, tables, Wi-Fi, the ability to plug in, weather protection and access to food. Unfortunately, changeable weather and windy microclimates are a challenge at the Ocean campus. Weather makes many unprotected areas unusable.

There are comments from some users that noise from popular outdoor areas carries into classrooms and indoor support spaces. This is noticeable at several locations, especially near College Hill Plaza, Batmale Hall and several attractive garden spots near the Visual Arts, Creative Arts, and Creative Arts Extension buildings, and the Multi-Use Building.

Upper Level

Plaza on City College Hill, between Science Hall and Cloud Hall, offers spectacular views in every direction, with fine artworks and some seating. The massing of Science Hall creates protected outdoor rooms, but there is no seating there. The summit of the hill limits access, and it is removed from food service. The plaza is underutilized.



East side of Science Hall

Middle Level

Ram Plaza has good visibility with high pedestrian traffic from Cloud Circle and in front of the cafeteria in Smith Hall. It is a free speech area. The plaza is frequently used for events. There is informal seating. There is no outside seating for the cafeteria.

Student Union has a first-floor plaza that is nestled into the hillside. It is an outdoor dining area for the adjacent café, with tables and chairs. The plaza opens out toward the Amphitheater. It is adjacent to support spaces and storage for events. Part of it gets some sun, while the rest can be too shady and cool.

Amphitheater and Plaza at the Wellness Center has attractive seating and a large event space adjacent to support spaces. This area faces south and sunshine. Unfortunately, noise from the plaza intrudes inside the Wellness Center, so it is undertutilized for events.



Wellness Center Amphitheater

The Lunch Box at the George M. Rush Stadium is a popular spot for food, and there are beautiful city views toward the bay. The location is close to many instructional buildings on the east campus. However, there is little seating, and the adjacent sidewalk is too busy to linger over a bite to eat.

Rosenberg Library has a small plaza in front of the fourth-floor entrance. It is a pleasant spot for people-watching, with comfortable seating that catches some sun.



Rosenberg Library

Batmale Hall has an outdoor balcony and garden outside of the fourth-floor entrance. The expansive balcony overlooks the Stadium to views of the city and hillsides to San Francisco Bay and beyond. It can be very sunny and/or windy. Between the scenery and the wind, it offers an exciting experience of the campus. The adjacent garden has pleasant seating that gets sun. The art installation is a playful interactive sculpture.



Terrace of Batmale Hall

Creative Arts Building, Creative Arts Extension and Visual Arts Building are surrounded by a progression of pleasant outdoor rooms and 'in-between places' with seating, artwork and delightful landscaping. Some parts are exposed to sunshine. It feels welcoming. Many stakeholders cite this area when they ask for more comfortable spaces for gathering and hanging out.

Lower Level

Stadium, Athletic fields, Tennis Courts support instruction as well as recreation for College members and the public.

600 and 700 Bungalows have no usable open space nearby.



Soccer Field east of Batmale Hall

Lawns

City College Hill has lawns on the west, south and east sides with expanses of green and dotted with outstanding artworks and a grand staircase. Sweeping views of the city, hillsides, the ocean and the bay can be seen from pathways. On the occasional fine weather, College members like to sit and enjoy the warm sun.

West Campus

No usable open space is developed on the west campus, yet the Multi-Use Building has minimal landscaping. It stands alone in a sea of parking. A cafe concession uses a patch of pavement for dining, but it is unprotected from parking and pedestrian traffic. No streetscaping is developed along Frida Kahlo Way (formerly Phelan Avenue) or the perimeter of the campus property. There is no gateway path or landscaping to connect the campus to the new Unity Plaza.

Perimeter

Passive open spaces are located at the campus perimeter.

- Along Ocean Avenue, trees obscure Conlan Hall and adjacent parking. The landscaped lawn near the Wellness Center is underdeveloped.

- Along Frida Kahlo Way, the east side has a broad lawn with landscaping and sculptures. The west side is bare and underdeveloped.
- Judson Avenue – The sloped wood and lawn of the Environmental Horticulture Complex feel like amenable buffers facing the neighboring residences.



Horticulture Building off of Judson Ave.



Existing Open Space

Campus Art

The Ocean campus is home to \$150 million of artworks on public display. The world-class works are much appreciated by the College community, visitors and passersby. A wealth of information is available online.

- https://en.wikipedia.org/wiki/City_College_of_San_Francisco, Art on Campus
- <https://www.ccsf.edu/en/about-city-college/diego-rivera-mural/overview.html>



Saint Francis of the Guns by Beniamino Bufano



"Pan American Unity" by Diego Rivera
<http://www.riveramural.org/>

** the title of the mural is "Unión de la Expresión Artística del Norte y Sur de este Continente"*
(The Marriage of the Artistic Expression of the North and of the South on this Continent)

Sustainability

CCSF Sustainability Plan

Like the Facilities Master Plan, the 2009 CCSF Sustainability Plan, Part 1, is one of the College's resource plans based on the Educational Master Plan. It addresses operations, construction and retrofitting.

http://www.ccsf.edu/Offices/Research_Planning/pdf/SustainabilityPlanPart1Dec09.pdf

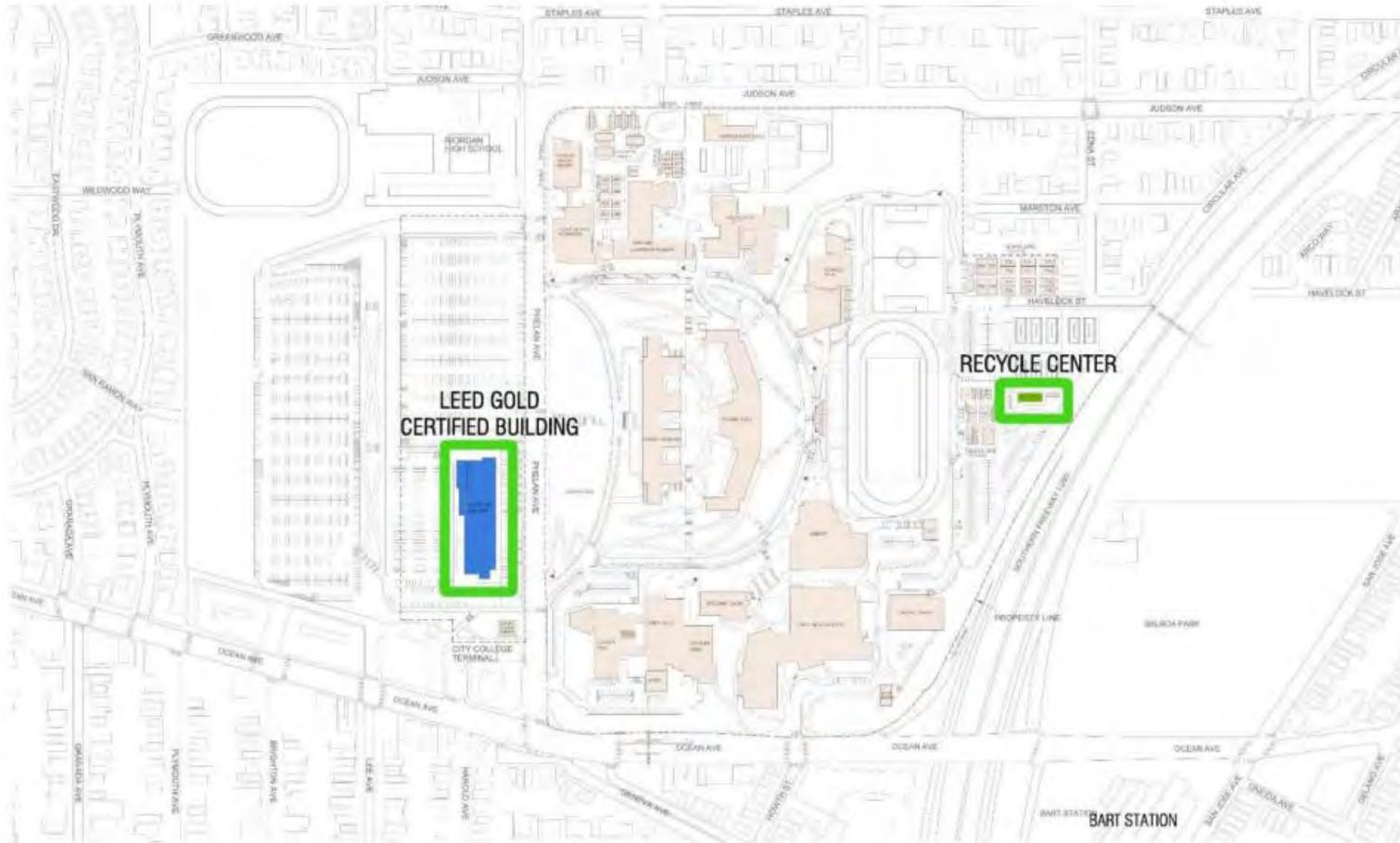


LEED Gold Certified Building - The Multi Use Building is certified to meet the Gold-level sustainability standards of the U.S. Green Building Councils' Leadership in Energy and Environmental Design (LEED), surpassing the goal of the CCSF Sustainability Plan to meet the standards of LEED Silver.

CCSF Recycling Center

The Recycle Center processes materials from the college and is located near the tennis courts, on property owned by the City Parks and Recreation Commission.





SUSTAINABILITY

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
OCEAN CAMPUS

Mar 2017
20854.00

ESP/Architecture
1777 Oakland Boulevard #320
Walnut Creek, CA 94596
925.246.6419



Facilities Condition Analysis

Facilities Condition Assessments

All existing facilities at the Ocean campus have been reviewed in high-level, quantified technical studies by architects and engineers. The studies evaluate Architecture, Structure, Mechanical and Plumbing, Electrical and Fire Alarms. As technical reviews, they do not address qualitative issues about how well a building's location or layout support objectives for learning or service functions. The data is considered with the qualitative analysis to make decisions about how to improve existing facilities by, for example, limited modernizations, comprehensive renovation, replacement, reorganization of space, etc.

Two facilities condition assessments were conducted of City College's locations. In 2016, the State Chancellor's Office performed an evaluation for every California Community College District that estimates the Facilities Condition Index (FCI) for every building. In addition, City College conducted a more focused analysis in 2017 for the Facilities Master Plan that rates the condition of the architecture and building systems.

State Chancellor's Facilities Condition Index (FCI)

The State Chancellor's report produced a Facilities Condition Index (FCI) measurement for every building. The FCI compares the cost of repairs that will bring the facility into 'like-new' condition that complies with current regulations, to the cost of replacing it. The typical service life of a community college building is 30-40 years with adequate maintenance and periodic updates of building systems. A Facilities Condition Index over 100% means that it would cost more to repair the building than to replace it. The report is available in FUSION.

Facilities Condition Index = Cost to Repair / Cost to Replace

FCI Categories

For the purposes of the Facilities Master Plan, the Facilities Condition Index Assessments are described in the following categories.

0% to 25% FCI: Good Condition – Facilities in Good Condition may require little or no upgrades to building systems.

>25% to 50% FCI: Fair Condition – Facilities in Fair Condition are typically due for limited modernization of key building systems to provide space that supports the College's needs.

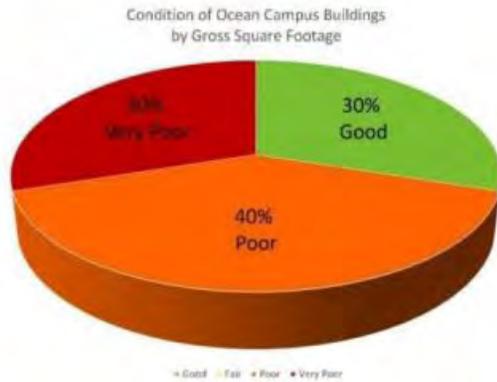
>50% to 75% FCI: Poor Condition - Each building in Poor Condition with an FCI between 50-75% should be analyzed further to determine whether renovation or replacement would provide a cost-efficient facility that supports the College's educational vision.

>75% FCI: Very Poor Condition - Generally, it is recommended to replace a facility in Very Poor Condition where the FCI exceeds 75%. An exception might be considered for example, if a building is historically significant, or if a renovation for a different use reduces the cost.

Note: it is the college's intent as discussed in the recommendations chapter to keep some buildings that have poor/very poor conditions due to other extenuating circumstances not considered here. Facilities Condition Index is only one measure for the college to consider in their decision to renovate/replace structures. The recommendations of chapter 4 take facilities condition index into consideration, but do not dictate replacement.

FCI's at Ocean Campus

Most of the Ocean campus buildings are over 40 years old. Many are outdated and past their useful lives. About thirty percent of total building area at the Ocean campus is in good condition, with an FCI of zero to 25%. Forty percent is in poor condition at 50 to 75% FCI. Another thirty percent of total square footage is in very poor condition at FCI exceeding 75%. Most of the largest instructional and student support facilities exceed 50%. The Orfalea Childcare Center was not assessed because the College vacated the buildings and is addressing issues related to construction quality.



Building	Architectural	Structural	Mechanical, Plumbing	Electrical	Fire Alarm
BUNGALOW 212 (CDC)	1	1	1	1	1
CENTRAL SHOPS	1	1	1	1	1
HEALTH & WELLNESS CENTER	1	1	1	1	1
MULTI-USE BUILDING	1	1	1	1	1
PRESSBOX /CONCESSION	1	1	1	1	1
SHOP ANNEX/PE	1	1	1	1	1
STUDENT HEALTH/CLASSROOM	1	1	1	1	1
BATMALE HALL	2	2	1	2	1
BUNGALOWS 700-716	1	2	2	2	2
LIBRARY	2	1	2	2	2
BUNGALOW 213 (ATHL FLDS)	2	2	2	2	2
HORTICULTURE CENTER	2	2	2	2	2
BUNGALOW 602	2	2	3	2	2
BUNGALOW 604, 610	2	2	3	2	2
BUNGALOW 606	2	2	3	2	2
BUNGALOW 615	2	2	3	2	2
BUNGALOW 617,619,621,623	2	2	3	2	2
BUNGALOW 624 - RESTROOMS	2	2	3	2	2
BUNGALOWS 603-605	2	2	3	2	2
CLOUD HALL	3	2	2	3	1
BUNGALOW - EOP&S	3	2	3	2	2
CREATIVE ARTS	3	2	3	2	2
EH BUNGALOW	3	3	2	2	2
CONLAN HALL	3	3	3	3	1
CREATIVE ARTS EXT	3	3	2	3	2
SMITH/STATLER	3	2	3	3	2
STUDENT UNION	3	2	3	3	2
GREENHOUSE 1-2-3	3	3	3	3	2
GREENHOUSE 4	3	3	3	3	2
SCIENCE HALL *	4	3	3	2	2
VISUAL ARTS	3	3	3	3	2
BUNGALOW 201-208	4	2	3	3	3
BUNGALOWS 214, 219-223	4	2	3	3	3
CHILD DEVELOPMENT CENTER	4	2	4	4	4

***Note:** it is the college's intent as discussed in the recommendations chapter to keep some buildings that have poor/very poor conditions due to other extenuating circumstances not considered here. Facilities Condition Index is only one measure for the college to consider in their decision to renovate/replace structures. The recommendations of chapter 4 take facilities condition index into consideration, but do not dictate replacement.

2017 CCSF Facilities Condition Assessment

The Facilities Condition Assessment was commissioned by City College and performed by the Planning Team. The high-level study rated the general condition of architecture as well as structural, mechanical, plumbing, electrical and fire alarm systems. The information provides preliminary insight into building-wide issues that may impact the potential scope of future modernization. The complete 2017 CCSF Facilities Condition Assessment is in the Appendix.

The data is presented is summarized on the following page as a snapshot of key performance indicators for each discipline.

The disciplines observed for each building are described as follows:

Architectural - Issues include ADA accessibility, floors, windows, doors, weather protection, maintenance, et cetera. Programming was also reviewed to assess the potential to reconfigure some spaces to better serve users.

Structural – Includes building framework.

Mechanical, Plumbing – Includes heating, vacuum, air conditioning (HVAC) and plumbing systems.

Electrical – Includes electrical systems, wiring, fixtures, and controls.

Fire Alarm – Includes emergency alarm systems and controls.

The discipline rankings for each building are as follows:

1 = Little or No Upgrades

May require little or no upgrades to these systems in the next 10 years.

2 = Limited Upgrades

May require limited upgrades in the next 10 years, but not wholesale replacement.

3 = Significant Upgrades

Requires significant upgrades within the next 10 years. Should be further analyzed to determine whether upgrade or replacement best supports the most efficient Total Cost of Ownership.

4 = Replacement

Replacement would provide the lowest Total Cost of Ownership.

DASHBOARD SUMMARY - 2017 CCSF FACILITIES CONDITION ASSESSMENT AT OCEAN CAMPUS

FACILITY NAME	GROSS SQUARE FEET	YEAR BUILT	FCI%
NOT ASSESSED IN 2016			
CHILD DEVELOPMENT CENTER	9,800	2008	--
GOOD CONDITION			
BUNGALOW 212 (CDC)	3,840	2015	0.00%
STUDENT HEALTH/CLASSROOM	19,594	2006	0.00%
HEALTH & WELLNESS CENTER	158,000	2008	0.09%
BUNGALOWS 700-716	12,960	2010	0.40%
MULTI-USE BUILDING	85,158	2010	1.53%
PRESSBOX /CONCESSION	2,500	1996	2.41%
RECYCLING CENTER	1,500	2000	2.71%
SHOP ANNEX/PE	2,040	2001	3.09%
BUNGALOW 602	1,440	1998	3.90%
BUNGALOW 604, 610	1,440	1998	3.90%
BUNGALOW 606	1,440	1998	3.90%
BUNGALOW 615	2,160	1998	3.90%
BUNGALOW 617,619,621,623	2,160	1998	3.90%
BUNGALOWS 603-605	1,920	1998	3.90%
BUNGALOW 624 - RESTROOMS	480	1998	4.42%
BUNGALOW 213 (ATHL FLDS)	2,640	2001	5.15%
CENTRAL SHOPS	15,778	2001	11.21%
LIBRARY	144,460	1995	15.68%
FAIR CONDITION			
No buildings are in this category			

FACILITY NAME	GROSS SQUARE FEET	YEAR BUILT	FCI%
POOR CONDITION			
STUDENT UNION	17,998	1970	56.53%
BATMALE HALL	103,888	1978	59.08%
SMITH/STATLER	56,056	1955	62.15%
CREATIVE ARTS EXT	30,697	1972	65.99%
BOOKSTORE ANNEX	2,500	1975	67.95%
CLOUD HALL	127,436	1954	70.91%
VERY POOR CONDITION			
CONLAN HALL	37,410	1968	75.69%
HORTICULTURE CENTER	9,516	1965	75.95%
SCIENCE HALL	151,856	1940	76.26%
CREATIVE ARTS	62,623	1961	76.57%
GREENHOUSE 1-2-3	9,000	1965	89.85%
GREENHOUSE 4	1,600	1965	89.85%
BOOKSTORE ANNEX B	800	1975	103.28%
BUNGALOW - EOP&S	3,600	1970	103.28%
BUNGALOW 201-208	8,028	1969	103.28%
BUNGALOWS 214, 219-223	6,000	1969	116.38%
LATH HOUSE - LARGE	7,500	1965	143.96%
LATH HOUSE - SMALL	1,000	1965	143.96%
EH BUNGALOW	800	1965	148.10%
VISUAL ARTS	32,616	1970	314.83%

Existing Utilities

Sources: Report prepared by S&K Engineers, dated August 13, 2014, attached to City College of San Francisco Ocean Campus Infrastructure, Final Project Proposal (FPP), campus-provided record documents, city-provided utility maps, and conversations with campus facilities personnel.

Storm Drainage

The Ocean campus storm drainage system consists of roof drain lines, catch basins and area drains located in paved areas and landscape areas throughout the campus. The storm drainage is collected in a below-grade pipe network and discharged to the San Francisco combined storm drain and sanitary sewer main system. In addition, portions of the campus storm drain systems connect with the campus sanitary sewer system, creating a private combined sewer system. Cloud Hall, near the center of campus, is the highest elevation point at the campus. This topology divides the site along Cloud Circle such that storm runoff from the western portion of campus drains towards Frida Kahlo Way (formerly Phelan Avenue) (30-inch SF sewer line) while the eastern portion of campus drains toward Havelock Street (15-inch SF sewer line). The southern portion of campus drains to the SF combined sewer main in Ocean Avenue. The area west of Frida Kahlo Way drains into two directions; towards Frida Kahlo Way and West Access Road. There are approximately ten (10) watershed areas within the main campus, east of Frida Kahlo Way.

The utility assessment prepared by S&K Engineers in 2014 indicates the storm drain system is largely from the original construction of the campus in the 1950s and consists of vitrified clay pipe (VCP). Due to the age of the system, the storm drainage infrastructure is beyond its expected service lifespan.

Campus facilities staff have indicated there is a storm drain lift station in the northwest corner of campus where on-site storm drainage is pumped to an elevation that can flow out and discharge by gravity into the city main on Frida Kahlo Way (formerly Phelan Avenue).

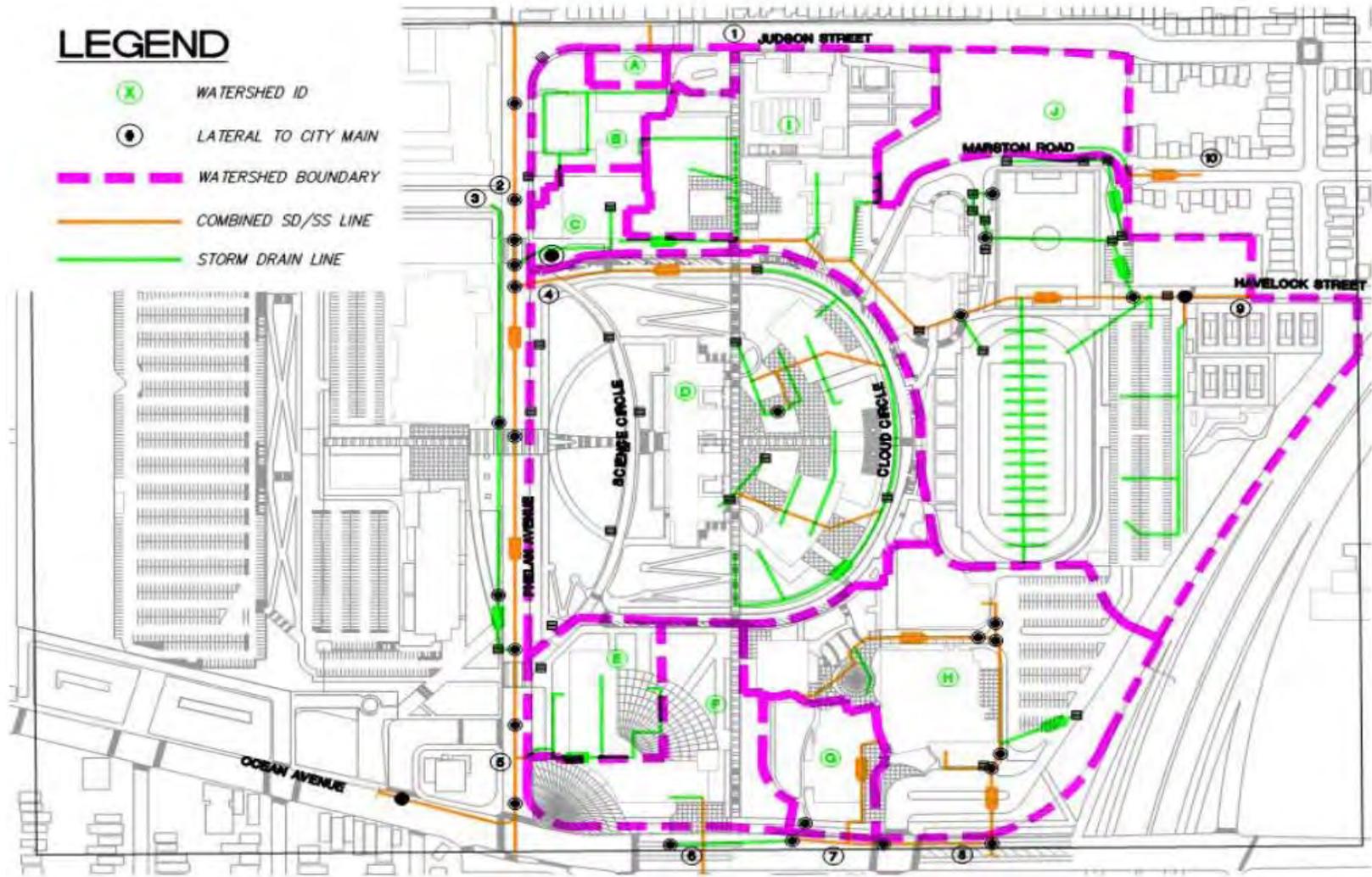
Based on capacity calculations for a 10-year storm event, several of the storm drain lines are shown to be adequate in capacity (flowing 50% full). These calculations also include the sanitary sewer demand at areas where it is a combined system. The systems that are shown to be inadequate is likely due to the calculations assuming the storm water is entering the storm drain system instantly, and not taking into consideration time of concentration. Discussions with facilities personnel have not revealed any locations of significant flooding, which leads to the conclusion that although several of the pipes are flowing at or near capacity, they have not yet exceeded the amount of allowable flow.

Sanitary Sewer

The Ocean campus sanitary sewer system consists of laterals from each building on campus which drain into a larger piping network. A portion of the piping network is sanitary sewer-only and a portion is a combined system with storm drainage. The system is primarily vitrified clay pipe (VCP). Campus sewer lines discharge the San Francisco combined sewer mains in Frida Kahlo Way (formerly Phelan Avenue) (30-inch SF sewer line), Ocean Avenue (18-inch SF sewer line), Havelock Street (15-inch SF sewer line) and Judson Street (12-inch SF sewer line) at multiple locations.

The report prepared by S&K Engineers, attached to CCSF Ocean campus Infrastructure, Final Project Proposal states that the sanitary sewer system is largely from the original construction of the campus in the 1950s. As a result, the sanitary sewer system is beyond its expected service lifespan. The campus has experienced frequent backups due to tree root intrusion and sewer backups to campus restrooms and has become a routine maintenance issue. There are existing lift stations at the campus of unknown age that should be maintained and/or replaced depending on the age and condition of each.

Using as-built information for pipe inverts and manhole locations, the existing capacities of the SF combined storm drain and sanitary sewer system in each of these roadways (flowing 50% full) are approximately 11,000 GPM in Frida Kahlo Way, 1,400 GPM in Ocean Avenue and 1,200 GPM in Havelock Street.



City College of San Francisco – Storm Drainage Watershed Exhibit

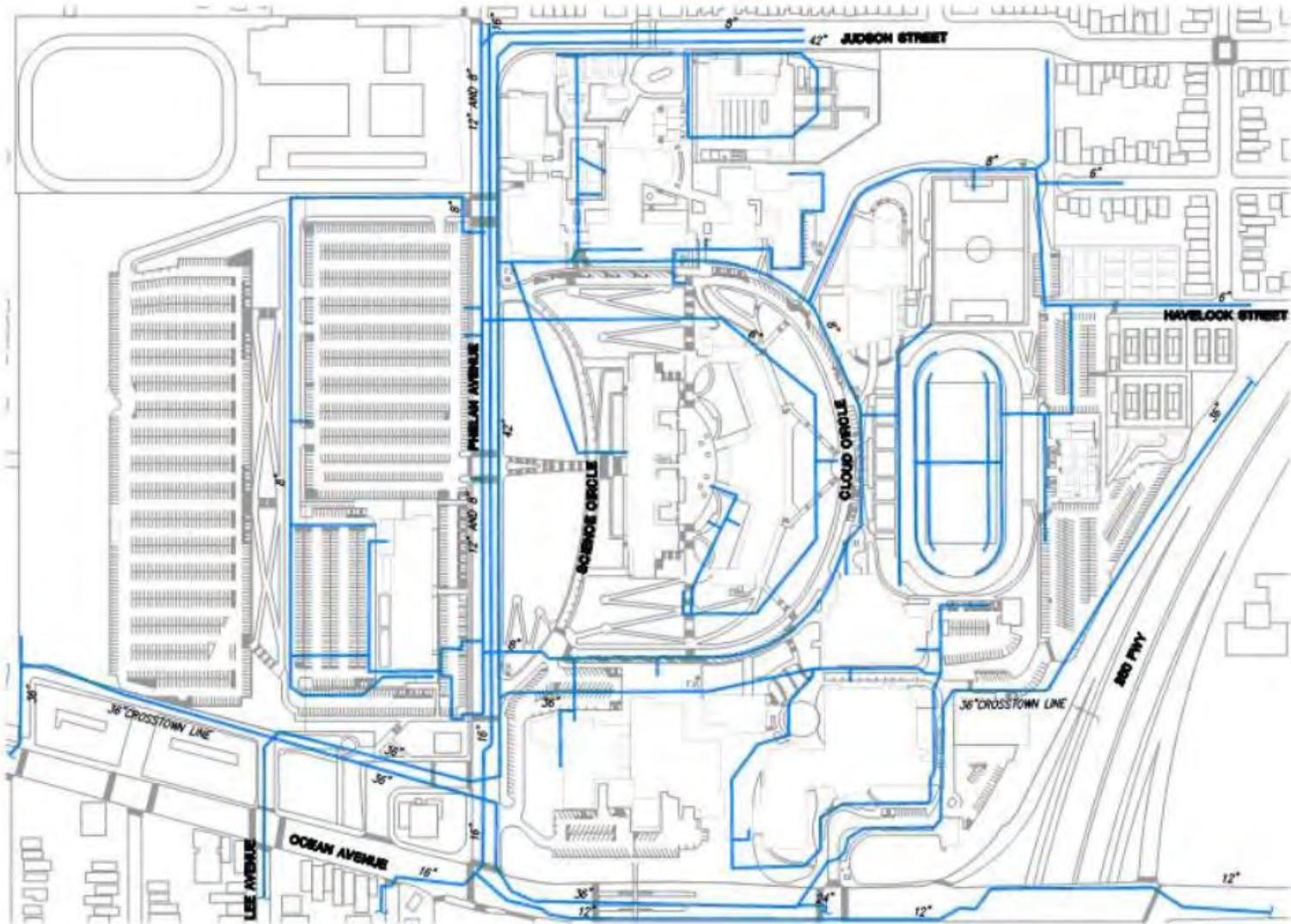
Water Distribution System

The Ocean campus is served by multiple connections to the San Francisco public water system along Frida Kahlo Way (formerly Phelan Avenue) and Havelock Drive. There is a private 8-inch cast iron loop that connects to the SF water 8-inch line on Frida Kahlo Way. This connection serves as a combined water system for domestic water, fire water and irrigation that feeds the east side of the campus. There is also a private 6-inch cast iron domestic water line that connects to the SF water 8-inch line on Frida Kahlo Way. Also, the campus 8-inch water line connects to the SF water line on Havelock Street.

The west side of Ocean campus is served by a private 8-inch fire water system loop line that connects to the 8-inch SF water line on Frida Kahlo Way. This system currently is used to feed multiple fire hydrants for the Multi-Use Building and for any future construction within the Upper Parking Lot area. There are also multiple domestic water and fire water service connections to the SF water line on Frida Kahlo Way for the existing Multi-Use Building and for future constructions within the Upper Parking Lot area. The utility assessment prepared by S&K Engineers in 2014 states that most of the water network has been in use for over 60 years. As a result, the pipes and joints have deteriorated due to exposure to corrosive soils and root intrusion. In addition, the campus has experienced failures of the water system. There is also a lack of isolation valves on the system, and those that exist are often non-functioning. If lines cannot be isolated for maintenance and repair, it requires an entire campus shutdown, which is inconvenient and has life-safety issues.



"Organic and Inorganic Science" by Herman Volz



City College of San Francisco – Water System Exhibit

Natural Gas

There are two (2) existing gas meters on the campus. There is a newer (2008) gas meter to the west of the Wellness Center that serves the Wellness Center and the pool. The main campus meter is located north of Cloud Hall. The meter at Cloud Hall, as well as the campus system piping are original from approximately 60 years ago. The piping has exceeded its useful life and the campus has experienced leaks, collapsed piping, failed joints and ongoing repair and servicing. There is a lack of isolation valves and where they do exist, they are non-functioning.



City College of San Francisco – Gas Line Exhibit

Public Agency Planning

The College has worked with public agencies through public information, public meetings and technical cooperation in the preparation of the CCSF Facilities Master Plan. The College and the Planning Team have reviewed planning documents prepared by City and County agencies were reviewed in the preparation of the Facilities Master Plan.

Balboa Park Station Area Plan 2008

http://sf-planning.org/sites/default/files/FileCenter/Documents/1983-Balboa_Park_Station_Area_Plan_v2.pdf

Balboa Area Transportation Demand Management (TDM) Study,

San Francisco County Transportation Authority <http://www.sfcta.org/balboa-area-transportation-demand-management-study>

Balboa Reservoir Study, San Francisco County Transportation Authority

<http://sf-planning.org/balboa-reservoir>

I-280 Interchange Modifications at Balboa Park Project, San Francisco

County Transportation Authority

[HTTP://WWW.SFCTA.ORG/I-280-INTERCHANGE-MODIFICATIONS-BALBOA-PARK-PROJECT](http://WWW.SFCTA.ORG/I-280-INTERCHANGE-MODIFICATIONS-BALBOA-PARK-PROJECT)

Citywide Urban Design Guidelines

http://default.sfplanning.org/plans-and-programs/planning-for-the-city/Urban-Design-Guidelines/UrbanDesignGuidelines_DraftReview03.pdf

Ocean Avenue Corridor Design

<https://sf-planning.org/ocean-avenue-corridor-design>

CENTERS

Diligence is the path
Up the mountain of knowledge
Hard work is the boat

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Centers

Overview

In addition to the main Ocean campus and the District operates several instructional sites throughout San Francisco known as the 'Centers.' The Centers serve about 40% of the District's credit and non-credit instruction and comprise about 40% of the total square footage of its facilities. Some of the Center locations are owned by the District, others are leased.

There is a wide variation in the condition and functionality of facilities at the Centers. Commenters praise the modern facilities at the new and newly-renovated locations at Chinatown/North Beach, Mission and John Adams. Older centers are described as outdated, including Airport, Downtown, Evans, Fort Mason and Southeast. The permanent location of Civic Center at 750 Eddy Street is currently vacant; the program is housed in temporary space at 1170 Market Street. Many students mention the burdens of traveling between the Centers and the Ocean Campus to complete their educational requirements and receive support services, especially for people with disabilities.

City College is looking to future innovations in instruction and services at almost every Educational Center as it continues to develop the Education Master Plan. Needs for appropriate facilities will be determined as the program is rolled out. Potential advancements include enhanced student services at the Centers, clustering of related programs at strategic sites, and offering instruction and support services to manage travel between locations.

As a point of clarification, the Gough Street Administrative Offices are in the process of being removed from the inventory and may appear sporadically in the following tables.

AIRPORT
CHINATOWN/NORTH BEACH
CIVIC CENTER - EDDY STREET
DOWNTOWN
EVANS
FORT MASON
JOHN ADAMS
MISSION
SOUTHEAST

Facilities Condition Assessments of all Centers

As at the Ocean Campus, all existing facilities at each of the Centers have been reviewed in high-level, quantified technical studies by architects and engineers in two separate reports commissioned by the State Chancellor and by CCSF. This information is presented by location in the following sections. Because each Center has a small footprint, it is also helpful to take a side-by-side look at the assessments for all the locations.

State Chancellor's Facilities Condition Index (FCI)

The FCI compares the cost of repairs that will bring the facility into 'like-new' condition that complies with current regulations, to the cost of replacing it. The report is available in FUSION.

Facilities Condition Index = Cost to Repair / Cost to Replace

FCI CATEGORIES

For the purposes of the Facilities Master Plan, the Facilities Condition Assessments are described in the following categories.

0% to 25% FCI: Good Condition – Facilities in Good Condition may require little or no upgrades to building systems.

>25% to 50% FCI: Fair Condition – Facilities in Fair Condition are typically due for limited modernization of key building systems to provide space that supports the College's needs.

>50% to 75% FCI: Poor Condition - Each building in Poor Condition with an FCI between 50-75% should be analyzed further to determine whether renovation or replacement would provide a cost-efficient facility that

supports the College's educational vision.

>75% FCI: Very Poor Condition - Generally, it is recommended to replace a facility in Very Poor Condition where the FCI exceeds 75%. An exception might be considered for example, if a building is historically significant, or if a renovation for a different use reduces the cost.

CENTER	FACILITY NAME	GROSS SQUARE FEET	YEAR BUILT	FCI%
GOOD CONDITION				
Chinatown	CNB ANNEX	29,411	2012	0.00%
Chinatown	CNB MAIN BUILDING	157,353	2012	0.01%
Mission	BLDG A - VALENCIA	81,447	2007	0.31%
Mission	BLDG B - BARTLETT	56,682	1931	6.10%
FAIR CONDITION				
John Adams	GYMNASIUM BUILDING	15,018	1938	32.38%
Alemany	CIVIC CENTER - 1170 MKT	37,102	1984	36.00%
Evans	EVANS CAMPUS	90,000	1984	46.15%
John Adams	JOHN ADAMS BUILDING	133,379	1911	47.84%
POOR CONDITION				
John Adams	JOHN ADAMS ANNEX	3,000	1935	59.78%
Downtown	DOWNTOWN CENTER	86,083	1978	62.11%
Southeast	SOUTHEAST CENTER	31,419	1986	64.53%
Alemany	CIVIC CENTER - 750 EDDY	26,400	1911	70.35%
Airport	AIRPORT BUILDING 928	27,753	1975	72.40%
VERY POOR CONDITION				
Gough Street	DISTRICT OFFICE BLDG	50,521	1950	78.52%
Alemany	FORT MASON CENTER	24,000	1942	80.92%
Airport	FIRE ENGINE BLDG	1,850	1975	136.31%

Centers

2017 CCSF Facilities Condition Assessment

The Facilities Condition Assessment was commissioned by City College and performed by the State Chancellor's Office Planning Team. The high-level study rated the general condition of architecture as well as structural, mechanical, plumbing, electrical and fire alarm systems. The complete 2017 CCSF Facilities Condition Assessment is in the Appendix.

The data presented is summarized on the following page as a snapshot of key performance indicators for each campus/center.

The disciplines observed for each building are described as follows:

Architectural - Issues include ADA accessibility, floors, windows, doors, weather protection, maintenance, et cetera. Programming was also reviewed to assess the potential to reconfigure some spaces to better serve users.

Structural – Includes building framework.

Mechanical, Plumbing – Includes heating, vacuum, air conditioning (HVAC) and plumbing systems.

Electrical – Includes electrical systems, wiring, fixtures, and controls.

Fire Alarm – Includes emergency alarm systems and controls.

The discipline rankings for each building are as follows:

1 = Little or No Upgrades - May require little or no upgrades to these systems in the next 10 years.

2 = Limited Upgrades
May require limited upgrades in the next 10 years, but not wholesale replacement.

3 = Significant Upgrades - Requires significant upgrades within the next 10 years. Should be further analyzed to determine whether upgrade or replacement best supports the most efficient Total Cost of Ownership.

4 = Replacement - Replacement would provide the lowest Total Cost of Ownership.

	Building	Architectural	Structural	Mechanical & Plumbing	Electrical	Fire Alarm
Airport Center						
	AIRPORT BUILDING 928	LEASED - NOT ASSESSED				
	FIRE ENGINE BLDG	LEASED - NOT ASSESSED				
Alemany Center						
	CIVIC CENTER - 1170 MKT	LEASED - NOT ASSESSED				
	CIVIC CENTER - 750 EDDY	3	3	3	3	NA
	FORT MASON CENTER	LEASED - NOT ASSESSED				
Chinatown-North Beach Center						
	CNB ANNEX	1	1	1	1	NA
	CNB MAIN BUILDING	1	1	1	1	NA
John Adams Center						
	GYMNASIUM BUILDING	2	3	1	1	1
	JOHN ADAMS _ ANNEX	3		1	1	1
	JOHN ADAMS BUILDING	2	3	1	1	1
John O'connell Trade Tech Cent						
	EVANS CAMPUS	2	3	2	3	2
Mission Center						
	BLDG A - VALENCIA	1	1	1	1	1
	BLDG B - BARTLETTE	1	2	1	1	1
San Francisco District Office Building						
	DISTRICT OFFICE BLDG	3	3	3	3	NA
San Francisco Downtown Cent						
	DOWNTOWN CENTER	2	2	2	2	1
Southeast Center						
	SOUTHEAST CENTER	LEASED - NOT ASSESSED				

DASHBOARD SUMMARY - 2017 CCSF FACILITIES CONDITION ASSESSMENT AT OCEAN CAMPUS

Airport

The Airport Center is housed the 30,000 square feet on leased ground space at Building 928 at San Francisco International Airport. Instruction includes Aircraft Maintenance Technology, Aeronautics and Fire Science. The facilities were constructed in 1975.

2014 Full Time Equivalent Students = 200

Airport Building 928: 2016 FCI = 73% - Very Poor Condition

Fire Engine Building: 2016 FCI = 137% - Very Poor Condition



Existing Site

The Airport Center site is relatively flat and is accessed via Clearwater Drive. There is existing parking on-site.

Existing Utilities

- Natural Gas: According to PG&E records, the natural gas line feeding the building is a 1-inch plastic line from 1975, which is fed from a 6-inch main line in the roadway/access area to the north of the parking lot.
- Sanitary/Storm Sewer, Water and Electrical: Records for are not available.

Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- Rental, not owned by District. Lots of space in a huge hangar, in very poor condition. College is responsible to return property in same condition. Salt air causes deterioration.
- Need library/study space
- Equipment heavily dated, facilities in state of disrepair
- The classrooms are cramped, noisy due to jet noise, and it seems like ventilation system rarely works so we keep windows open. It is a terrible acoustic environment due to people constantly yelling in hallways. Always noisy, always distractions.
- No place to study at airport campus. There is a break room, it is a place to eat, not study.
- No student services at airport campus. We get librarian for a few hours each Thursday, that is it. Otherwise nothing.
- We have a break room... Most students go outside to smoke, otherwise there is little socializing.
- All our equipment is from the 60s, our aircraft are heavily corroded and in disrepair (due to no hangar to store them), the only thing modern we have is the computer lab. On top of that we have no parts, no tools, and there is no space for a library.
- The airport campus is at about 1980 in terms of use of technology. It is like being in a time warp. It is like computers have not been invented yet. There is so much rampant cheating that they force everyone to write everything out on paper to avoid copy/paste. Primitive....

Facilities Issues

- Leased facility will no longer be available for use by CCSF after the Spring 2019 semester.
- Building is not in good condition.
- Chemical storage is inadequate.
- Layout is outdated.
- Lack of space for EASE, study, events, informal gathering.
- No access to public transit.
- Inadequate ADA accessibility



EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
AIRPORT CC CENTER

Scale: 1/8" = 1'-0"
April 2016
2064.00
B9 Architecture
1777 Oakland Boulevard #300
Walrus Creek, CA 94096
925.246.6419



*Information from DCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
AIRPORT CC CENTER

Scale: 1/8" = 1'-0"
April 2016
2064.00
B9 Architecture
1777 Oakland Boulevard #300
Walrus Creek, CA 94096
925.246.6419



EXISTING SITE CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
AIRPORT CC CENTER

Scale: 1/8" = 1'-0"
April 2016
2064.00
B9 Architecture
1777 Oakland Boulevard #300
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925.246.6419

Chinatown

The new Chinatown/North Beach Center offers a large program of credit and non-credit instruction. It is in the heart of San Francisco's Chinatown, sharing the border of the Financial District and North Beach. Constructed in 2012, the project is LEED Gold certified. The 187,000 GSF is comprised of two buildings, the main building at 808 Kearny Street and an Annex located at 628 Washington Street.

2015 Full Time Equivalent Students = 2,900
CNB Main Building: 2016 FCI = 0% - Good Condition
CNB Annex: 2016 FCI = 0% - Good Condition



Existing Site

The Chinatown / North Beach site is located at the high point of two sloping streets. Pedestrian access is via Kearny Street. The Annex is accessed via Washington Street and Columbus Avenue. There is no on-site parking available.

Existing Utilities

Sanitary/Storm: There are existing combined sewer lines in Kearny Street to the west (3' x 5' brick slip-lined with a 16-inch polyethylene pipe) and Washington Street to the south (3' x 5' brick). It is currently unknown which pipe the building sewer connects to.

Water: There are existing low-pressure water lines in Kearny Street to the west (12-inch) and Washington Street to the south (8-inch). A low-pressure fire hydrant exists on the northwest corner of Kearny Street and Washington Street (across the street from the building). There are also existing high-pressure water lines in Kearny Street (18-inch) and Washington Street (10-inch). A high-pressure fire hydrant exists in front of the building on the northeast corner of Kearny Street and Washington Street. The Fire Department Connection is building-mounted and facing Washington Street.

Natural Gas: According to PG&E records, the natural gas line feeding the building is a 1-inch plastic line from 2011, which is fed from an 8" main line in Kearny Street.

Electrical: Electrical services are provided by PG&E at a below-grade vault in the sidewalk on Kearny Street. There are multiple 12kV lines and a 16kV line entering the site.

Other: There is a City of San Francisco Public Outdoor Warning System siren in front of the building at the intersection of Kearny Street and Washington Street.

Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- Center is new; there are many construction quality issues.
- Need more elevators.
- Culinary Café is unused.
- Library is underutilized.
- I do not use the parking area, but I feel safe in the neighborhood & in class
- We need constant security presence, lots of people come in off the street. Sometimes there is not security around
- There aren't individual office spaces for the faculty at CHNB. There is locker space for faculty.
- Chem class rooms and labs are frequently distractingly cold (cold even with a sweater/ jacket and long pants)

Facilities Issues

- Built in 2012; District is resolving construction issues.
- The building is only under-utilized in the late afternoon; it is 100% utilized between 10:00 am and to 12:20 pm in the main building.
- Lack of office space for faculty.
- Culinary Café is unused.
- Waiting time for elevators is too long at peak times.
- Need a loading zone at the Annex.
- Men's Women's Restrooms are on alternating floors.
- Inadequate signage
- Noise and circulation conflict with children at Childcare classroom on ninth floor.
- Stroller conflict in elevators.
- Concerns about evacuation of children from Childcare observation classes on 13th floor.
- Noise from mechanical equipment disrupts fourteenth floor labs.
- Entire 10th floor is a faculty prep area – open office concept.
- Signage is sufficient.
- There are staff monitoring elevators during peak time, no conflict of strollers in elevators.

- Evacuation drills on the 13th floor have been performed a couple of times since opening; no problems have been reported.
- No reports of noise from mechanical equipment from faculty that have been using the 14th floor science lab.



EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN/NORTH BEACH CENTER

April 2016
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Walrus Creek, CA 94096
925.246.6413



MAIN BUILDING
BASEMENT FLOOR

*Information from CCSF Space Inventory

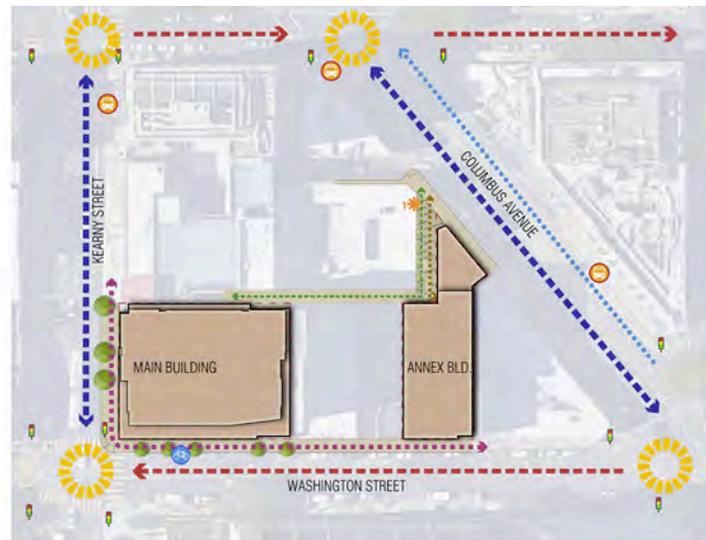
EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
 - ★ ISSUE: WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES

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EXISTING SITE CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN / NORTH BEACH CENTER

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- LEGEND**
- PARKING (STALL COUNT)
 - SERVICE ACCESS
 - SECONDARY AUTO CIRCULATION
 - PRIMARY AUTO CIRCULATION
 - LIGHT RAIL
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - BIKE LANES
 - BUS STOPS
 - BIKE PARKINGS
 - MUNI STOPS
 - TRAFFIC LIGHTS
 - CROSSWALK
 - CAMPUS QUAD
 - ★ ISSUE: LOADING ZONE NEEDED



MAIN BUILDING
FIRST FLOOR

ANNEX BUILDING

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
 - ★ ISSUE: WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES

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MEZZANINE FLOOR



THIRD FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 CHINATOWN - NORTH BEACH CENTER

April 2016
 2084-01
 891 Architecture
 1777 Diamond Boulevard #201
 Walnut Creek, CA 94596
 925.246.9419

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 CHINATOWN - NORTH BEACH CENTER

April 2016
 2084-01
 891 Architecture
 1777 Diamond Boulevard #201
 Walnut Creek, CA 94596
 925.246.9419



SECOND FLOOR



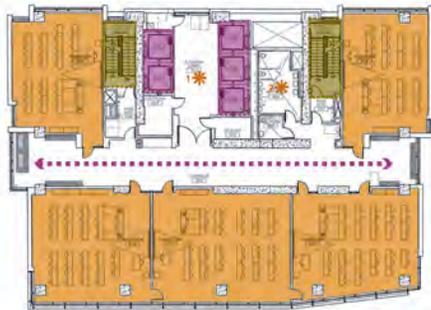
FOURTH FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 CHINATOWN - NORTH BEACH CENTER

April 2016
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 Walnut Creek, CA 94596
 925.246.9419

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 CHINATOWN - NORTH BEACH CENTER

April 2016
 2084-01
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 Walnut Creek, CA 94596
 925.246.9419



MAIN BUILDING
FIFTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

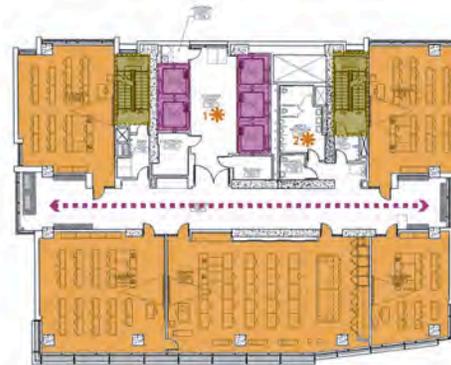
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

April 2016
20854.01

BSP Architecture
1777 Golden Gate Blvd # 200
Marina District, CA 94156
415.246.6419



- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES
 - 2 MEN'S / WOMEN'S RESTROOM ON ALTERNATING FLOORS



MAIN BUILDING
SEVENTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

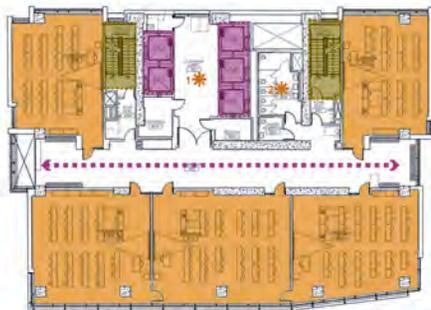
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

April 2016
20854.03

BSP Architecture
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Marina District, CA 94156
415.246.6419



- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES
 - 2 MEN'S / WOMEN'S RESTROOM ON ALTERNATING FLOORS



MAIN BUILDING
SIXTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

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CHINATOWN - NORTH BEACH CENTER

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- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES
 - 2 MEN'S / WOMEN'S RESTROOM ON ALTERNATING FLOORS



MAIN BUILDING
EIGHTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

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CHINATOWN - NORTH BEACH CENTER

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- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES
 - 2 MEN'S / WOMEN'S RESTROOM ON ALTERNATING FLOORS



MAIN BUILDING
NINETH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

April 2016
20854 (2)
SPF Architecture
1777 Golden Gate Blvd # 200
Walpole Creek, CA 94596
925 246 6419



MAIN BUILDING
ELEVENTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

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SPF Architecture
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Walpole Creek, CA 94596
925 246 6419



MAIN BUILDING
TENTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

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SPF Architecture
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Walpole Creek, CA 94596
925 246 6419



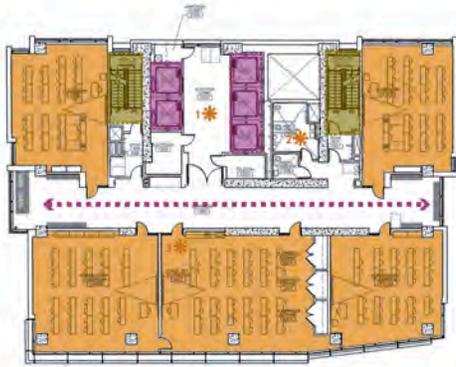
MAIN BUILDING
TWELVETH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

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Walpole Creek, CA 94596
925 246 6419



MAIN BUILDING
THIRTEENTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

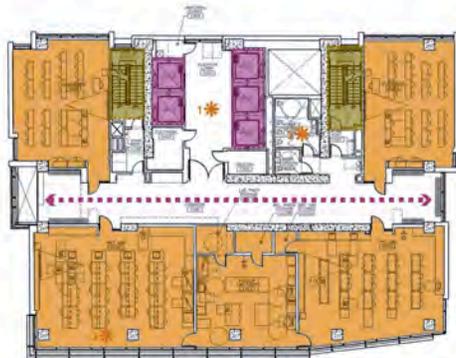
April 2018
20854-03

SP7 Architecture
1777 Oakland Boulevard #200
Walrus Creek, CA 94095
925.246.8419



- LEGEND
- > SERVICE ACCESS
 - > PRIMARY AUTO CIRCULATION
 - > SECONDARY PED. CIRCULATION
 - > PRIMARY PED. CIRCULATION
 - > SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - > PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - > CAMPUS QUAD
 - > BIKE PARKINGS
 - > ADMINISTRATION
 - > INSTRUCTIONAL
 - > ATHLETICS / P.E.
 - > STUDENT SUPPORT SERVICES

- ISSUE
- 1 WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES
 - 2 MEN'S / WOMEN'S RESTROOM ON ALTERNATING FLOORS
 - 3 ACOUSTICS / NOISY CHILDREN / STROLLERS IN ELEVATOR / KEY SECURITY ISSUE / EVACUATION ISSUE



MAIN BUILDING
FOURTEENTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
CHINATOWN - NORTH BEACH CENTER

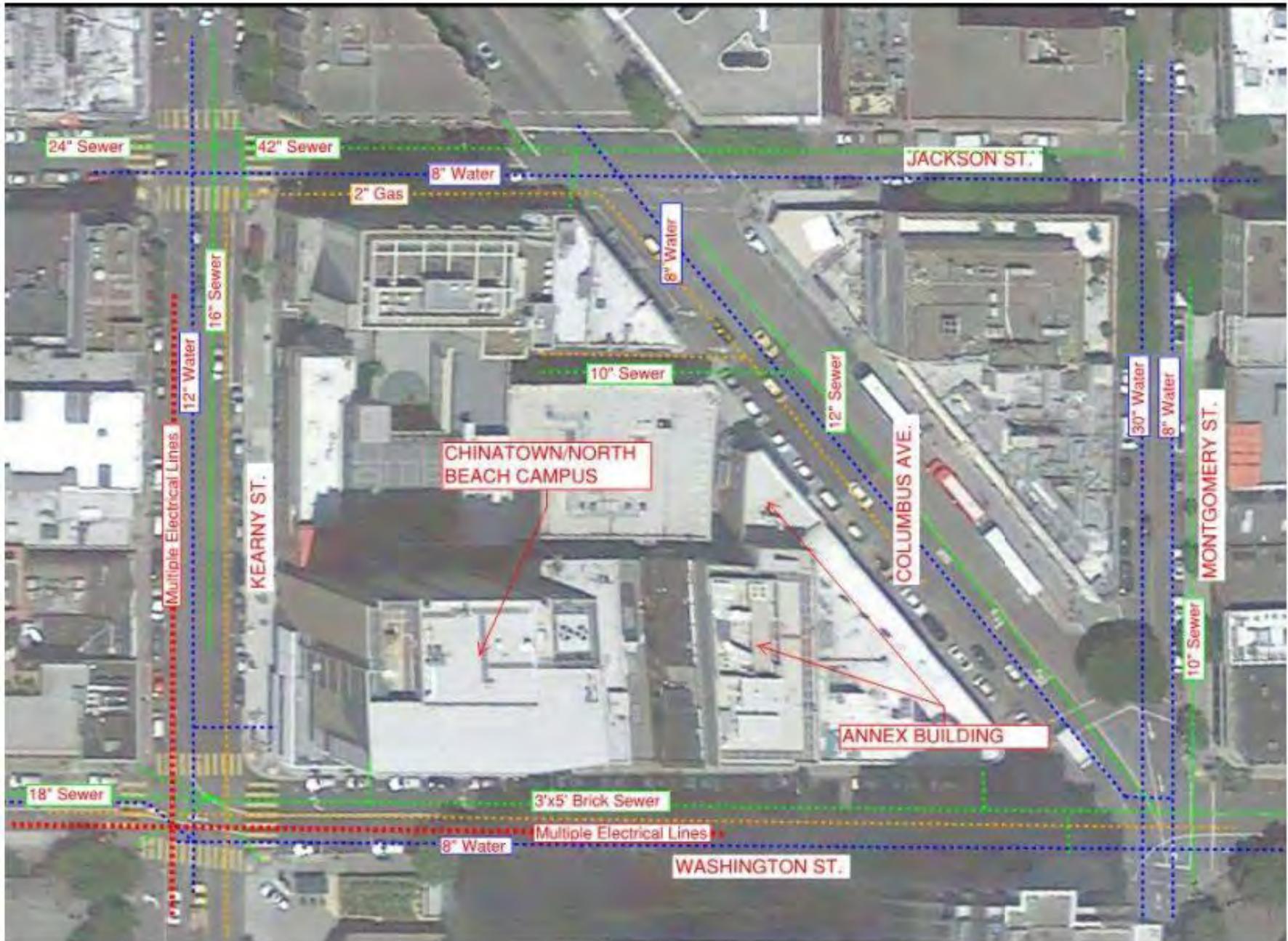
April 2018
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SP7 Architecture
1777 Oakland Boulevard #200
Walrus Creek, CA 94095
925.246.8419



- LEGEND
- > SERVICE ACCESS
 - > PRIMARY AUTO CIRCULATION
 - > SECONDARY PED. CIRCULATION
 - > PRIMARY PED. CIRCULATION
 - > SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - > PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - > CAMPUS QUAD
 - > BIKE PARKINGS
 - > ADMINISTRATION
 - > INSTRUCTIONAL
 - > ATHLETICS / P.E.
 - > STUDENT SUPPORT SERVICES

- ISSUE
- 1 WAITING TIME FOR ELEVATOR IS TOO LONG AT PEAK TIMES
 - 2 MEN'S / WOMEN'S RESTROOM ON ALTERNATING FLOORS
 - 3 NOISY LAB MECHANICAL DISTURBS TEACHING AND LEARNING



City College of San Francisco – Chinatown Existing Utilities Exhibit

Civic Center

Civic Center offers non-credit instruction with a focus on English as a Second Language. The building was originally constructed in 1911 as a school and is listed on the District Space Inventory under the Alemany Center. It is 26,500 square feet in four floors. The District's application for state funding for a comprehensive renovation is being recommended by the State Chancellor's Office for Capital Outlay funding in 2017. The permanent facility at 750 Eddy Street is currently vacant for upcoming construction. The program is temporarily housed in leased space at 1170 Market Street.

2015 Full Time Equivalent Students = 300

Civic Center Building, 750 Eddy Street: 2016 FCI = 71% - Very Poor Condition

Existing Site

The Civic Center location is situated on a sloping site between Eddy Street and Willow Street. Pedestrian access is available on both streets north and south of the building. There is faculty and staff permit only parking on-site. There is no on-site student parking available.

Existing Utilities

Sanitary/Storm: There is an existing combined sewer line in Eddy Street to the south (3' x 5' brick) that the building lateral connects to. There is no sewer to the north in Willow Street. The City provided field notes from 1908 for the sewer line in Eddy Street which reads "invert in bad cond". There are also two downspouts on the building that go below-grade at the back of walk along Eddy Street. It is assumed that these connect to the 3' x 5' combined sewer.

Water: There is an existing low-pressure water line in Eddy Street to the south (8-inch). Low-pressure fire hydrants exist on the northeast corner of Eddy Street and Van Ness Avenue, as well as the southwest corner of Eddy Street and Polk Street. There is also an existing high-pressure water line in Eddy Street (14-inch). High-pressure fire hydrant exist on the southeast corner of Eddy Street and Van Ness Avenue, as well as the northeast corner of Eddy Street and Polk Street.

Natural Gas: According to PG&E records, the natural gas line feeding the

building is a 1-inch plastic line from 1993, which is fed from a main line in Eddy Street.

Electrical: Electrical services are provided by PG&E via a 3-inch steel conduit from Eddy Street.





City College of San Francisco – Civic Center Existing Utilities Exhibit

Downtown

The Downtown Center offers a large program of credit and non-credit instruction at 88 Fourth Street. The 86,000 square foot building, comprised of eight stories and a basement, was constructed in 1978.

2015 Full Time Equivalent Students = 1,800
Downtown Center: 2016 FCI = 63% - Poor Condition

Existing Site

The Downtown location is on a relatively flat site. Pedestrian access is via Fourth Street and Mission Street. There is no on-site parking available.

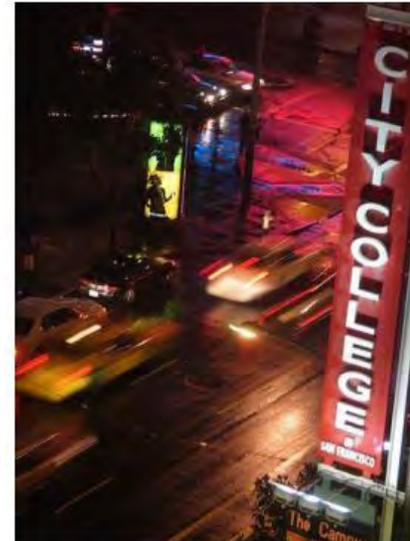
Existing Utilities

Sanitary/Storm: There are existing combined sewer lines in 4th Street to the east (3' x 5' brick) and Mission Street to the south (3' x 5' brick). The building sewer lateral connects to the line in Mission Street.

Water: There are existing low-pressure water lines in 4th Street to the east (8-inch and 12-inch) and Mission Street to the south (12-inch). A low-pressure fire hydrant exists on the east corner of 4th Street and Mission Street (across the street from the building). There are also existing high-pressure water lines in 4th Street (12-inch) and Mission Street (16-inch). A high-pressure fire hydrant exists on the west corner of 4th Street and Mission Street (in front of the building).

Natural Gas: According to PG&E records, the natural gas line feeding the building is a 6-inch steel line from 1991, which is fed from a main line in 4th Street.

Electrical: Electrical services are provided by PG&E at a below-grade vault in the sidewalk on 4th Street. There are two 12kV lines entering the site.



Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- This campus desperately needs renovation.
- Learning spaces (in and out of the classroom) need to be updated to newer technology for portable and mobile devices.
- The security is minimal. Sometimes there is no security at the entrance.
- The size and layout of computer rooms is not user friendly in terms of universal design principles
- As a DSPS counselor, I hear frequent complaints and accommodation requests from students with mobility disabilities. The layout of computer labs in some rooms have been challenging for students with certain conditions and the overcrowded computer lab rooms have posed a further challenge in this regard.

- There is no computer lab available to my class. My students can (and do) use the lab in the library, but that is a drop-in lab. There is no way I can reserve a computer room for a whole class, so I can lead a computer-based activity. It is almost impossible to actually do the activities described in my course outline.
- The “faculty room” is uninviting and not a place to share information with others. Needs a sink, copier and furnishings.
- The library does not have group study spaces because it’s one big room and many students need a quiet space to study.
- The library has a “listening” lab. This lab is a waste of space. It should be used as library space. Students listen to their cell phones. They can download anything on their phones. These “language” labs are antiquated.
- There is nowhere comfortable to study. The library is about the closest places, but you cannot eat or drink.
- Students use empty, unlocked classrooms. The library has a big language lab which should be used as part of the library. Students have ear plugs and use their smart phones now. Language labs are dinosaurs
- There needs to be directories in elevators well defining each floor at the Downtown Center and a centralized location for various departments to place outreach and marketing materials.
- Space is cramped at the Downtown Center and the 8th floor is one of the few places students can congregate.
- Associated Students should have a student lounge with comfortable chairs for workshops and movies.
- More software on library computers for different projects
- Classrooms were not built to be “smart” classrooms
- From the Ocean Campus to the other campuses/centers takes a long time on public transportation. A long, wasted time
- Very hard to join a committee, because meetings take place during my class time and are always at Ocean, while I am Downtown
- There can always be improvements, and I am still grateful to be here. Thank you! There are people throughout the world who wished they had what we had.

Facilities Issues

- Recent renovation of 1st & 2nd floors.
- Instructional areas & Childcare Center are underutilized.
- Some classrooms are undersized.
- Facilities are outdated.
- Need appropriate space for EASE and offices.
- Need space for study, events, informal gathering.
- Structure has limited flexibility for reorganization of spaces.
- Portion of 5th Floor is non-compliant, unusable.
- Vehicle/pedestrian conflicts in parking area.
- Single-wall underground oil tank is costly to mitigate.



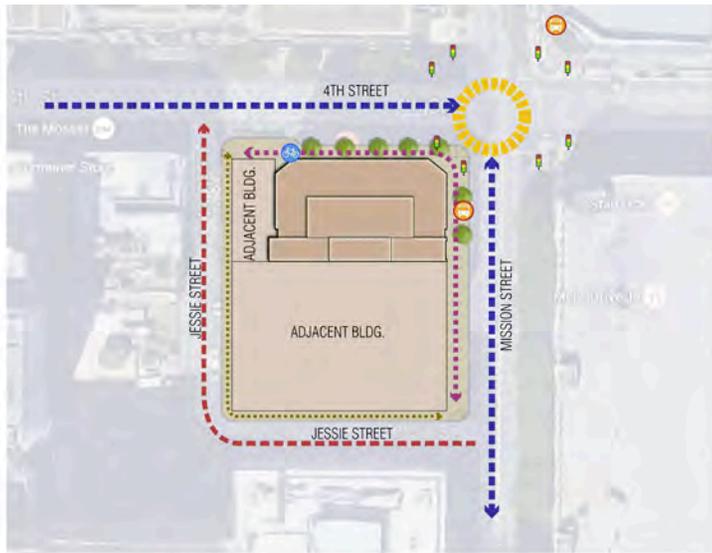
EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
DOWNTOWN CENTER

April 2016
20054.00

SP/Architecture
177 Market Street #300
San Francisco, CA 94102
415.348.4419



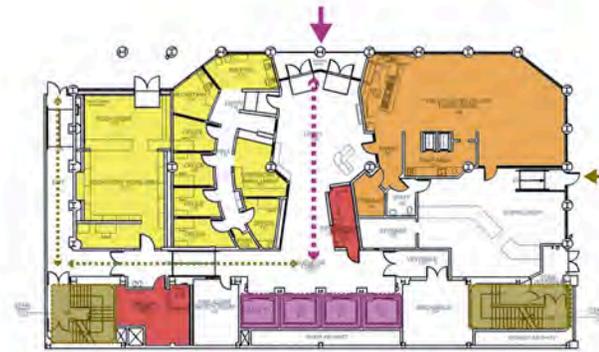


- LEGEND**
- PARKING (STALL COUNT)
 - SERVICE ACCESS
 - SECONDARY AUTO CIRCULATION
 - PRIMARY AUTO CIRCULATION
 - LIGHT RAIL
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - BIKE LANES
 - BUS STOPS
 - BIKE PARKINGS
 - MUNI STOPS
 - TRAFFIC LIGHTS
 - CROSSWALK
 - CAMPUS QUAD

EXISTING SITE CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
DOWNTOWN CENTER

April 2016 885 Architecture
1777 Oakland Boulevard # 202
Walrus Creek, CA 94096
925.246.6419



- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES

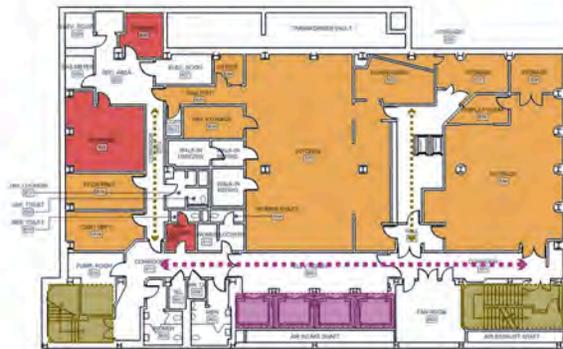
FIRST FLOOR

**Information from CCSF Space Inventory*

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
DOWNTOWN CENTER

April 2016 885 Architecture
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Walrus Creek, CA 94096
925.246.6419



- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES

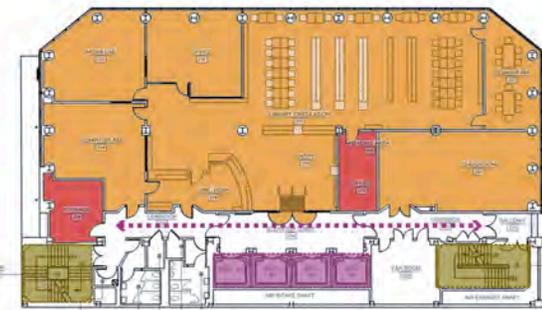
BASEMENT FLOOR

**Information from CCSF Space Inventory*

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
DOWNTOWN CENTER

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Walrus Creek, CA 94096
925.246.6419



- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES

SECOND FLOOR

**Information from CCSF Space Inventory*

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
DOWNTOWN CENTER

April 2016 885 Architecture
1777 Oakland Boulevard # 202
Walrus Creek, CA 94096
925.246.6419



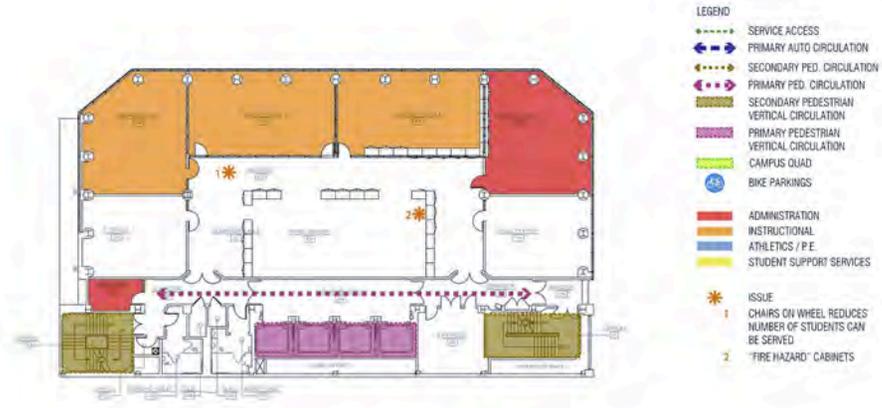


- LEGEND**
- SERVICE ACCESS
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 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES
- ★ ISSUE
1 CHAIRS ON WHEEL REDUCES NUMBER OF STUDENTS CAN BE SERVED

THIRD FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 DOWNTOWN CENTER

April 2016 350 Holliston
1777 Golden Gate Blvd #302
Walpole Creek, CA 94096
802.246.6417

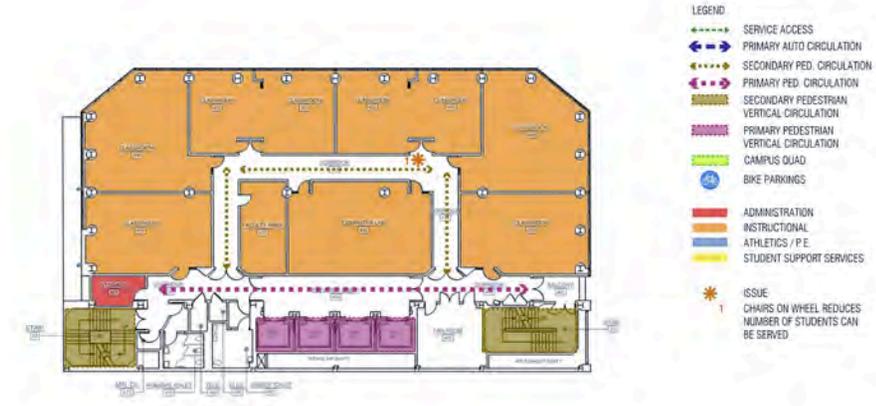


- LEGEND**
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 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES
- ★ ISSUE
1 CHAIRS ON WHEEL REDUCES NUMBER OF STUDENTS CAN BE SERVED
2 FIRE HAZARD CABINETS

FIFTH FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 DOWNTOWN CENTER

April 2016 350 Holliston
1777 Golden Gate Blvd #302
Walpole Creek, CA 94096
802.246.6417

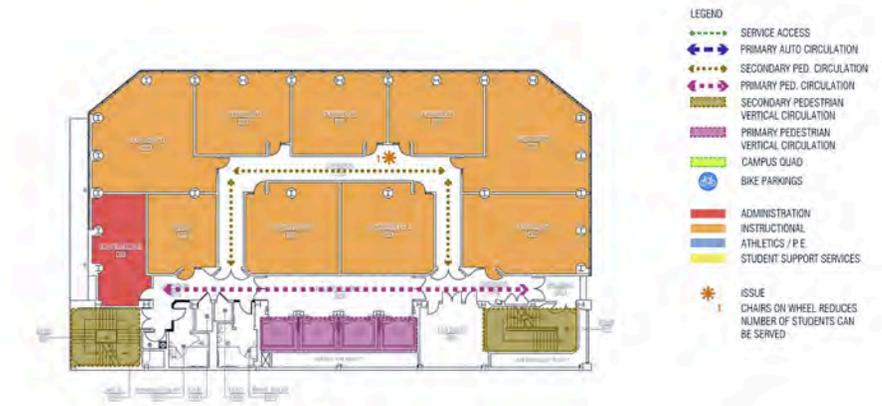


- LEGEND**
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 - INSTRUCTIONAL
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 - STUDENT SUPPORT SERVICES
- ★ ISSUE
1 CHAIRS ON WHEEL REDUCES NUMBER OF STUDENTS CAN BE SERVED

FOURTH FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 DOWNTOWN CENTER

April 2016 350 Holliston
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Walpole Creek, CA 94096
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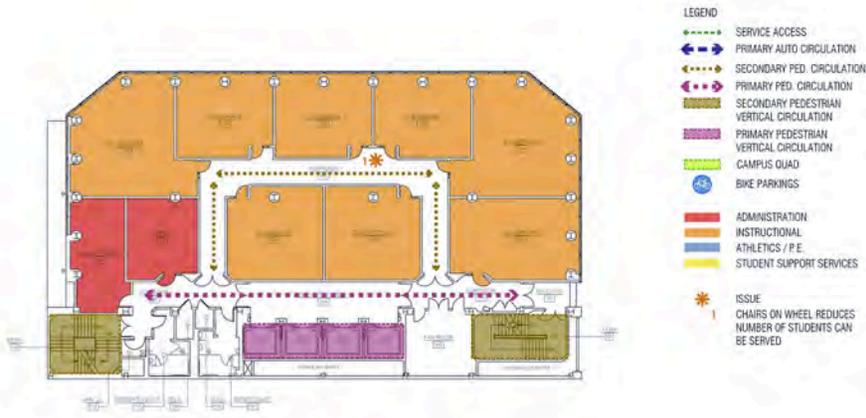


- LEGEND**
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 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES
- ★ ISSUE
1 CHAIRS ON WHEEL REDUCES NUMBER OF STUDENTS CAN BE SERVED

SIXTH FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 DOWNTOWN CENTER

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SEVENTH FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
DOWNTOWN CENTER

April 2019
2084-01

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EIGHTH FLOOR

*Information from CCSF Space Inventory

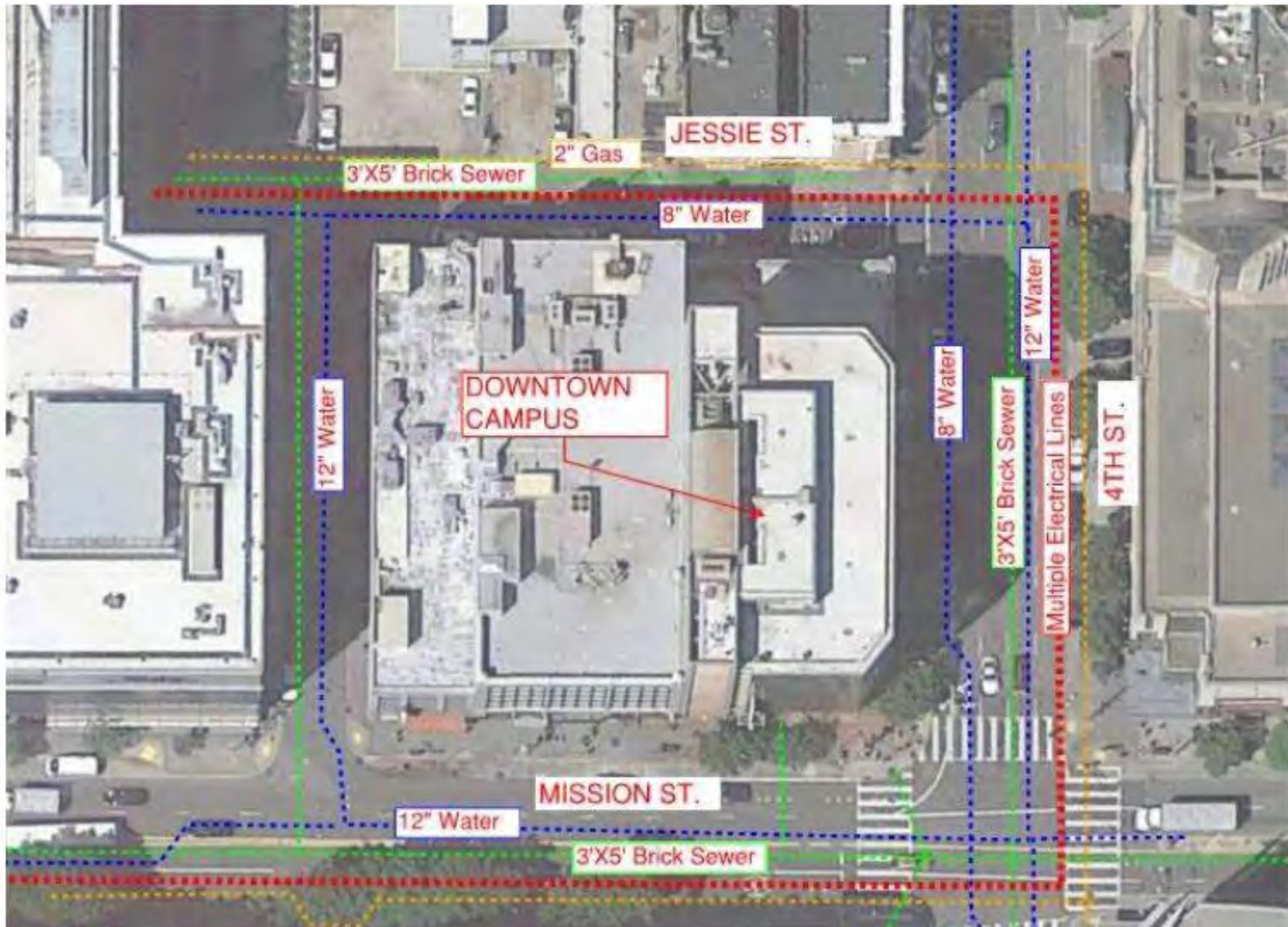
EXISTING ZONING AND FLOOR CIRCULATION

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DOWNTOWN CENTER

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City College of San Francisco – Downtown Existing Utilities Exhibit



Evans

The Evans Center offers for-credit technical education in Construction Technology, Automotive Technology and Fashion. It is located at 1400 Evans Avenue, in the Hunters Point area. The two-story building of 90,000 square feet was constructed in 1984 as a post office. Evans Campus is listed in the space inventory platform (Fusion) under the John O'Connell Trade Tech Center.

Fall 2014 Full Time Equivalent Students = 600
Evans Campus: 2016 FCI = 47% - Fair Condition

Existing Site

The Evans location is situated on a relatively flat site. Access is primarily obtained via Evans Street and Mendell Street. There is on-site parking available



Existing Utilities

Sanitary/Storm: There are existing combined sewer lines in Evans Avenue to the south (8" vitrified clay pipe), Mendell Street to the east (5'6" reinforced concrete pipe) and Newhall Street to the north (12-inch vitrified clay pipe). The building sewer lateral connects to the 8-inch line in Evans Avenue, on the south side of the site. Plans were provided by the City that indicate a sewer project designed in 2016 that includes upsizing the line in Evans Street to a 15-inch

vitrified clay pipe. It is unknown if this project has been completed at the time of this report.

Water: There are existing low-pressure water lines in Evans Avenue to the south (16-inch), Mendell Street to the east (12-inch) and Newhall Street to the north (12-inch). It is currently unknown where the service lateral to the site is located. Low-pressure fire hydrants exist on the northeast corner of Evans Avenue and Mendell Street (across the street from the building) and on the south side of Newhall Street on the west end of the property. There is also an existing high-pressure water line in Evans Avenue (12-inch). A high-pressure fire hydrant exists on the northeast corner of Evans Avenue and Newhall Street (west of the site).

Natural Gas: According to PG&E records, the natural gas line feeding the building is a 1-inch plastic line from 1984, which is fed from a 4-inch main line in Mendell Street.

Electrical: There are existing 12kV electrical lines in Evans Avenue, Mendell Street and Newhall Street. It appears that the electrical services enter the site via 325 Newhall Street on the northeast side of the property. There is an existing 4-inch PVC conduit that feeds to an above-grade transformer adjacent to the building.

Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- This campus desperately needs renovation.
- Learning spaces (in and out of the classroom) need to be updated to newer technology for portable and mobile devices.
- The security is minimal. Sometimes there is no security at the entrance.
- The size and layout of computer rooms is not user friendly in terms of universal design principles
- As a DSPS counselor, I hear frequent complaints and accommodation requests from students with mobility disabilities. The layout of computer labs in some rooms have been challenging for students with certain conditions and the overcrowded computer lab rooms have posed a further challenge in this regard.
- There is no computer lab available to my class. My students can (and do)

use the lab in the library, but that is a drop-in lab. There is no way I can reserve a computer room for a whole class, so I can lead a computer-based activity. It is almost impossible to actually do the activities described in my course outline.

- Offices are not configured for uses.
- Building systems are in bad shape. Major electrical service issues, faulty plumbing.
- Need storage and needs better ventilation.
- The facilities are run down and in disrepair.
- Poor lighting in parking areas.
- There are no set walkways from many classrooms to the lab spaces out back. So students from other classes are constantly having to walk through active lab areas, which could be a safety issue if they are not wearing the appropriate gear
- There is not enough room for all of the lab intensive classes here. Every little space, including common areas is put in use. We need more space. Some spaces are used by many different types of classes which creates havoc when they are running at the same time. It affects the students ability to work as they have to fight to have any space at all to work.
- Welding lab space and capacity is constrained, hard to meet equipment/safety standards. Need more capacity to meet demand.
- Fashion labs are not configured for program.
- Auto/Motorcycle labs need lots of space. Students compare CCSF to competitor schools that have state-of-the-art facilities. Limited space makes it hard to modernize the equipment.
- Lack of modern technology.
- Almost none of the faculty have an office space that you can meet with them in. The admin office are all open with no walls. There is no privacy to have information sensitive conversations when needed.
- There are no group study spaces. Library is cramped. Student lounge is not welcoming at all. No green space.
- There is an expectation that students needing counseling will have to go to Ocean.
- The only thing they have is a small student lounge, which is not inviting or comfortable and is not easily converted for any functions. There are also no food options available to them. Only a vending machine for expensive junk food, and one drink machine. There are very few hot food options off

campus that is within walking distance. The campus is not encouraging to students that may wish to hang out and study or partake in extracurricular activities. The lounge is also torn up and always filthy with flies constantly coming out of the trash and recyclables cans.

- I don't believe our library yet has a photo copier for the students to use. The labs are far past starved for modern technology to keep up with the times. Only one classroom currently has a dedicated projector, leaving faculty to fight over portable ones, or buy their own.
- The students often have to go to Ocean or other campuses for basic services needed. Taking public transit, it is at least an hour to any other campus, (save South East), on a good day. Driving it takes at least 25 minutes. The campus is not commuter friendly. But on the plus side, they do have free parking, which is a huge bonus.
- It is an important campus that serves the vision of the college, but it is heavily used with no upkeep. It needs a LOT of TLC but this is a result of multiple years of being back-burnered. It needs to be brought up to par with the other area colleges if CCSF wishes to maintain competitiveness

Facilities Issues

- Not designed for educational uses (originally a post office).
- Facility & technology are outdated, some areas are not configured for current uses. Lab equipment is laid out for safety requirements, but not convenient for instruction.
- Some instructional areas are not sized appropriately, underutilized.
- Lack of appropriate space for EASE.
- Lack of space for study, events, informal gathering.
- Potential to consolidate programs from Evans, Southeast, and maybe Airport at this location.
- Lack of security cameras and inadequate lighting.
- Outdoor instructional area is not adequately configured.
- Student services are dispersed.
- Inadequate and inconvenient restrooms.
- Inadequate HVAC and inadequate signage.
- Inefficient ventilation in Automotive labs.
- Need more electrical outlets in labs.



EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
EVANS CENTER

April 2016
2064.00
BBT/Architecture
1777 Oakland Boulevard #300
Walrus Creek, CA 94596
925.248.6419



FIRST FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
EVANS CENTER

April 2016
2064.00
BBT/Architecture
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- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE**
- 1 STUDENT SERVICES DISPERSED
 - 2 WRONG LOCATED / INSUFFICIENT TOILET
 - 3 VERY CRAMMED CLASSROOMS
 - 4 INEFFECTUAL HVAC
 - 5 HEALTH AND SAFETY HAZARDS IN LAYOUT AND SYSTEM
 - 6 WAYFINDING / SIGNAGE
 - 7 AUTOMOTIVE FUME EXHAUSTING ITEMS ARE INSUFFICIENT
 - 8 POORLY DESIGNED LAB SPACE
 - 9 INADEQUATE OUTLETS IN WELDING AREA



EXISTING SITE CIRCULATION

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EVANS CENTER

April 2016
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925.248.6419



- LEGEND**
- PARKING (STALL COUNT)
 - SERVICE ACCESS
 - SECONDARY AUTO CIRCULATION
 - PRIMARY AUTO CIRCULATION
 - LIGHT RAIL
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - BIKE LANES
 - BUS STOPS
 - BIKE PARKINGS
 - MUNI STOPS
 - TRAFFIC LIGHTS
 - CROSSWALK
 - CAMPUS QUAD
 - ISSUE
 - 1 LOW LEVEL OF LIGHTING
 - 2 LACKING SECURITY CAMERAS
 - 3 POORLY ORGANIZED STORAGE/INSTRUCTIONAL YARD



SECOND FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

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- LEGEND**
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 - 3 VERY CRAMMED CLASSROOMS
 - 4 INEFFECTUAL HVAC
 - 5 HEALTH AND SAFETY HAZARDS IN LAYOUT AND SYSTEM
 - 6 WAYFINDING / SIGNAGE



City College of San Francisco – Evans Existing Utilities Exhibit

Fort Mason

This instructional site offers non-credit instruction in Fine Art. It is part of the Civic Center, located in 24,000 square feet of leased space at 2 Marina Boulevard in Building B. It was constructed in 1942 and is listed under the Alemany Center on the Space Inventory.

Fall 2014 Full Time Equivalent Students = 100
Fort Mason Center: 2016 FCI = 81% - Very Poor Condition



Existing Site and Utilities

No review of existing site conditions or infrastructure were performed for this location.

Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- Need library/study space
- Need signage to identify the center.
- Facility needs work, reconfiguration of spaces.
- The equipment and facilities are dilapidated and there isn't enough space in the classes, the lockers, or anywhere else.
- the expensive paid parking areas are safe, but the free parking is far away and feels isolated.
- Art studios should be open at times other than class time to put in extra time on studies
- Student Services Office needs to be better marked.
- better lighting would be nice. Flicker.
- For the largest, most important, community college in the state to allow its facilities to deteriorate the way CCSF has is a sin. The Ocean Avenue campus is a mess and many others, like Fort Mason are as well.

Facilities Issues

- Facility is leased by the District.
- Building is outdated.
- Lack of space for eat, study, events, informal gathering.
- Lack of signage.
- Rent increase.

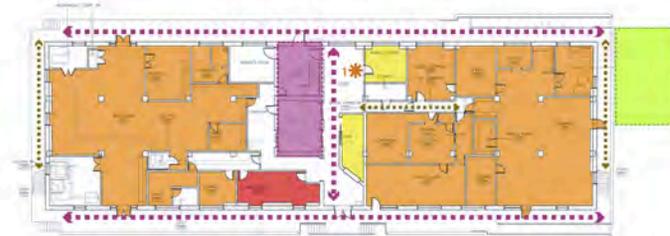


EXISTING SITE PLAN
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 FORT MASON

SCALE: 1" = 50' - 0"
 0 50 100 200 400
 April 2016
 20854.00
 SPP/Architecture
 1777 Oakland Boulevard #200
 Walnut Creek, CA 94596
 925.246.6419



SECOND FLOOR

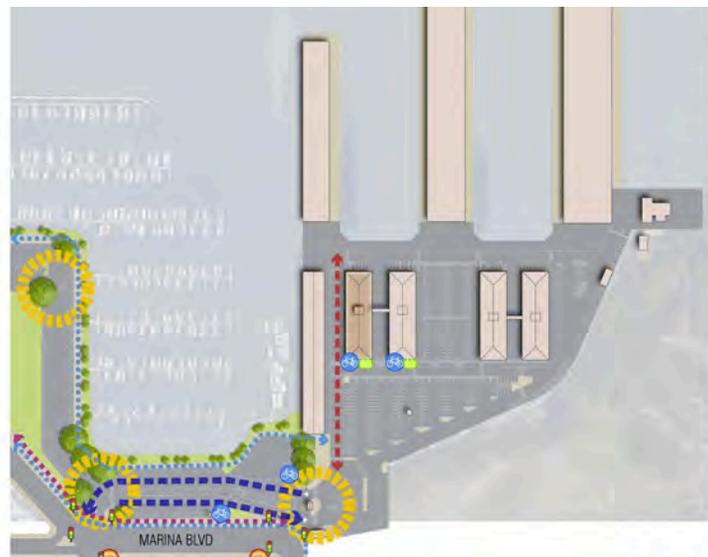


FIRST FLOOR

- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY AUTO CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P. E.
 - STUDENT SUPPORT SERVICES
 - ★ ISSUE
 - ! NO LIBRARY

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 FORT MASON

April 2016
 20854.00
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EXISTING SITE CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 FORT MASON

SCALE: 1" = 20' - 0"
 0 50 100 200 400
 April 2016
 20854.00
 SPP/Architecture
 1777 Oakland Boulevard #200
 Walnut Creek, CA 94596
 925.246.6419

- LEGEND**
- PARKING (STALL COUNT)
 - SERVICE ACCESS
 - SECONDARY AUTO CIRCULATION
 - PRIMARY AUTO CIRCULATION
 - LIGHT RAIL
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
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 - CROSSWALK
 - CAMPUS QUAD

Gough Street Administrative Offices

Some District Administrative functions are housed at 33 Gough Street. The facility is 50,500 square feet and was constructed in 1950. The District is planning to vacate the site and relocate functions at its other locations in 2019.

Fall 2014 Full Time Equivalent Students = 0
District Office Building: 2016 FCI = 79% - Very Poor Condition

Existing Site and Utilities

No review of existing site conditions or infrastructure were performed for this site.



John Adams

The John Adams campus at 1860 Hayes Street offers a large program of credit and non-credit instruction. The 134,000 square foot, four-story main building was originally constructed in 1911 as Lowell High School. The 15,000 square foot Gymnasium building and 3,000 square foot Annex were constructed in the 1930s. The Annex is unused and does not comply with Field Act requirements for school safety.

Fall 2014 Full Time Equivalent Students = 1,600
John Adams Building: 2016 FCI = 48% - Fair Condition
John Adams Annex: 2016 FCI = 60% - Poor Condition
Gymnasium Building: 2016 FCI = 33% - Fair Condition



Existing Site

The John Adams site is located on a sloping site at the intersection of Hayes and Asbury Streets. Pedestrian access is primarily via Hayes Street and Grove Street. There is a faculty and staff parking lot with access from Grove Street and a student parking lot with access from Hayes Street.

Existing Utilities

Sanitary/Storm: There are existing combined sewer lines in Hayes Street to the south (12-inch vitrified clay pipe from a 2014 improvement project), Masonic Avenue to the east (12-inch vitrified clay pipe from a 2014 improvement project), Grove Street to the north (8-inch iron/steel pipe) and Ashbury Street to the west (12-inch iron/steel pipe). There appears to be numerous laterals from the site to the sewer mains, including (1) on Hayes Street (a new 10-inch vitrified clay pipe lateral in 2014), (1) on Masonic Avenue and (1) on Grove Street. There are also (1) on Masonic Avenue and (2) on Grove Street that appear to be associated with the existing gymnasium building on the southwest corner of Grove Street and Masonic Avenue.

Water: There are existing low-pressure water lines in Hayes Street to the south (6-inch), Masonic Avenue to the east (6-inch, 8-inch and 20-inch), Grove Street to the north (6-inch) and Ashbury Street to the west (6-inch). Low-pressure fire hydrants exist on the northeast corner of Hayes Street and Ashbury Street (in front of the building), on the northwest corner of Hayes Street and Masonic Avenue (adjacent to the parking area), on the southwest corner of Grove Street and Masonic Avenue (in front of the gymnasium) and on the southwest corner of Grove Street and Ashbury Street (across the street from the site). There is also an existing high-pressure water line in Grove Street (10-inch). High-pressure fire hydrants exist on the southwest corner of Grove Street and Masonic Avenue (in front of the gymnasium) and on the southwest corner of Grove Street and Ashbury Street (across the street from the site).

Natural Gas: According to PG&E records, the natural gas line feeding the site is a 2-inch steel line from 1965, which is fed from a 3-inch main line in Hayes Street. There is also a 3-inch steel line from 1971 that is fed from an 8-inch main line in Masonic Avenue and enters the site near the south end of the gymnasium.

Electrical: The existing PG&E electrical service appears to feed from Hayes Street to an existing above-grade transformer in front of the building. There are existing 12kV and 16kV electrical lines in Hayes Street. There is a separate service near the south side of the gymnasium that feeds from a 12kV line in Masonic Avenue.

Stakeholder Perspectives*

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- College is considering relocating some programs from Southeast.
- Child Care Center is closed. Playground is unused, could be repurposed.
- There is no main gathering place for students or the Center.
- Student Services space is not organized to be customer-friendly.
- Library hours are limited. Students need access to study space.
- The numbering of the rooms do not make sense -- not in numeric order.
- The technology is abysmal.
- It is inconvenient for ESL students to go to the first floor for student services, but having a 3rd floor ESL only student services office would have other negative consequences such as making it harder to integrate with other departments.
- Students at John Adams study and socialize in the stairwells due to lack of individual and group areas.
- The library has a room for group study, but the library is not always open. Students can also do group study in the cafeteria/vending machine room, but is not very quiet.
- Only one group study room provided, very hard to book an appointment for.
- The library is FANTASTIC at John Adams. Student services are very helpful and signage is good overall.

Facilities Issues

- The main building and Gymnasium were renovated in 2009.
- Noise from adjacent classrooms intrude in Library.
- Auditorium, Gym are underutilized due to noise intrusion on adjacent areas.
- Usable outdoor space is uncomfortable.
- Annex is not Field Act Compliant, unused.
- Potential to cluster selected Health Science instruction at this location.
- Penthouse is not ADA accessible.





EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
JOHN ADAMS CENTER

April 2016

889 Architecture
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20864.00



BASEMENT FLOOR

*Information from DCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

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FIRST FLOOR

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 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
 - 1 ISSUE NOT FIELD ACT APPROVED
 - 2 ACOUSTIC PROBLEM WITH CLASSROOMS UNDERNEATH OF WOODEN GYM FLOOR

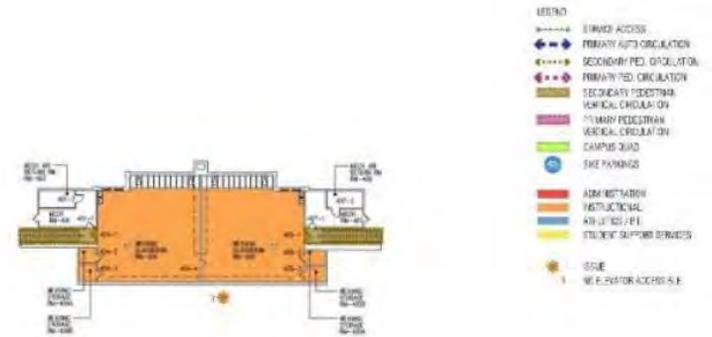


SECOND FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 JOHN ADAMS CENTER

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 Walnut Creek, CA 94596
 925.246.5413

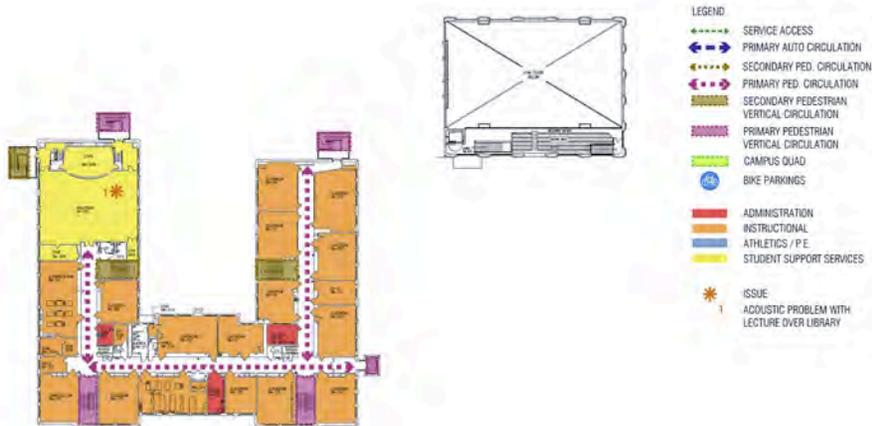
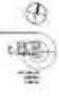


FOURTH FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 JOHN ADAMS CENTER

April 2019
 20204.02

ISS/Architecture
 1777 DeWitt Boulevard #205
 Walnut Creek, CA 94596
 925.246.5413



THIRD FLOOR

*Information from CCSF Space Inventory
EXISTING ZONING AND FLOOR CIRCULATION
 CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
 JOHN ADAMS CENTER

April 2019
 20204.02

ISS/Architecture
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 Walnut Creek, CA 94596
 925.246.5413





City College of San Francisco – John Adams Existing Utilities Exhibit

Mission

The Mission Center offers a wide program of credit and non-credit instruction at 1125 Valencia Street. The 82,000 square foot Building A was constructed in 2007. Building B is 57,000 square feet and built in 1931 and renovated by the College in 2007. Both buildings are four stories. There is food service onsite.

Fall 2014 Full Time Equivalent Students = 2,200

Building A – Valencia: 2016 FCI = 1% - Good Condition

Building B – Bartlett: 2016 FCI = 6% - Good Condition



Existing Site

The Mission location resides on a relatively flat site. Pedestrian access is primarily from Valencia Street or the intersection of Bartlett Street and 22nd Street. There is a faculty and staff parking garage with access from Valencia Street. There is no on-site student parking available.

Existing Utilities

MISSION CENTER – BUILDING A

Sanitary/Storm: There are existing combined sewer lines in Valencia Street to the west (3' x 5' brick), Bartlett Street to the east (12-inch iron/steel pipe) and 22nd Street to the north (12-inch vitrified clay pipe). The sewer lateral for the site appears to connect to the 3' x 5' main in Valencia Street.

Water: There are existing low-pressure water lines in Valencia Street to the west (8-inch and 24-inch) and Bartlett Street to the east (8-inch). There is a low-pressure fire hydrant on the west side of Valencia (across the street from Building A). There is a fire department connection on the face of Building A across the street from this hydrant. Low-pressure fire hydrants also exist at the northwest and northeast corners of 22nd Street and Bartlett Street. There is also an existing high-pressure water line to the north in 22nd Street (12-inch). There is a high-pressure fire hydrant on the southwest corner of 22nd Street and Bartlett Street and on the northwest corner of 22nd Street and Valencia Street.

Natural Gas: According to PG&E records, the natural gas line feeding the site is a 1-inch plastic line from 2007, which is fed from a 6-inch main line in Valencia Street.

Electrical: The existing PG&E electrical service for Building A appears to feed from Valencia Street to an existing above-grade transformer in front of the Building. It appears there may be a separate feed for Building B from a vault in the intersection of 22nd Street and Bartlett Street.

MISSION CENTER – BUILDING B

Sanitary/Storm: There are existing combined sewer lines in Oakdale Avenue to the south (12-inch iron/steel pipe), Phelps Street to the east (12-inch iron/steel pipe) and also to the north of the site where Newcomb Street previously existed (4' x 6' concrete). There appears to be numerous laterals from the site to the sewer mains, including (4) on Oakdale Avenue, (3) on Phelps Street and (4) at the 4' x 6' concrete pipe to the north of the site.

Water: There are existing low-pressure water lines in Oakdale Avenue to the south (8-inch), Phelps Street to the east (8-inch) and north of the site where Newcomb Avenue previously existed (8-inch and 16-inch). There is a low-pressure fire hydrant on the north corner of the intersection of Oakdale Avenue

and Phelps Street (in front of the building), as well as on the west side of Phelps Street across from Newcomb Avenue (in front of the building). There is no indication that high pressure water lines and hydrants exist adjacent to the site.

Natural Gas: According to PG&E records, the natural gas line feeding the site is a 1-inch plastic line from 2008, which is fed from a 2-inch main line in Oakdale Avenue.

Electrical: The existing PG&E electrical service feeds from a 12kV line in Oakdale Avenue to an existing above-grade transformer west of the Building.

Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- Lots of underutilized space, empty classrooms. There is a tendency to schedule classes during 'prime time'.
- College is considering relocating some programs from Southeast
- Need more security staff.
- Need to upgrade computer lab hardware
- Student services should be in one building. There are NO benches in any of the hallways for some strange reason--students often wait sitting on the floor
- The library is nice. There are few gathering places for students. There are no hallway benches or places to sit except a few tables near the north side of the Bartlett building.
- Students at Mission Campus are often not informed of the services available to them and how to access them. student services is hidden from students, they have to ask and ask then get lost
- Most of the student services are not available at Mission Campus
- Labs area 100 years old the all the tubes are rusted and most of the lab equipment is really old or broken not suitable for a 21st century learning experience
- The 'green' air conditioner was disabled because it is too loud
- No DSPS testing on campus :(

Facilities Issues

- Recently renovated and constructed.
- Some classrooms and Science labs are mismatched for class sizes.
- Need space for informal gathering.
- HVAC is inefficient and noisy.
- Signage is inadequate, need more presence at Bartlett gateway.
- Noise from Childcare Center impacts surrounding uses.
- Noise from outdoor courtyard intrudes in buildings.
- Inadequate site lighting.
- Elevator is slow, small
- Inadequate signage.
- Need area for trash can cleaning.



EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

April 2016

SP/Architecture
1777 Oakland Boulevard #300
Walnut Creek, CA 94596
925.248.6419

20864.00



BASEMENT FLOOR (BUILDING A)

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

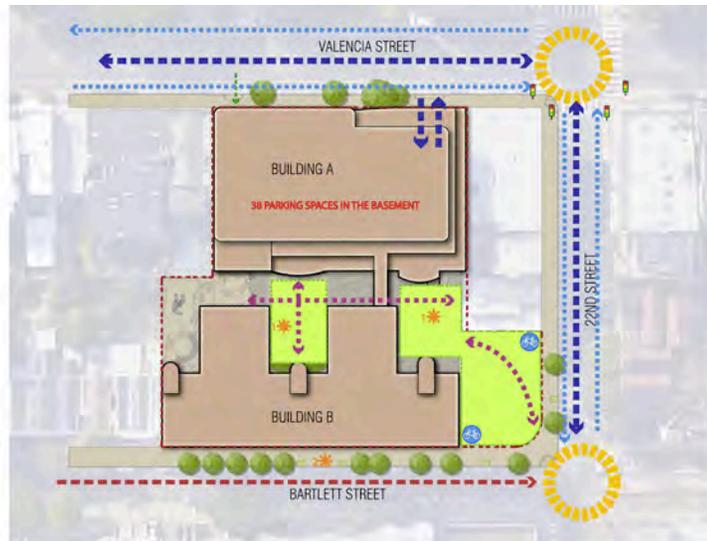
April 2016

SP/Architecture
1777 Oakland Boulevard #300
Walnut Creek, CA 94596
925.248.6419

20864.00



- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES



EXISTING SITE CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

April 2016

SP/Architecture
1777 Oakland Boulevard #300
Walnut Creek, CA 94596
925.248.6419

20864.00



- LEGEND**
- PARKING (STALL COUNT)
 - SERVICE ACCESS
 - SECONDARY AUTO CIRCULATION
 - PRIMARY AUTO CIRCULATION
 - LIGHT RAIL
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - BIKE LANES
 - BUS STOPS
 - BIKE PARKINGS
 - MUNI STOPS
 - TRAFFIC LIGHTS
 - CROSSWALK
 - CAMPUS QUAD
 - ISSUE
 - 1 NOISY OUTDOOR COURT
 - 2 EXTREMELY POOR SIDEWALK LIGHTING



FIRST FLOOR

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

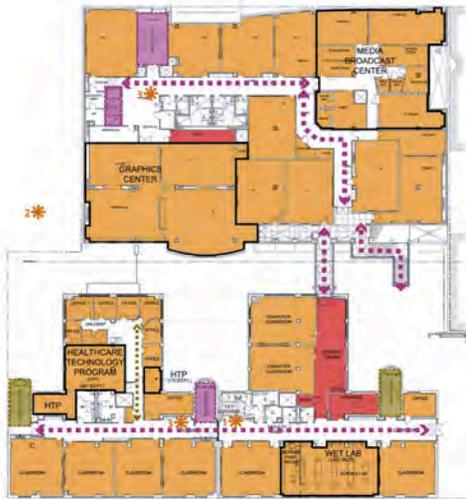
April 2016

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1777 Oakland Boulevard #300
Walnut Creek, CA 94596
925.248.6419

20864.00



- LEGEND**
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
 - ISSUE
 - 1 VERY SMALL AND SLOW ELEVATOR
 - 2 AC PROBLEM / NOISY HVAC
 - 3 WAYFINDING / SIGNAGE
 - 4 NOISY CHILD PLAY GROUND



SECOND FLOOR

- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 VERY SMALL AND SLOW ELEVATOR
 - 2 AC PROBLEM / NOISY HVAC
 - 3 WAYFINDING / SIGNAGE



FOURTH FLOOR

- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 VERY SMALL AND SLOW ELEVATOR
 - 2 AC PROBLEM / NOISY HVAC
 - 3 WAYFINDING / SIGNAGE
 - 4 NO PLACES TO STUDY

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

April 2016
20864.00

891 Architecture
1777 Golden Gate Blvd #200
San Francisco, CA 94109
925.240.6419



*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

April 2016
20864.00

891 Architecture
1777 Golden Gate Blvd #200
San Francisco, CA 94109
925.240.6419



THIRD FLOOR

- LEGEND
- SERVICE ACCESS
 - PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E.
 - STUDENT SUPPORT SERVICES
- ISSUE
- 1 VERY SMALL AND SLOW ELEVATOR
 - 2 AC PROBLEM / NOISY HVAC
 - 3 WAYFINDING / SIGNAGE
 - 4 NOISY BAFFLES WHEN WINDY

*Information from CCSF Space Inventory

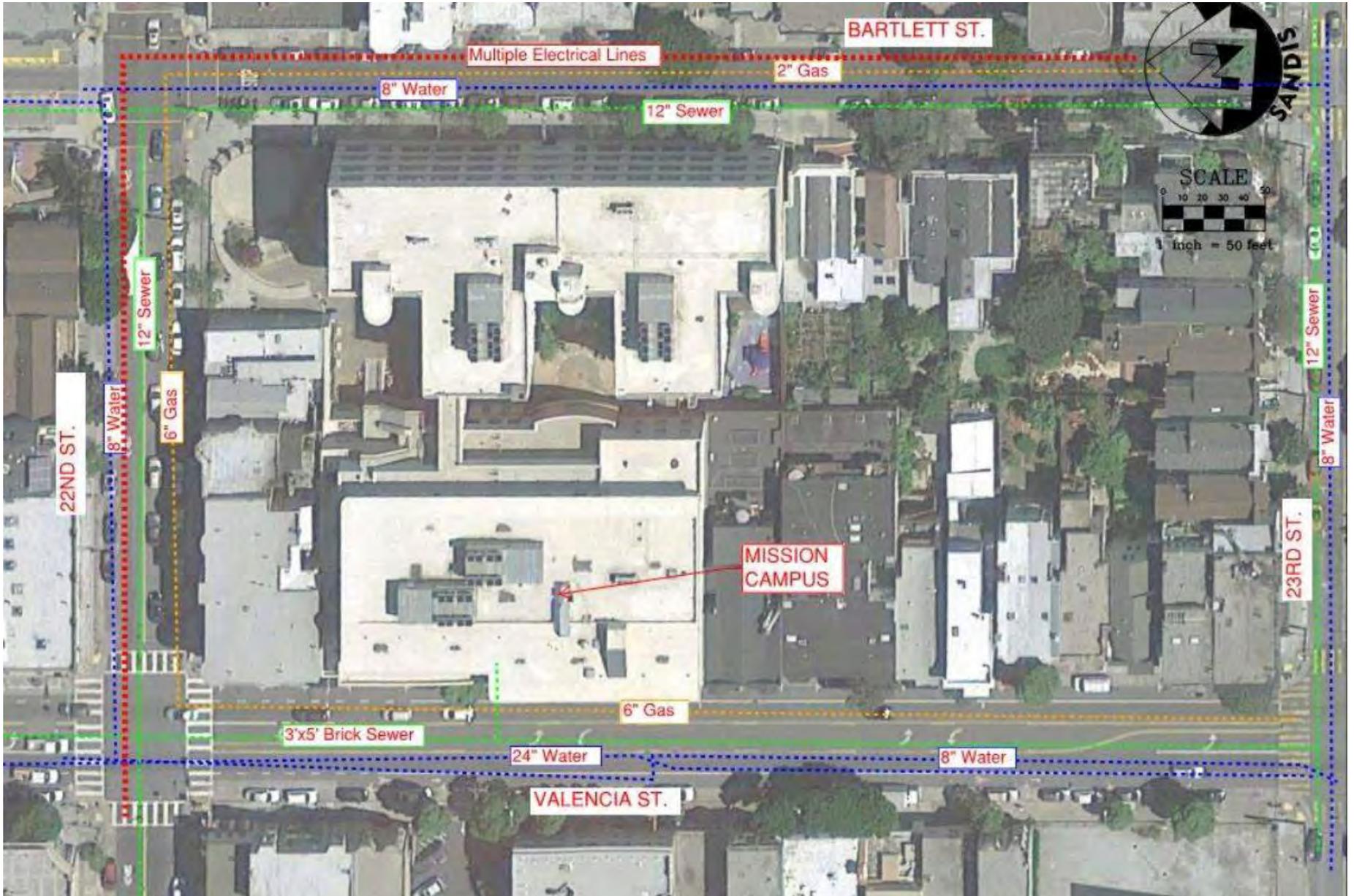
EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
MISSION CENTER

April 2016
20864.00

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City College of San Francisco – Mission Existing Utilities Exhibit

Southeast

The Southeast Center offers credit and non-credit instruction in 31,500 square feet of leased space in a portion of a building at 1800 Oakdale Avenue. The facility was constructed in 1986. No room details are listed in the Space Inventory.

Fall 2014 Full Time Equivalent Students = 100
Southeast Center: 2016 FCI = 65% - Poor Condition



Existing Sites

The Southeast location resides on a sloped site. Pedestrian access is primarily at the intersection of Oakdale Avenue and Phelps Street. There is limited on-site permit-only parking.

Existing Utilities

Sanitary/Storm: There are existing combined sewer lines in Oakdale Avenue to the south (12-inch iron/steel pipe), Phelps Street to the east (12-inch iron/steel pipe) and also to the north of the site where Newcomb Street previously existed (4' x 6' concrete). There appears to be numerous laterals from the site to the sewer mains, including (4) on Oakdale Avenue, (3) on Phelps Street and (4) at the 4' x 6' concrete pipe to the north of the site.

Water: There are existing low-pressure water lines in Oakdale Avenue to the south (8-inch), Phelps Street to the east (8-inch) and north of the site where Newcomb Avenue previously existed (8-inch and 16-inch). There is a low pressure fire hydrant on the north corner of the intersection of Oakdale Avenue and Phelps Street (in front of the building), as well as on the west side of Phelps Street across from Newcomb Avenue (in front of the building). There is no indication that high pressure water lines and hydrants exist adjacent to the site.

Natural Gas: According to PG&E records, the natural gas line feeding the site is a 1-inch plastic line from 2008, which is fed from a 2-inch main line in Oakdale Avenue.

Electrical: The existing PG&E electrical service feeds from a 12kV line in Oakdale Avenue to an existing above-grade transformer west of the Building

Stakeholder Perspectives*

**This is a selection of the comments and represents only a sampling. Comments here were chosen at random and do not reflect a comprehensive viewpoint. Please refer to the appendix for full comments from stakeholder workshops.*

- close this ghost town
- scary neighborhood
- no place to study.
- no such thing as 'places for free time'.
- A large portion of the space is unused.
- Facility is underutilized.
- Southeast LVN space is too tight for standards for modern equipment.
- College may eliminate this center, relocate programs to other locations.
- S.F. is only 7 miles across the Ocean campus is no more than 4 miles from any location in S.F. There is no reason to have 11 campuses

Facilities Issues

- Location is leased by the District.
- Facility & technology are outdated.
- Instructional space is underutilized.
- Lack of appropriate space for EASE.
- Need space for study, events, informal gathering.
- Significant are of unused space.
- Potential to relocate programs to Evans Center.



EXISTING SITE CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER

April 2016
20654.00

SP/Architecture
1777 Oakland Boulevard #320
Walrus Creek, CA 94098
925.246.6419

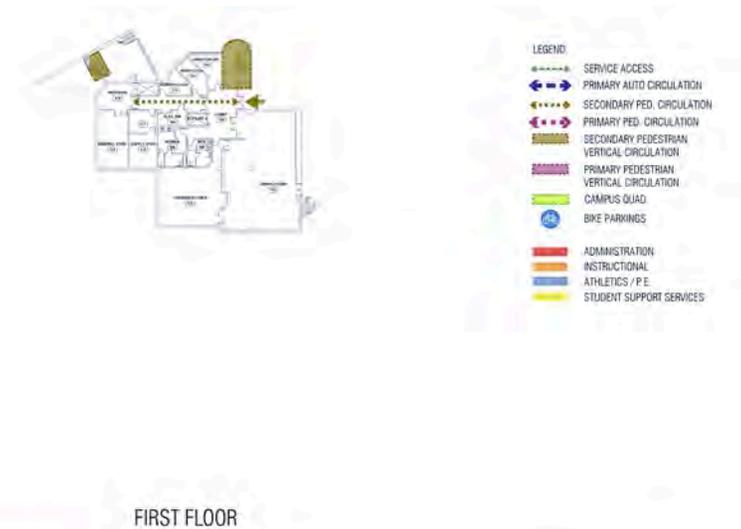


EXISTING SITE PLAN

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER

April 2016
20654.00

SP/Architecture
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Walrus Creek, CA 94098
925.246.6419



FIRST FLOOR

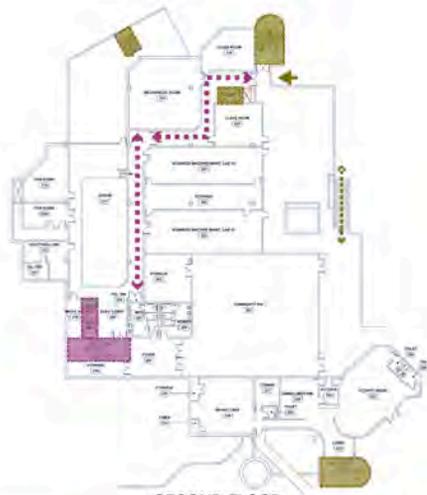
* Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER

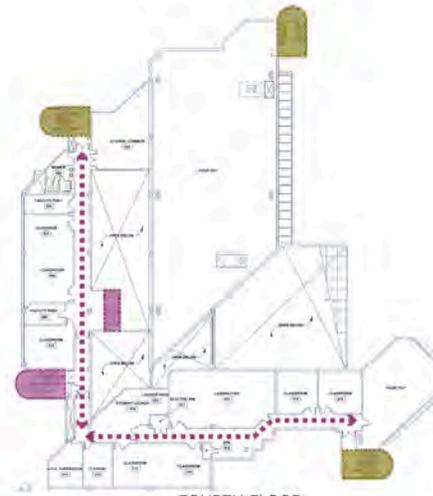
April 2016
20654.00

SP/Architecture
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Walrus Creek, CA 94098
925.246.6419



SECOND FLOOR

- LEGEND
- SERVICE ACCESS
 - ←-→ PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - ⊙ BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES



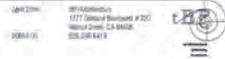
FOURTH FLOOR

- LEGEND
- SERVICE ACCESS
 - ←-→ PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - ⊙ BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

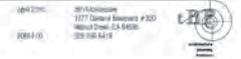
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER



*Information from CCSF Space Inventory

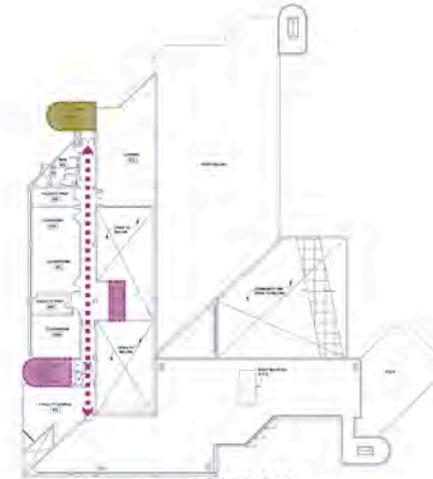
EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER



THIRD FLOOR

- LEGEND
- SERVICE ACCESS
 - ←-→ PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - ⊙ BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES



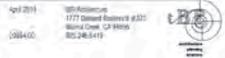
FIFTH FLOOR

- LEGEND
- SERVICE ACCESS
 - ←-→ PRIMARY AUTO CIRCULATION
 - SECONDARY PED. CIRCULATION
 - PRIMARY PED. CIRCULATION
 - SECONDARY PEDESTRIAN VERTICAL CIRCULATION
 - PRIMARY PEDESTRIAN VERTICAL CIRCULATION
 - CAMPUS QUAD
 - ⊙ BIKE PARKINGS
 - ADMINISTRATION
 - INSTRUCTIONAL
 - ATHLETICS / P.E
 - STUDENT SUPPORT SERVICES

*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

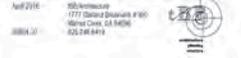
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER

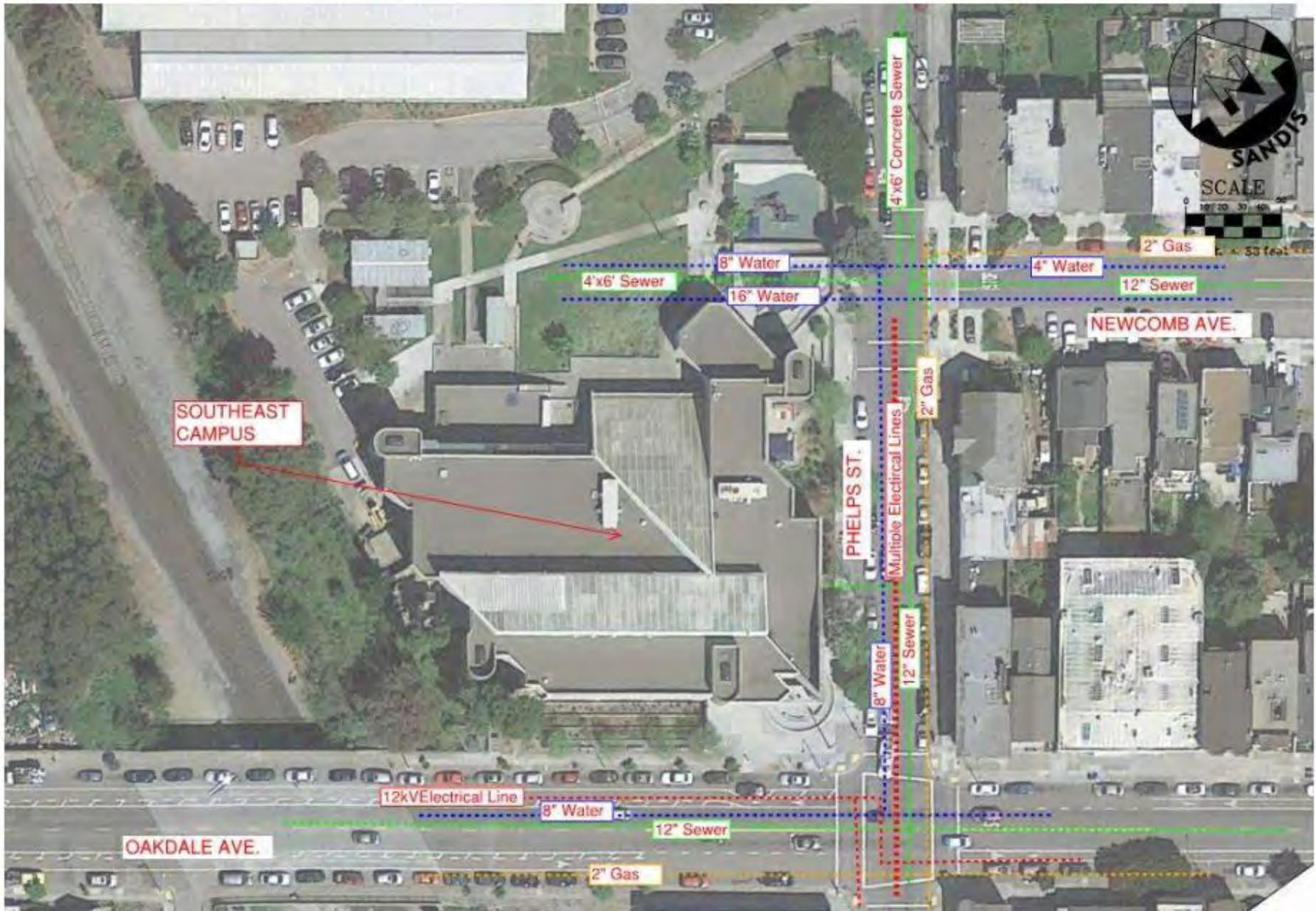


*Information from CCSF Space Inventory

EXISTING ZONING AND FLOOR CIRCULATION

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN
SOUTHEAST CENTER





City College of San Francisco – Southeast Existing Utilities Exhibit



3 Enrollment, Space, and Utilization

Image source: Multi-Use Building, Pfau Long Architecture

Enrollment, Space, and Utilization

Introduction

This chapter contains data about current and future enrollment, existing space, and current utilization of existing facilities at the District's eleven locations.

Data about future space needs will be developed further under the guidance of the 2019 CCSF Education Master Plan, which is now being prepared. The "Path to 32,000" is the College's strategy to restore District-wide Full Time Equivalent Students to 32,000 by 2021-2022. In a separate project, information was gathered in 2018 including Internal and External Scans, a College-wide survey and a Labor Market Analysis for development of the plan for enrollment restoration.

Data and Sources

- STATE STANDARDS FOR SPACE - Board of Governors of the California Community Colleges 2010 Policy on Utilization and Space Standards
- ENROLLMENT – California Department of Finance 2017 Long Range Forecast of Enrollment and WSCH for San Francisco Community College District (SFCCD) (published 2018, most recent)
- DISTRIBUTIONS - SFCCD 2020-2024 Five Year Capital Outlay Plan, approved by Board of Trustees, submitted to State Chancellor's Office in 2018
- SPACE INVENTORY – SFCCD 2017-2018 Space Inventory, approved by Board of Trustees (matches latest Five Year Plan)
- UTILIZATION – SFCCD 2020-2024 Five Year Capital Outlay Plan, approved by Board of Trustees, submitted to State Chancellor's Office in 2018.



State Standards for Space

California community colleges plan the development of education facilities using quantified standards. They are used to determine the amount of space needed in buildings to suit programmatic needs.

The Board of Governors of the California Community Colleges has established the 2010 Policy on Utilization and Space Standards. Space is measured in assignable square feet (ASF, called Capacity), and allocated based on statistical calculations of students or faculty members (called Load). The Load is measured by enrollment, Weekly Student Contact Hours (WSCH), and Full Time Equivalent Faculty (FTEF). WSCH is mathematically related to the more familiar Full Time Equivalent Students (FTES).

Standards for Space in Capacity Load Categories

Space Types	Formula	Rates
Inactive	—	--
Classroom	ASF factor per WSCH >140,000 On Campus WSCH	0.429
	<140,000 On Campus WSCH	0.473
Teaching Lab	ASF factor per 100 WSCH	Varies by Discipline
Office	ASF per FTEF	140
Library/Study	Base ASF Allowance, increases per Day Graded Equivalent	3,795
AVTV Instructional Media	Base ASF Allowance, increases per Day Graded Equivalent	3,500
Other Categories	No Standard	--

There are standards for five key types of space, called the Capacity Load Categories. Other space types that do not have standards are the Non-Capacity Load Categories. The standards are used in the allocation of state maintenance funding to the District and in competition for state Capital Outlay Funds. (Source: Board of Governors of the California Community Colleges 2010 Policy on Utilization and Space Standards).

Standards for Lab Space by Discipline

There are individual standards for lab space in each instructional program.

TOP Code by Instructional Discipline	ASF per 100 WSCH	TOP Code by Instructional Discipline	ASF per 100 WSCH
100 Agriculture	492	1300 Family & Consumer	257
200 Architecture	257	1400 Law	150
400 Biology	235	1500 Humanities	150
500 Business	128	1600 Library	150
600 Communications	214	1700 Math	150
700 Computer Info Science	171	1800 Military	214
		1900 Physical Science	257
800 Education	321	2000 Psychology	150
900 Engineering	Varies	2100 Public Services	214
1000 Arts	257	2200 Social Science	150
1100 Foreign Language	150	3000 Commercial Services	214
1200 Health	214	4900 Interdisciplinary	257

Enrollment

Enrollment, FTES, WSCH

The following table shows actual and forecasted students over time, including enrollment, Full Time Equivalent Student (FTES) and Weekly Student Contact Hours (WSCH). WSCH is mathematically related to FTES by a factor of 15. The WSCH forecast has been converted for convenience.

Projections of future space needs are based on the State Department of Finance 2017 Long Range Forecast of Enrollment and WSCH for the San Francisco Community College District. It is an annual forecast prepared by the Finance Department, is used as a basis for facilities planning.

The State forecast is based on state-wide data and analysis. The College's Path to 32,000 FTES is independent of the State forecast.

SOURCE

- San Francisco CCD 2017 Long Range Enrollment and WSCH Forecast from State Dept. of Finance, published 2018).

Year	Enrollment	FTES	WSCH
2017	38,473	20,920	313,798
2018	40,605	22,101	331,522
2019	42,856	23,350	350,252
2020	45,231	24,669	370,035
2021	47,738	26,062	390,937
2022	50,384	27,535	413,020
2023	53,177	29,090	436,353
2024	56,124	30,702	460,535
2025	59,235	32,404	486,063
2026	62,518	34,200	513,002



Distributions

WSCH Distribution to District Locations

The following table shows the distribution of forecasted WSCH to the Ocean Campus and all the District location. The WSCH data includes On-Campus and Off-Campus instruction. The ratio is about 60% Ocean, 40% Centers.

SOURCES

- San Francisco CCD 2017 Long Range Enrollment and WSCH Forecast from State Dept. of Finance, published 2018
- San Francisco CCD 2020-24 Five Year Construction Plan, submitted 2018

Location	2017 % District WSCH
364 Alemany Cc Center (Civic Center, Fort Mason)	2.6%
363 San Francisco Downtown Cc Center	5.8%
362 John Adams Cc Center	7.3%
361 San Francisco City College (Ocean Campus)	61.6%
366 John O'Connell Trade Tech Center (Evans)	2.0%
367 Mission Cc Center	8.8%
368 San Francisco District Office Building	0.0%
369 Southeast Center	0.6%
36A Airport Cc Center	0.7%
36B Chinatown-North Beach Center	10.6%

FTEF at District Locations

The following table shows the District's reported forecast of Full Time Equivalent Faculty (FTEF) at each of its locations.

SOURCE

- San Francisco CCD 2020-24 Five Year Construction Plan, submitted 2018

Location	2017 FTEF
364 Alemany Cc Center (Civic Center, Fort Mason)	41
363 San Francisco Downtown Cc Center	92
362 John Adams Cc Center	148
361 San Francisco City College (Ocean Campus)	935
366 John O'Connell Trade Tech Center (Evans)	45
367 Mission Cc Center	130
368 San Francisco District Office Building	0
369 Southeast Center	9
36A Airport Cc Center	16
36B Chinatown-North Beach Center	101

Space Inventory

2017-2018 Space Inventory

The Space Inventory is the College's official database of all its existing facilities. Every space is categorized by location, building, type of space, program user, number of stations, assignable square feet, etc. The State Chancellor's Space Inventory Handbook. The database is maintained in FUSION, a web-based program used and maintained by California Community Colleges.

The Space Inventory is used by the District and by State agencies to track current facilities, and to plan for future facilities to support educational needs, as well as maintenance and operations.

SPACE INVENTORY UPDATES

The Space Inventory is updated annually by the District and submitted to the State Chancellor's Office. It is important to maintain an accurate tally because the data is used in the calculation of capacity load ratios.

SOURCE

- San Francisco CCD 2017-2018 Space Inventory

Campus	Lecture	Lab	Office	Library	AV/TV	Other	Total ASF
364 Alemany Cc Center (Civic Center, Fort Mason)	7,846	18,711	2,962	784	67	18,664	49,034
363 San Francisco Downtown Cc Center	19,521	10,083	6,300	3,523	1,032	8,916	49,375
362 John Adams Cc Center	22,409	22,277	14,846	4,495	12,943	17,617	94,587
361 San Francisco City College (Ocean Campus)	118,684	162,998	121,080	82,823	140,548	106,479	732,612
366 John O'Connell Trade Tech Center (Evans)	9,790	50,678	9,242	0	105	4,468	74,283
367 Mission Cc Center	29,491	26,420	14,974	8,544	9,368	27,786	116,583
368 San Francisco District Office Building	0	0	0	0	0	0	0
369 Southeast Center	5,104	2,559	2,028	1,044	452	1,090	12,277
36A Airport Cc Center	2,229	16,227	3,538	240	0	1,995	24,229
36B Chinatown-North Beach Center	19,596	28,557	12,123	10,262	1,280	23,816	95,634
360 San Francisco CCD Total	234,670	338,510	187,093	111,715	165,795	210,831	1,248,614

Utilization

2017 Capacity Load Ratios

Capacity Load Ratio is a comparison of the capacity of a type of space to the utilization of that space type, expressed in Weekly Student Contact Hours (WSCH). Capacity Load Ratios are calculated for space type categories that are subject to State Standards.

A ratio that is less than 100% indicates that there is a need for more of that space. A ratio of more than 100% indicates that there is more than enough of that space type according to State Standards.

$$\text{Capacity Load Ratio} = \text{Capacity ASF} / \text{Load WSCH}$$

For context, the Facilities Condition Index (FCI) data from Chapter 2 is presented at each campus. The FCI of each building was broken down by room type and compared to the overall assignable square footage for each campus to arrive at a percentage FCI for each room type. The combination of space utilization compared to the quality of each space serves as a basis for recommendations in Chapter 4 for spaces in less than good or fair condition.

SOURCE

- San Francisco CCD 2020-2024 Five Year Construction Plan, submitted 2018
- 2016 State Chancellor's Office Facilities Condition Index Evaluation

		Lecture			Lab			Office			Library			AV/TV		
		Fair	Poor	V. Poor	Fair	Poor	V. Poor	Fair	Poor	V. Poor	Fair	Poor	V. Poor	Fair	Poor	V. Poor
361 San Francisco City College (Ocean Campus)	Cap/Load	148%			223%			121%			90%			60%		
	FCI	34%	37%	29%	21%	29%	50%	28%	45%	27%	87%	11%	2%	98%	2%	-
362 John Adams Cc Center	Cap/Load	231%			352%			51%			41%			-		
	FCI	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-
363 San Francisco Downtown Cc Center	Cap/Load	196%			784%			52%			41%			19%		
	FCI	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-
364 Alemany Cc Center (Civic Center, Fort Mason)	Cap/Load	270%			568%			32%			20%			-		
	FCI	85%	-	15%	11%	-	89%	77%	-	23%	100%	-	0%	0%	-	0%
366 John O'Connell Trade Tech Center (Evans)	Cap/Load	297%			292%			206%			-			10%		
	FCI	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-
367 Mission Cc Center	Cap/Load	250%			529%			102%			65%			30%		
	FCI	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-
368 San Francisco District Office Building	Cap/Load	-			-			-			-			-		
	FCI	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-
369 Southeast Center	Cap/Load	329%			277%			40%			117%			148%		
	FCI	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-
36A Airport Cc Center	Cap/Load	804%			237%			316%			23%			0%		
	FCI	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-
36B Chinatown-North Beach Center	Cap/Load	136%			2105%			86%			65%			24%		
	FCI	100%	-	-	100%	-	-	100%	-	-	100%	-	-	100%	-	-
360 San Francisco CCD, Cumulative	Cap/Load	182%			296%			103%			75%			45%		



4 Recommendations | Ocean

2019 Facilities Master Plan - Ocean Campus



Planning Principles

Student Centered

Facilities planning and development should be driven by the District's Educational Master Plan and focus on student success and student-centered learning. Establish an equitable process of space assignment that supports and furthers educational goals.

Sense of Community

Build a sense of community by supporting collaborative and collegial relationships with comfortable places for study, professional development, events, and informal gathering, both inside and outside. Strengthen connections between the campus, surrounding neighborhood, and to the Centers.

Consistent Quality

All space at every District location should be "good space." Improve or replace facilities to provide an equitable and consistent level of quality and provide ongoing consistent maintenance. Support modern instructional methodologies and program delivery, collaboration within the College community, and efficient management and operations at every location. Utilize total cost of ownership analysis to develop facilities that are cost effective to construct and maintain.

Dynamic Hubs

Organize the Ocean campus, Centers, and individual buildings to support innovative collaboration between related functions. Create a convenient flow of instruction, services, and work to maximize utilization, and to expose students to related fields of interest. A one-stop shop for students includes grouping Student Development into a single building to share spaces with functions that require similar facilities.

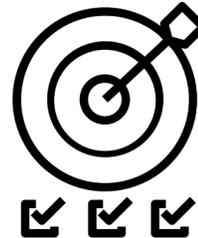
STUDENT CENTERED



SENSE OF COMMUNITY



CONSISTENT QUALITY



DYNAMIC HUBS



Planning Principles (continued)

Alternative Transportation

Encourage the use of alternative modes of transportation including, but not limited to, BART, Muni, bicycles, and walking. Accommodate safe transitions from transit/bikes to pedestrian circulation. Provide convenient connections and parking between transit stops and campus destinations. Develop safe routes for on-campus bike and pedestrian circulation and secure parking for bikes. Encourage the use of ride and bike share programs, carpools, transit incentives, and electric vehicles.

Optimize Space

Reprogram or reconfigure existing spaces and develop new facilities to create a mix of space types and sizes (classrooms, labs, offices, libraries/study, AVTV instructional media, etc.) that meet State standards for California community colleges. Repurpose or eliminate excess space. Ensure all spaces have adequate technology capabilities to support current and future needs, including establishing technology hubs outside. Support modern instructional methodologies, program delivery, and appropriate capacity. Provide built-in flexibility for future reorganization to meet changing needs and take advantage of opportunities to highlight and enhance the spectacular 360-degree views to and from the Ocean Campus.

Sustainable and Resilient

Upgrade, operate, and develop facilities in accordance with the District's Sustainability Plan and strive to achieve Zero Net Energy campus-wide. Expand the District's ability to be resilient to climate change. Ensure standards, contracts, and maintenance procedures prioritize sustainable practices, including landscaping and purchasing. Incorporate resilience and sustainable education and awareness in signage and District materials.

Welcoming and Accessible

Develop facilities and site improvements to make it easy to 'find your way' from here to there. Create pathways and locate functions in a safe, convenient, logical organization of routes, buildings, and usable open spaces for pedestrians and vehicular traffic. Develop and utilize universal accessible design standards and practices exemplifying high quality well-integrated urban design. At the Ocean Campus, this includes designing buildings and site improvements to overcome the topography, such as orienting buildings on the same level and providing bridges, elevators, etc. Provide consistent branding at every location in graphics, signage, and other visual cues important to wayfinding.

ALTERNATIVE TRANSPORTATION



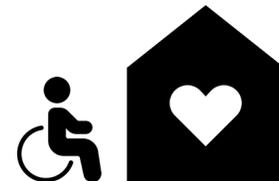
OPTIMIZE SPACE



SUSTAINABLE & RESILIENT



WELCOMING & ACCESSIBLE



Planning Concept

Flatten

Shift activity away from the lower level and toward the middle level, so users feel like they are traversing a more flat campus. Remove bungalows from the lower level.

Orient

Take advantage of the natural loop route around City College Hill at the middle level to orient and connect campus development. Users will experience a more flat pathway.

Balance

Locate instruction and support services around the existing loop of City College Hill.

Organize

Locate core services and instruction on the middle level.
Concentrate PE/Athletics and campus support services on the lower level.

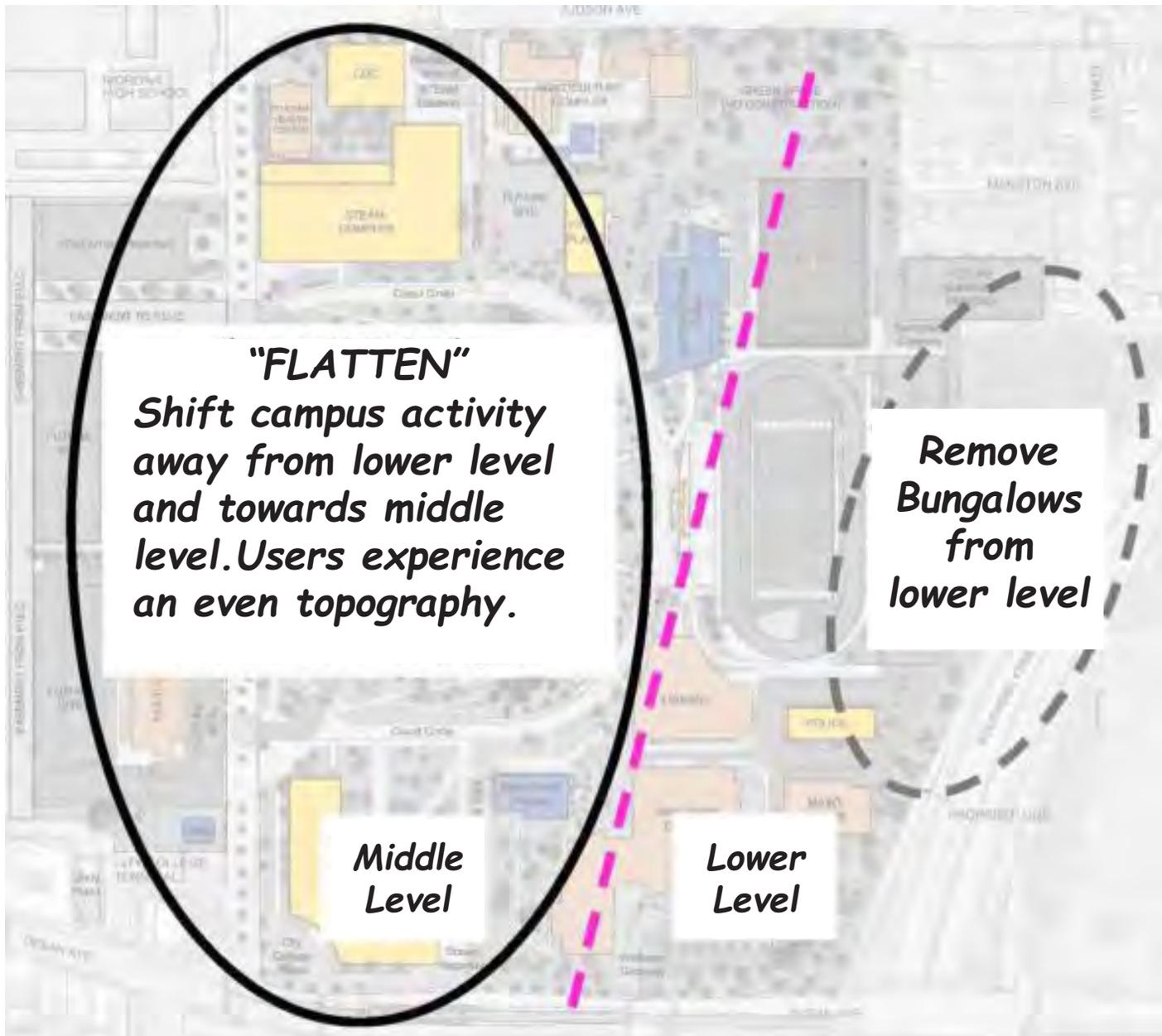
Identify

Re-imagine Frida Kahlo Way as an immersive panorama of City College of San Francisco, steeped in historical tradition, world-class art, and forward-thinking learners.

Relate

Involve and invite the surrounding community to recognize and visit the Ocean Campus as part of the fabric of the neighborhood.



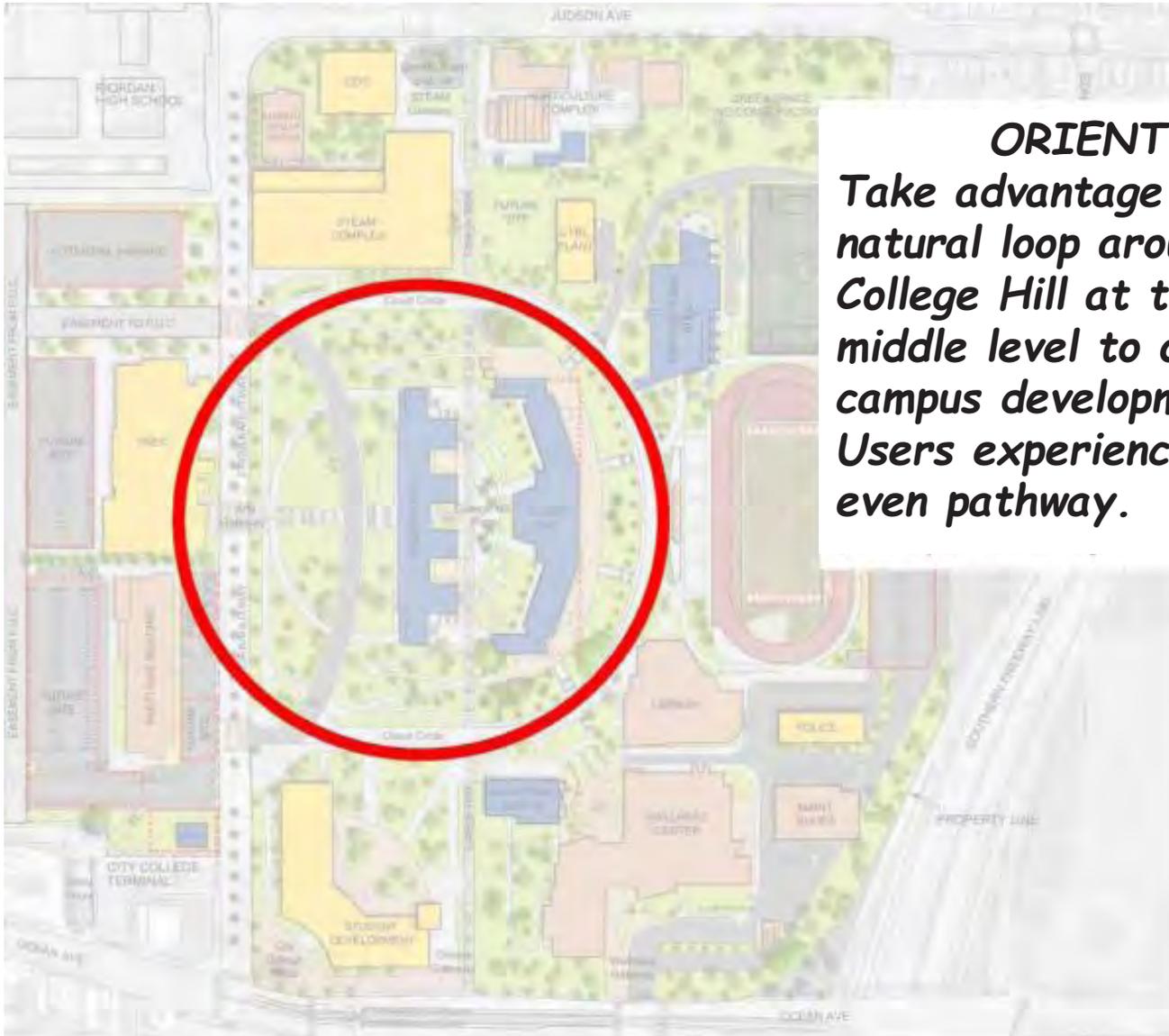


"FLATTEN"
Shift campus activity away from lower level and towards middle level. Users experience an even topography.

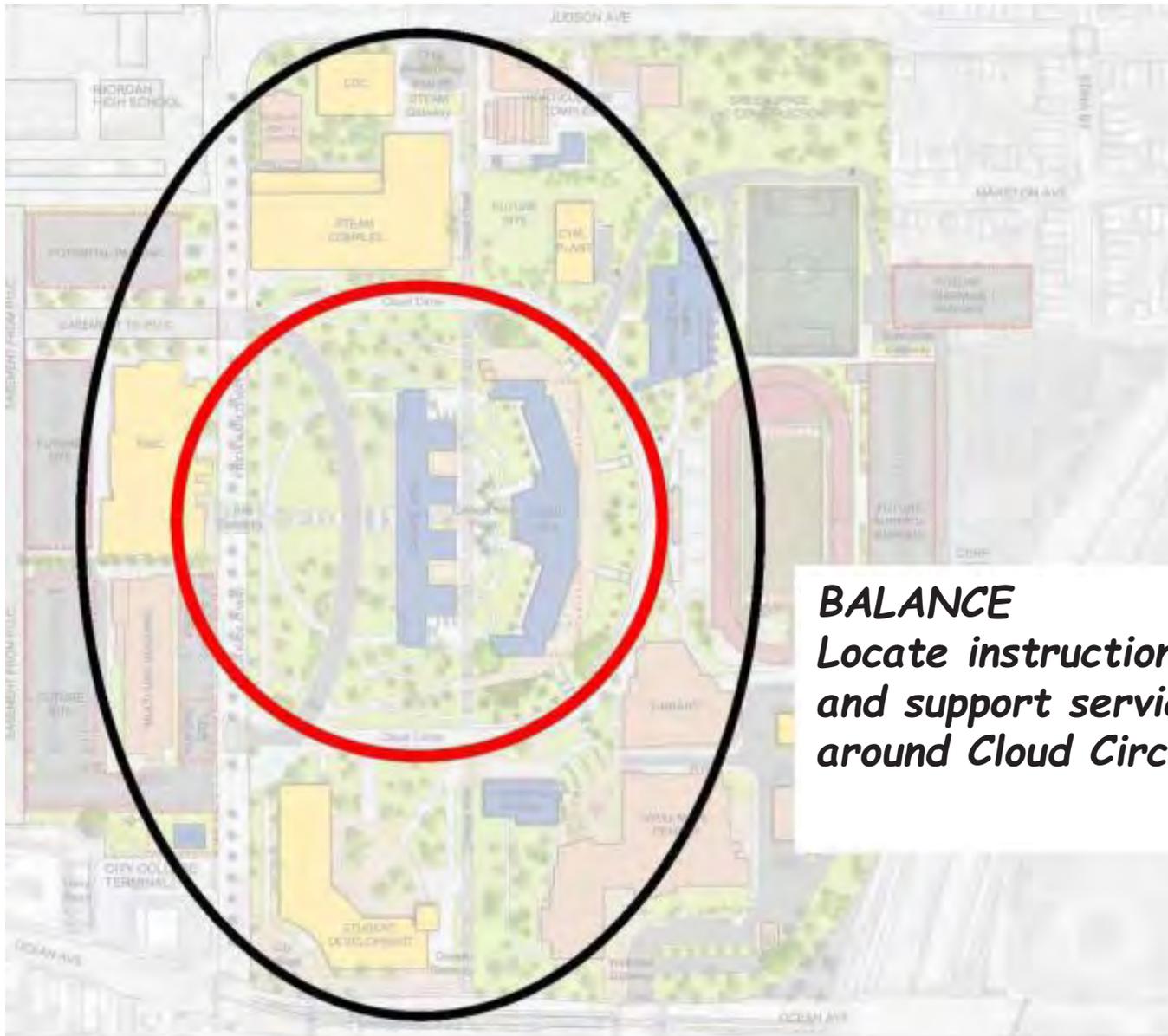
Remove Bungalows from lower level

Middle Level

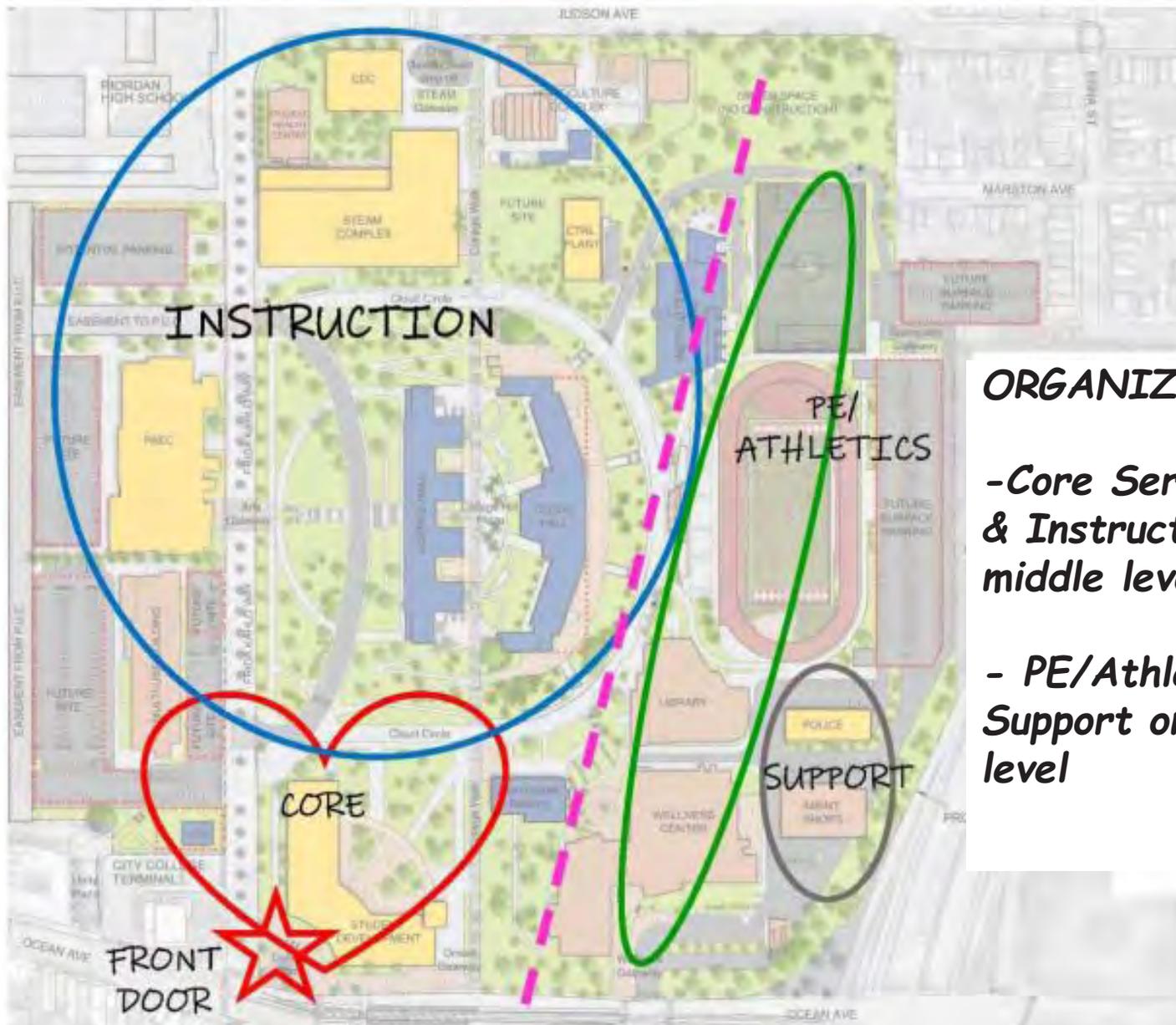
Lower Level



ORIENT
Take advantage of the natural loop around College Hill at the middle level to orient campus development. Users experience an even pathway.



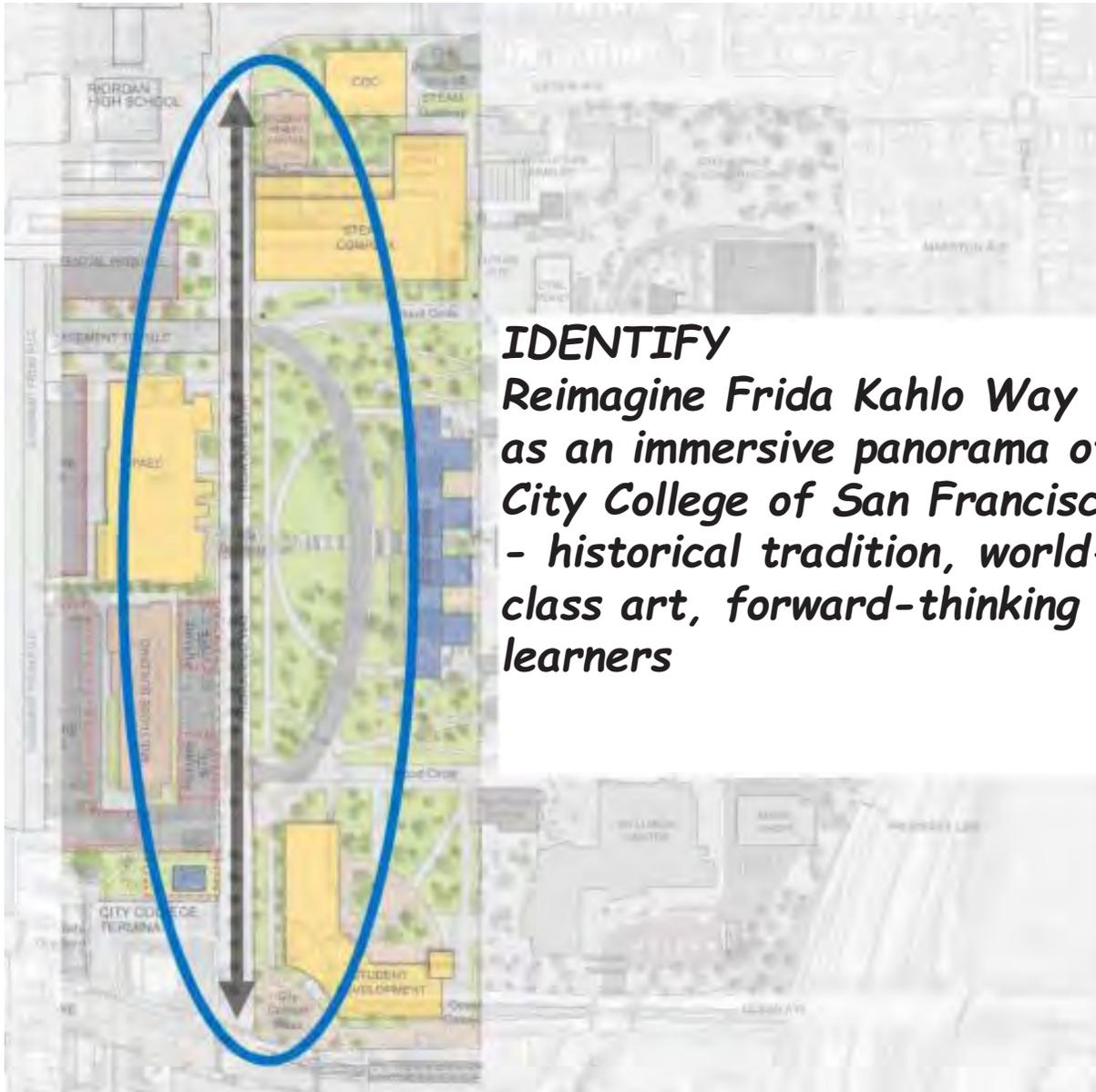
BALANCE
*Locate instruction
and support services
around Cloud Circle*



ORGANIZE

-Core Services & Instruction on middle level

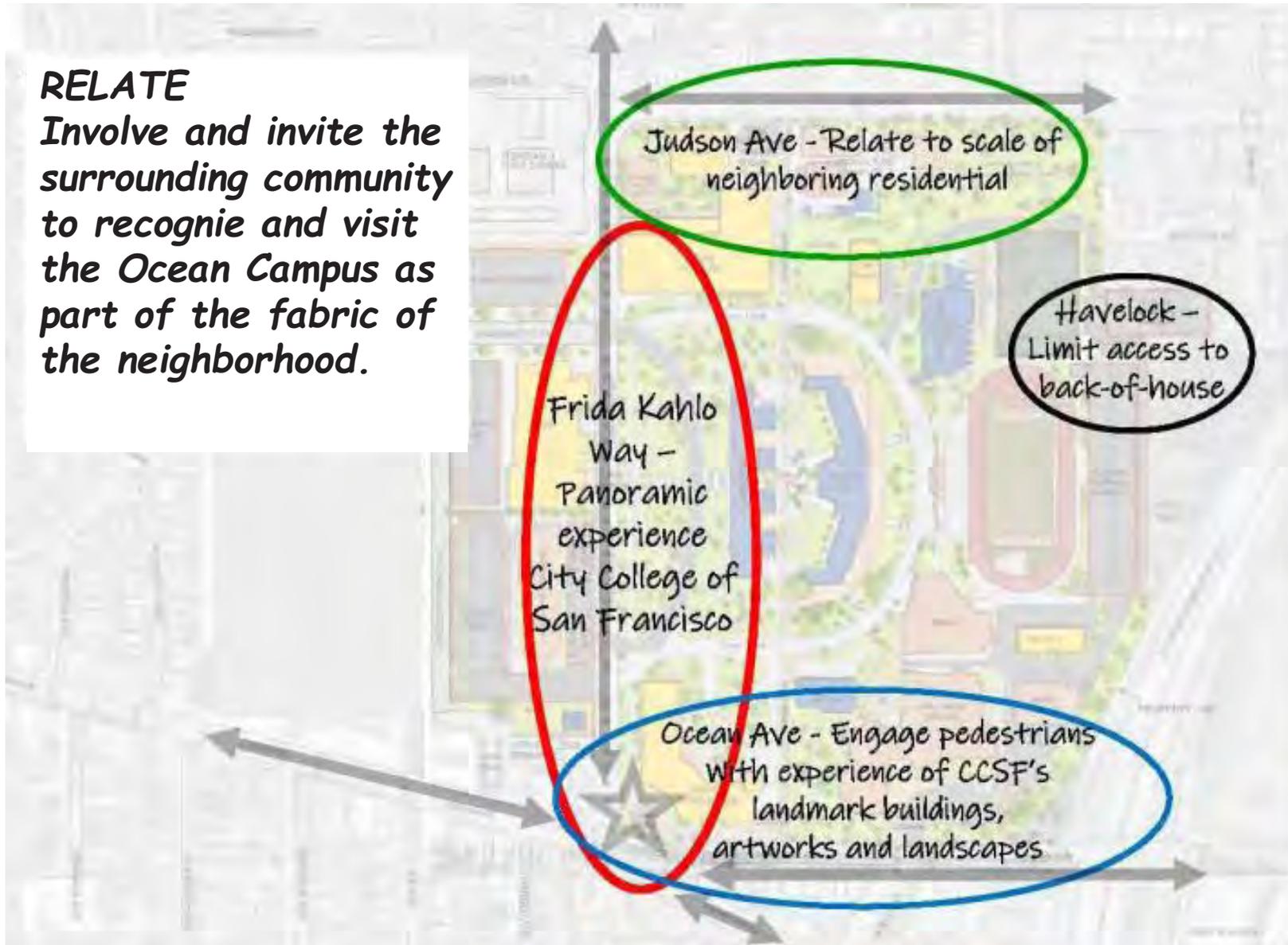
- PE/Athletics & Support on lower level



IDENTIFY
*Reimagine Frida Kahlo Way
as an immersive panorama of
City College of San Francisco
- historical tradition, world-
class art, forward-thinking
learners*

RELATE

Involve and invite the surrounding community to recognize and visit the Ocean Campus as part of the fabric of the neighborhood.



Planning Concept

Neighborhoods with Active Centers

Neighborhoods

Re-orient campus activity toward the middle level so that the campus feels like it is more flat. Identify zones for key campus functions. Remove bungalows from the lower level.

Front Door

The Front Door for new students is prominent at the intersection of Ocean Avenue and Frida Kahlo Way. It is the portal that leads to the educational space and programs for student success in the new Student Development Center.

Core Services

Core services is comprised of functions that are utilized by almost all campus users. Core functions are clustered with a flow to student support services, Library, Student Union (Cafeteria, Student Activities, Resource Centers, Bookstore), Student Health and the Childcare Center.

Instruction

The neighborhood includes flexible instructional facilities that can support many disciplines.

PE/Athletics

The area encompasses the Wellness Center, Rush Stadium and fields.

Administration

The area may include administrative functions for the District and Ocean Campus.

Campus Support

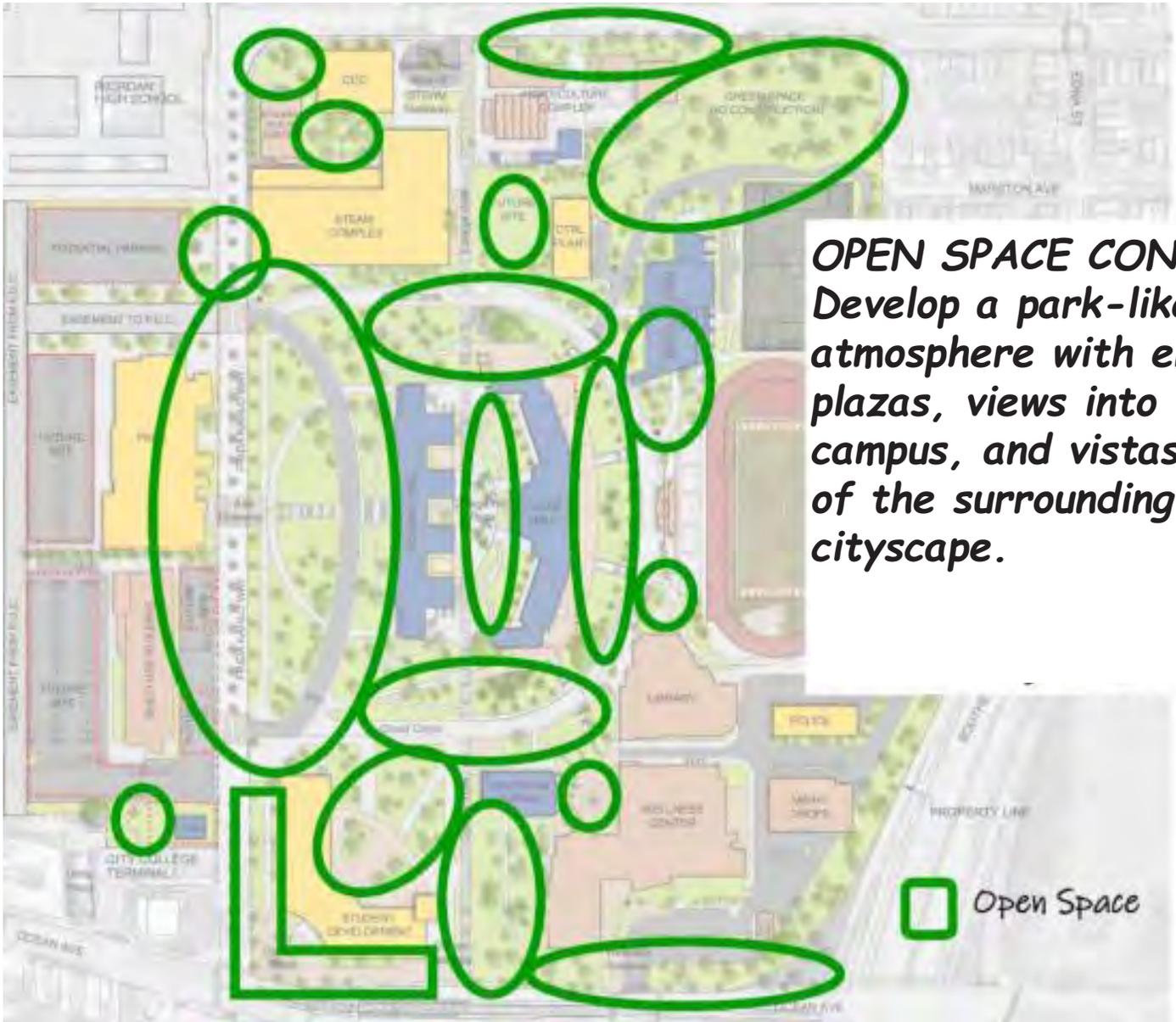
Functions include Information Technology Services, Receiving, Building and Grounds (B&G), Public Safety/Campus Police and the Central Utility Plant.



Activity Centers

Apply the principle of Dynamic Hubs to create centers of activity at key locations, providing comfortable indoor/outdoor spaces for gathering, collaboration, food, and information connectivity. Provide outdoor protection from the weather. There are potential locations to serve each of the neighborhoods.





OPEN SPACE CONCEPT
Develop a park-like atmosphere with engaging plazas, views into the campus, and vistas of the surrounding cityscape.

Park-Like Atmosphere

City College is proud of the park-like atmosphere of the Ocean Campus. Usable open space supports the goal of providing a campus-wide environment for learning. It can also bridge the distance between destinations and levels of campus topography.

- Support an indoor/outdoor learning experience by integrating usable open space with every building and neighborhood. Use landscaping, hardscape and site furniture to create comfortable rooms and in-between places for a variety of active and passive uses.
- Create neighborhood activity centers and scalable dynamic hubs throughout the campus with indoor/outdoor gathering, collaboration space and information connectivity.
- Provide protection from extreme and changing weather on the Ocean Campus. Create comfortable places for informal gathering, individual and group study. Provide spaces for formal College and community events. Each area should be supported with nearby staging, prep and storage.
- Develop usable open space to facilitate convenient circulation between campus levels. Provide access to usable open space by creating connections to pedestrian walkways.
- Take advantage of opportunities to highlight and enhance the spectacular 360-degree views to and from the Ocean Campus.
- Highlight the College's art collection in open spaces.
- Create a Landscape Master Plan based on the Facilities Master Plan.

Key Open Spaces

City College Plaza and Ocean Avenue Street Front

The new plaza in front of the new Student Development Center at the corner of Ocean and Frida Kahlo Way, along with the street front on Ocean Avenue, will be the most prominent face of the campus to the nearby and regional community.

- Create a Front Door to Learning that will orient users and visitors. Distinguish the Front Door from the prominent façade of the Wellness Center.
- Free Speech Area – Support City College's tradition of public discourse by providing a photogenic setting for gathering, marching and speaking.
- Support a convenient, safe and pleasant experience for pedestrians, bicyclists, and drivers on Ocean Avenue.
- Identify the campus and relate it to the community. The plaza is an important opportunity to publicize College programs, events and accomplishments, and to display College art.
- Create intuitive pathways into the campus at the front door and at the Ocean Gateway. Provide an easy pedestrian transition from Ocean Avenue to the middle level of the campus.
- Provide visibility to the gateways from transit stops on Ocean Avenue.
- Provide identification and directional signage for pedestrians and drivers.

City College Panorama

Create an immersive panorama of City College of San Francisco along the length of Frida Kahlo Way. The view of the Ocean Campus along Frida Kahlo Way has traditionally been marked on the east side by the iconic façade of Science Hall, with its grand stair set in a sweeping lawn. Magnify the look and feel of a monumental on-campus experience with new facilities including the Student Development Center, Performing Arts Education Center and the STEAM Complex.

- Develop a gateway at City College Plaza in front of the new Student Development Center, creating a welcome to Frida Kahlo Way.
- Provide a sense of arrival at CCSF at the gateway from Unity Plaza.
- Promote a pedestrian promenade on both sides of Frida Kahlo Way, completing the loop of Cloud Circle around City College Hill.
- Showcase the views of Science Hall and the Performing Arts Education Center as they work together to frame the space around Frida Kahlo Way.
- Create a landmark viewing plaza that draws attention to the mural of Pan American Unity at the new PAEC, providing protection from the cold and windy micro-climate.
- Designate an indoor/outdoor activity hub that links the new theater and PAEC instructional support to food service and meeting rooms in the Multi Use Building.
- Design a landscaping plan to frame the views and provide a more human-scale of landscaping to enhance pedestrian pathways.
- Maintain and enhance displays of College art.
- Enhance crosswalks and gateways.
- There is a potential to construct a raised walkway, which would facilitate pedestrian crossing and identify the campus.
- Use signage to identify the campus and buildings, and to direct pedestrians.

Student Development Plaza

The plaza on the northeast side of the new Student Development Center will re-imagine the existing Ram Plaza. It will be the largest event space at the middle level.

- Develop the plaza to support campus events and informal gathering. Provide a support space in the new building for catering, event prep and storage.
- Infuse the new plaza with the identity, culture, history and traditions of City College.
- Develop the plaza to connect the nearby gateways with pathways including Cloud Circle and College Walk.

Cloud Plaza

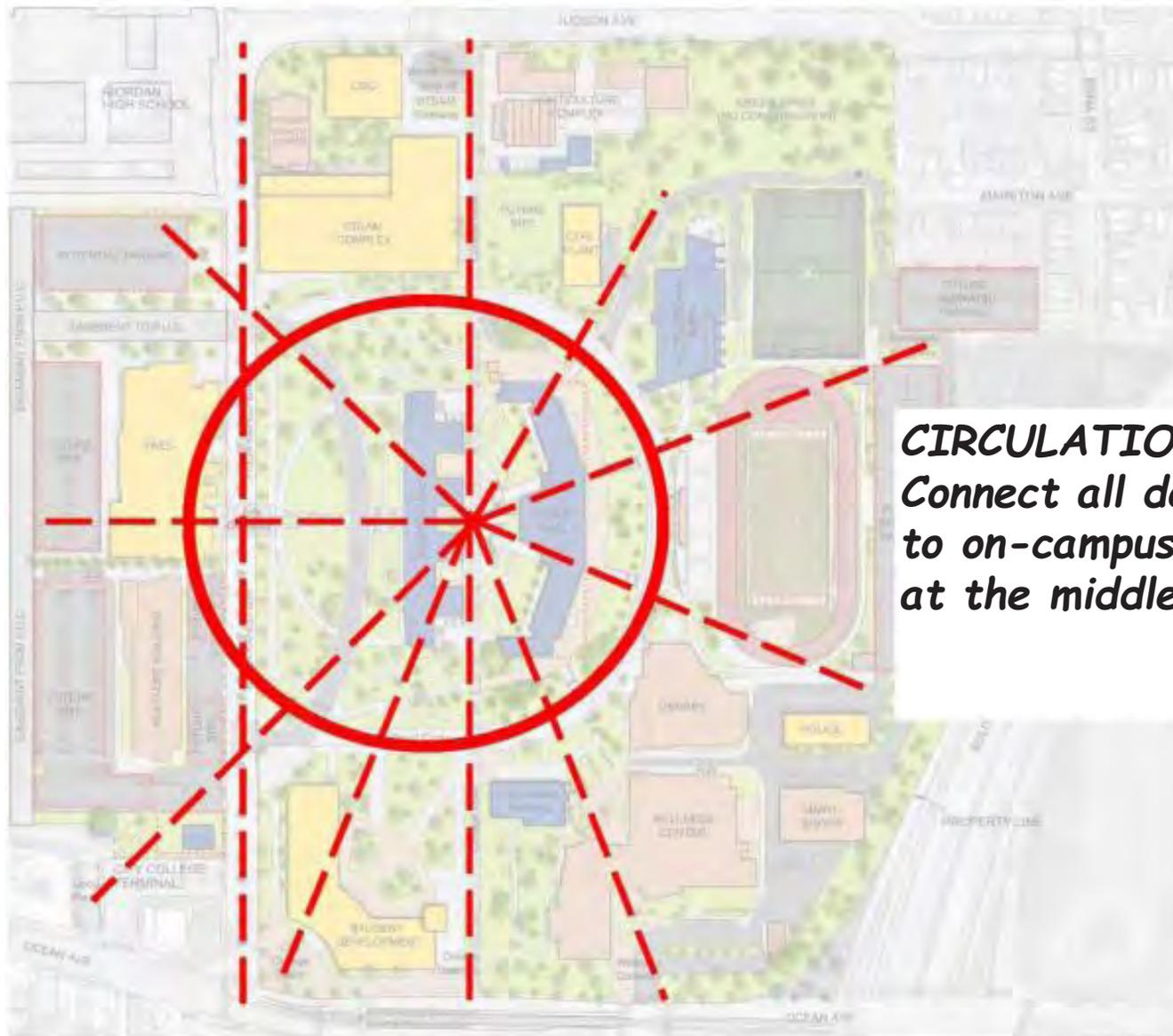
- Create a new plaza on the east side of Cloud Hall to ease access from Cloud Circle at the middle level, to new elevators on the exterior of the building, to the top of City College Hill.

STEAM Plaza

- Develop a comfortable, human-scale plaza as part of an activity hub near the new STEAM Complex. This will replace favorite outdoor rooms that will be eliminated when existing buildings are removed.

Wellness Plaza

- Maintain the Wellness Plaza on the lower level.



CIRCULATION CONCEPT
Connect all destinations
to on-campus circulation
at the middle level.

Flatten the Campus

The idea of the Circulation Concept is to connect all destinations to on-campus circulation at the middle level. Campus facilities and circulation are oriented toward the flat level at Cloud Circle and Frida Kahlo Way.

Accessibility

- Utilize universal design principles in all future and renovation projects
- Plan and design future buildings to limit dependency on elevators, including accessible ramps to evacuate buildings and locating accessibility services on main floors of buildings for ease of access
- Explore options for shuttling from BART to Ocean, around Ocean campus, and from Ocean to other centers
- Design buildings with intuitive wayfinding, including room numbers, maps, and color coding
- Provide training and require faculty to make online courses accessible and friendly to screen readers for visually impaired students

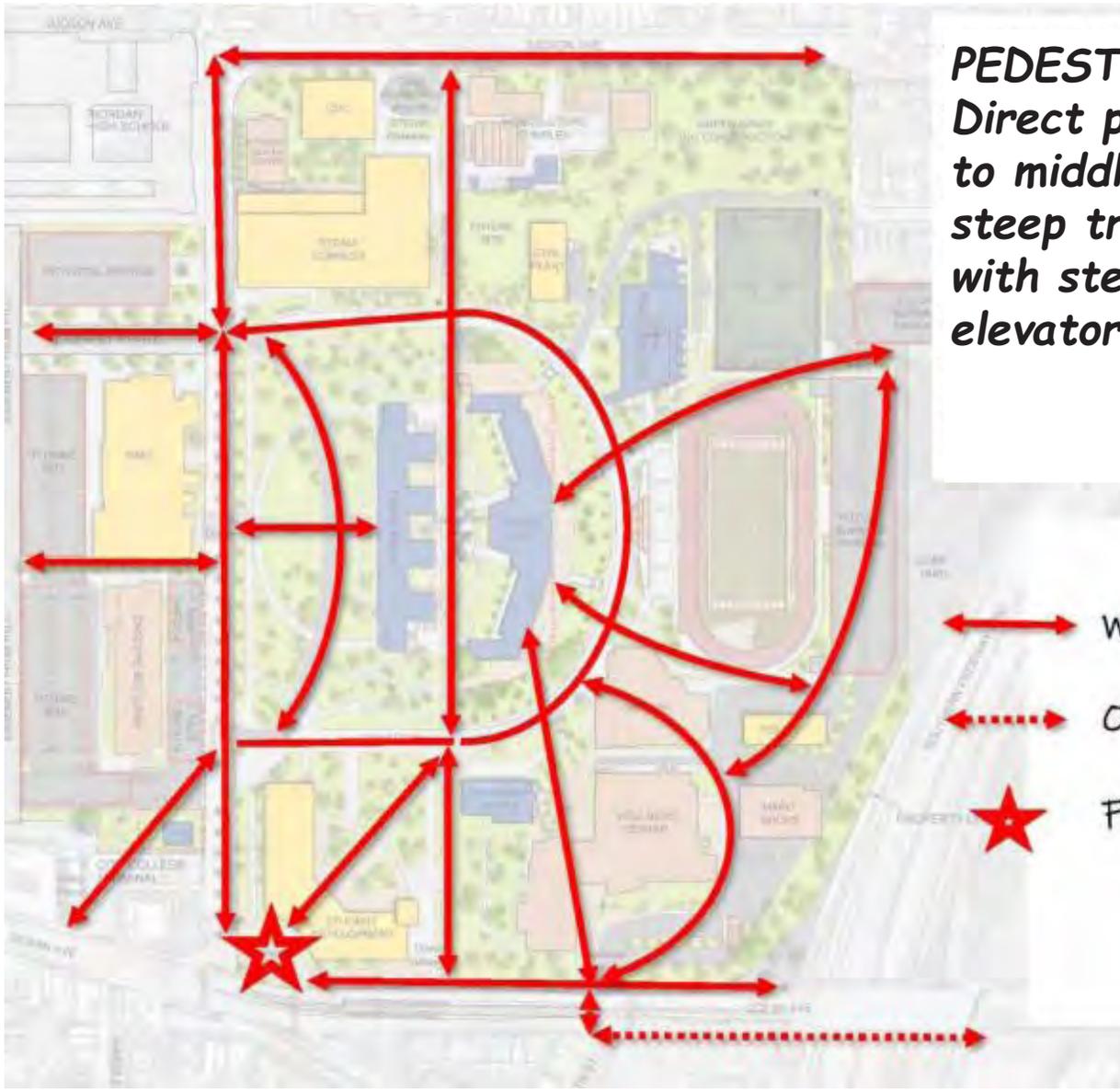




GATEWAYS -
 Activate the principle of Welcoming and Accessible campus with recognizable gateways to the middle level.

↔ Gateway Route

★ Campus Gateway



PEDESTRIANS
 Direct pedestrians
 to middle level. Ease
 steep transitions
 with steps and indoor
 elevators.

-  Walkway
-  Off-campus Walkway
-  Front Door

Pedestrian Circulation

Orient to Middle Level

- Develop Cloud Circle as the main circulation loop for the entire campus, re-orient development around Cloud Circle on the middle level. Re-invent Cloud Circle as a pedestrian-oriented promenade that also serves limited vehicular traffic.
- Realign North Drive to align with Cloud Circle to simplify pedestrian crossings at Cloud Circle. This will move pedestrian traffic closer to the future PAEC and center of the campus, rather than forcing a crossing at the Student Health Center then walking south to Cloud Circle. Prior to finalizing the location of North Drive, a recommendation that prioritizes safety and minimizes traffic impact will be reviewed for shared governance opinion.
- Realign North Drive to create a signalized walkway prioritizing pedestrians. Pedestrians currently cross Frida Kahlo Way without using the current northern traffic crosswalk to get to Cloud Circle.
- Reset the orientation and density of the campus facilities from the summit of City College Hill by connecting future development to a re-imagined Cloud Circle at the middle level.
- Shift the capacity of on-campus parking to the middle level on the east and west sides of Frida Kahlo Way. Develop east surface parking to facilitate direct access to the middle level.
- Eliminate high-use functions on the lower level of the campus, including instruction and support services in the bungalows on the east side.
- Build elevators to facilitate pathways between the lower and middle campus levels.
- Develop the site around Student Development Center and provide an elevator to create an easy route between Ocean Avenue and the middle level.
- Organize functions by neighborhoods to bring an intuitive order and direct connections between gateways and destinations at the middle level.
- Use signage and visual landmarks in buildings and landscaping to direct users to destinations.

Immersive Panorama on Frida Kahlo Way

- Extend Cloud Circle across Frida Kahlo Way to create an immersive panoramic experience of the Ocean Campus, with human-scale pedestrian walkways, landmark gateway entrances, and a signature viewing plaza in front of the mural of Pan American Unity.
- Emphasize the pedestrian orientation of the street with, for example, raised crosswalks and an elevated walkway across the street.

Restrict Vehicular Circulation on Cloud Circle

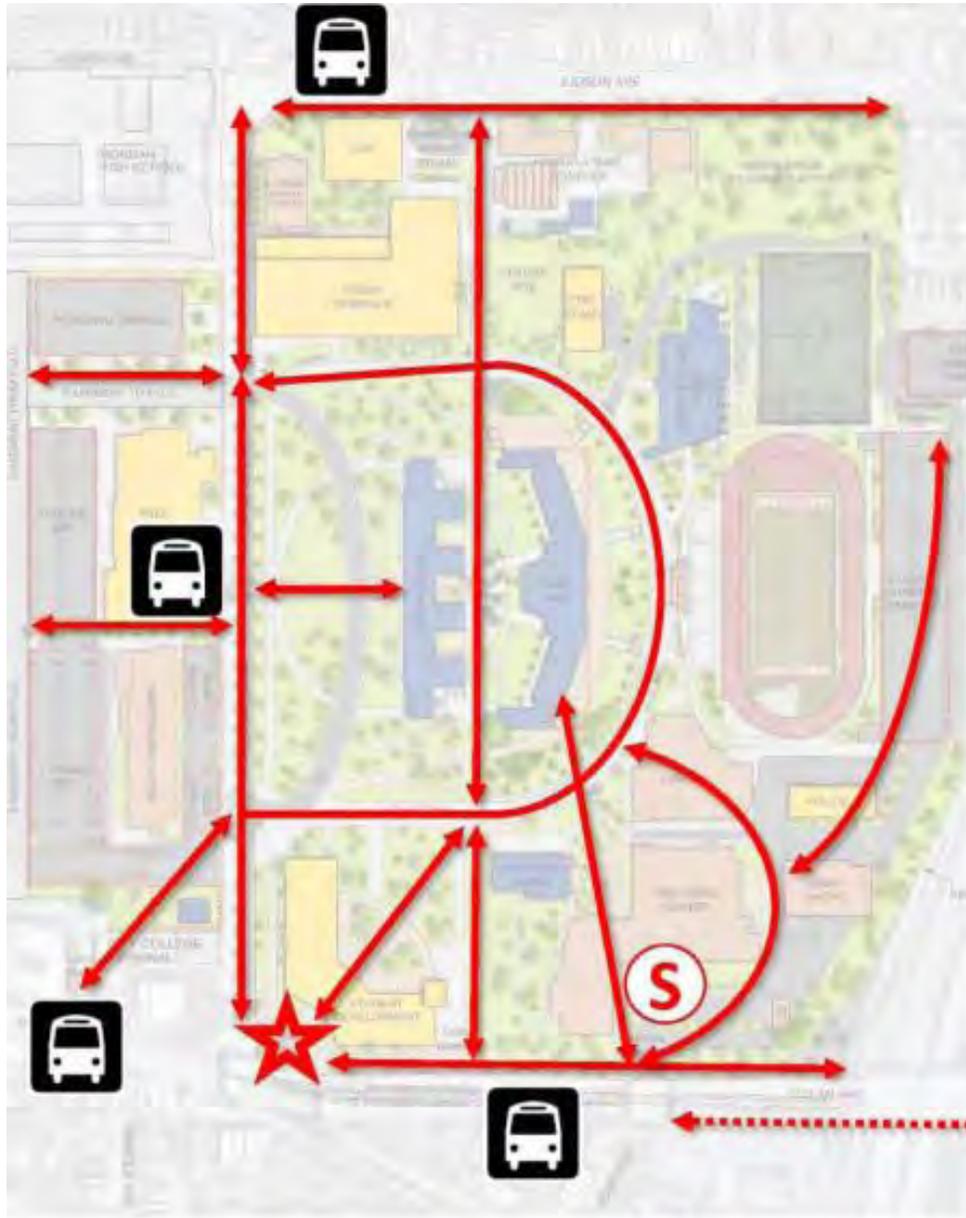
- Restrict vehicular traffic on Cloud Circle to service and emergency transport.
- Eliminate general vehicular traffic on Cloud Circle to support a new focus on safe pedestrian circulation on the middle level.

Reorient Parking Capacity, Minimize Vehicular Circulation

- Shift on-campus parking capacity to the West Parking Structure North of the PAEC with surface parking capacity regained after bungalow removal to support peak demand at the East side of campus below the football fields.
- North Drive realignment with Cloud Circle will accommodate efficient access for College staff, students and faculty to the proposed CCSF Parking Garage and permit access to future PAEC loading area and CCSF parking adjacent to the MUB.



Student crossing Frida Kahlo Way without crosswalk to get to Cloud Circle.



TRANSIT -
 Direct pedestrians
 to primary pathways
 at the middle level.
 Ease steep transitions
 with steps & elevators
 inside buildings.

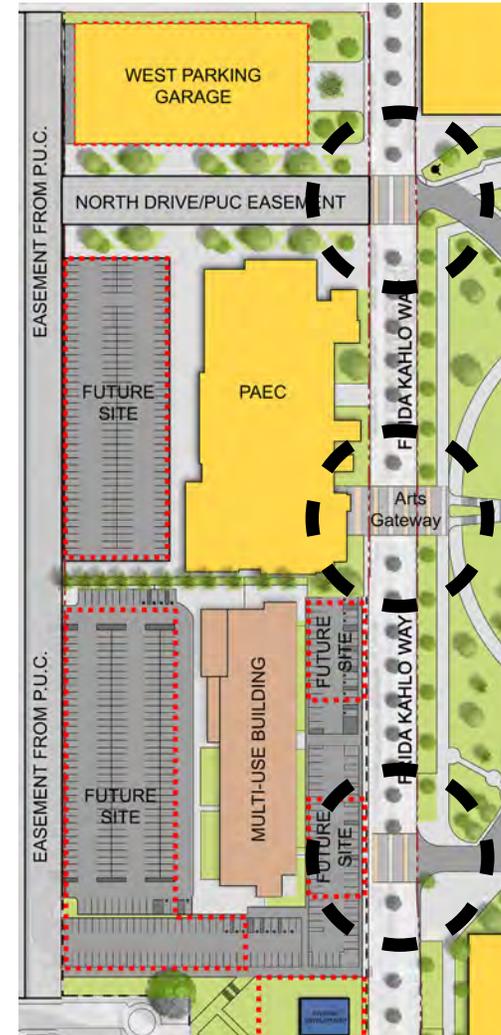
-  Pathway
-  Off-campus Pathway
-  Front Door
-  Transit Stop
-  BART Station
-  CCSF Shuttle Stop

Transit Friendly

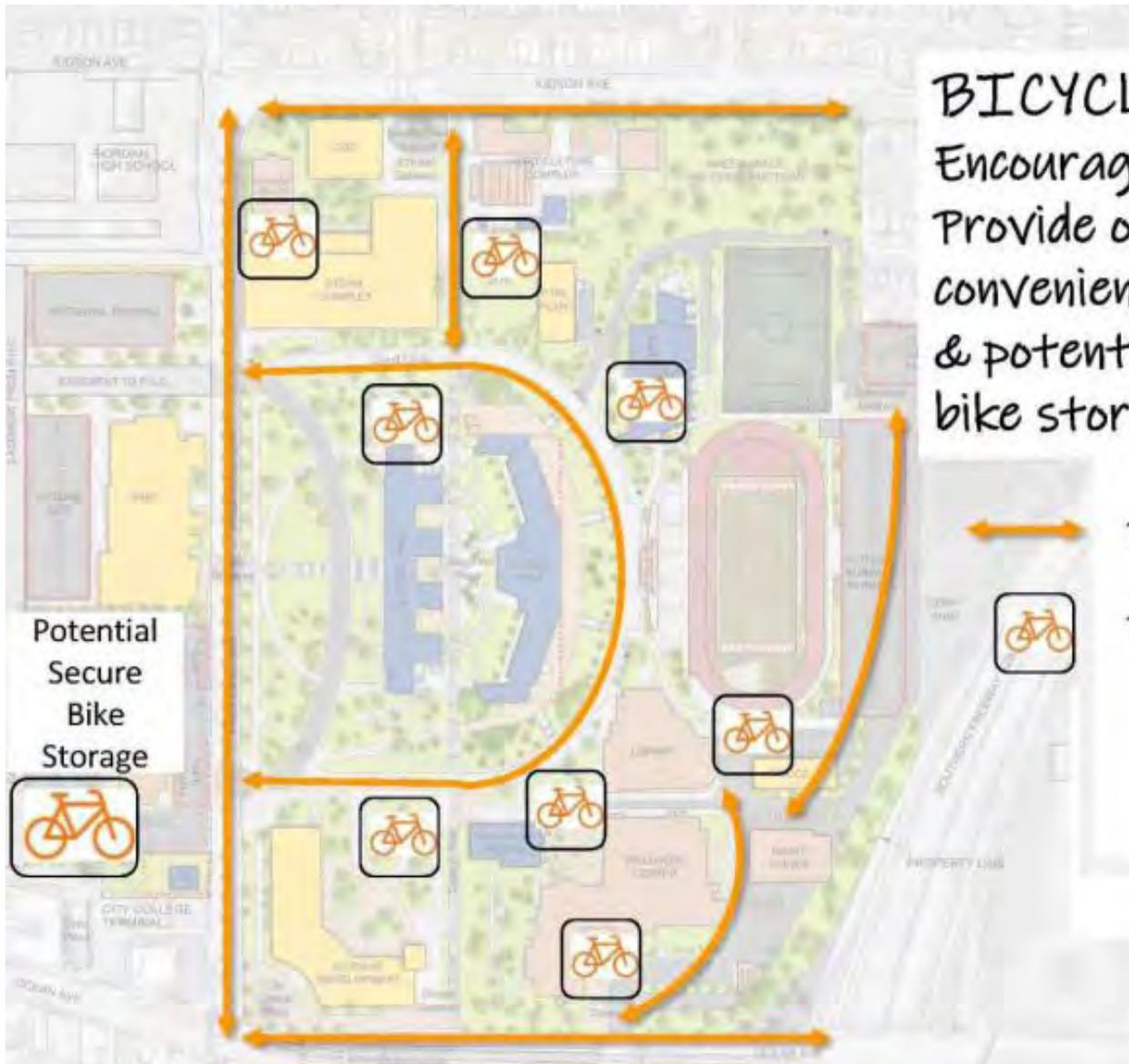
Direct pedestrians to primary pathways at the middle level. Ease steep transitions with steps and elevators inside buildings.

“Transit First” policies in the San Francisco Bay Area have created a transit-rich environment. City and regional agencies have worked closely with the College to serve the Ocean Campus. Access to public transit is key to successful transportation demand management that offsets the anticipated decrease in parking capacity due to the elimination of the Lower Reservoir lot.

- Develop well-marked and convenient pathways between transit stops and campus gateways.
- Provide on-campus stops for paratransit on Cloud Circle.
- Develop landmarks in buildings and landscaping to facilitate wayfinding.
- Orient active hubs of instruction and student support services toward transit stops.
- Provide signage to orient and guide transit users.
- Locate signs at key points on the campus to publicize the availability and convenience of transit connections to other parts of the city and region.
- Provide preferred parking for carshare vehicles.
- A transportation demand study will be forthcoming by the College.



Anticipated pedestrian crossings on Frida Kahlo Way



BICYCLES -

Encourage bike ridership -
 Provide on-campus routes,
 convenient bike parking
 & potential secure
 bike storage.



Bike Route



Bicycle Parking

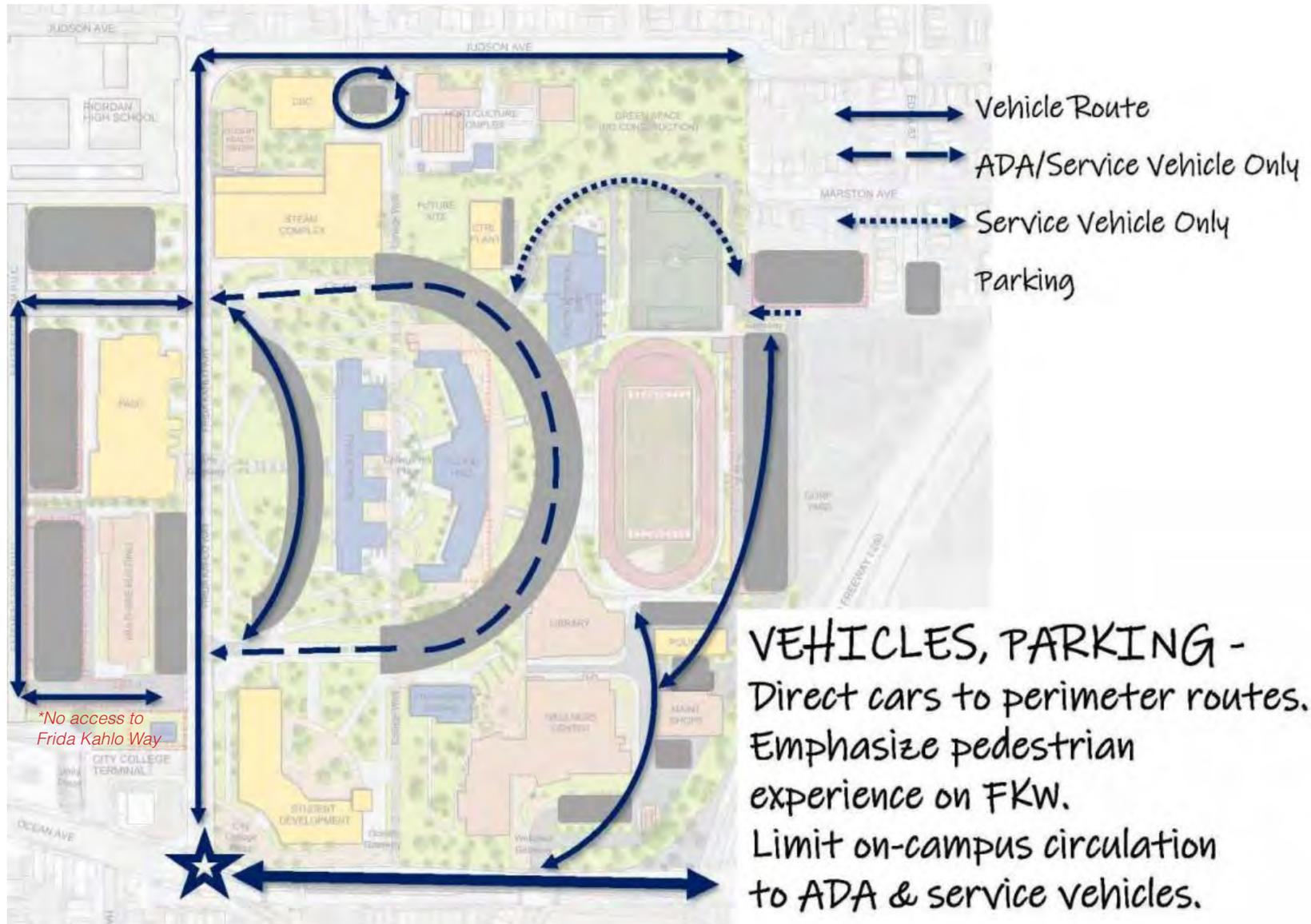
Bicycle Friendly

Encourage bike ridership by providing on-campus routes, convenient parking and a secure bike barn.

Public bicycle infrastructure is well-developed and coordinated with public transportation. It is an important factor in the success of Transportation Demand Management for the Ocean Campus.

- Create safe, continuous pathways from campus gateways to Cloud Circle, the main circulation route at the middle level, around which most campus development will be oriented.
- Develop designated bike routes to minimize conflicts between bikes, pedestrians, and vehicles.
- Coordinate with the City to link on-campus bike and public bike routes.
- Facilitate the combined use of public transit and bikes by providing bike routes between campus routes and transit stops.
- Provide safe and secure bike parking at key destinations, with enough area for maneuvering.
- Provide signage at key points on the campus to orient bike users and direct them to bike routes, secure parking, showers and the bike barn.
- Provide signage at key points on campus to publicize the convenience of bike travel and transit connections. Connect the campus to community resources for bike share services.
- Consider providing a location for regional bike share services with convenient access for members of the CCSF community, residents and neighbors.
- Consider developing secure bike barns.
- Provide access to shower facilities in the Wellness Center for bike users.
- There is a potential to provide a bike-friendly elevator in the new West Parking Structure.





Vehicles and Parking at the Perimeter

Direct cars to routes at the perimeter of the campus. Emphasize a more pedestrian atmosphere on Frida Kahlo Way. Limit on-campus circulation to ADA and service vehicles.

There will always be a need for vehicle parking on the Ocean Campus. While many parts of the San Francisco Bay Area are well-served by public transit, there will always be users for whom vehicles are the most practical mode of transportation. Also, the Public Utilities Commission is currently considering the development of housing on the Lower Balboa Reservoir. The College and PUC are working together to address the future parking needs for the Ocean Campus.

It is recommended that the Transportation Demand Management (TDM) study that is currently being conducted is incorporated into a full TDM program. The goal of this program would be to actively reduce single-driver trips to the campus through alternative means. These considerations will be important to the development of a successful transportation demand management strategy.

- Provide parking for carpool and carshare vehicles, bicycles, and shared bicycles.

Potential Parking Sites

Sites for potential parking are identified on the Facilities Master Plan graphic for the Ocean Campus

- Parking will be located adjacent to the Performing Arts Education Center.

Drop-Offs and Short-Term Parking

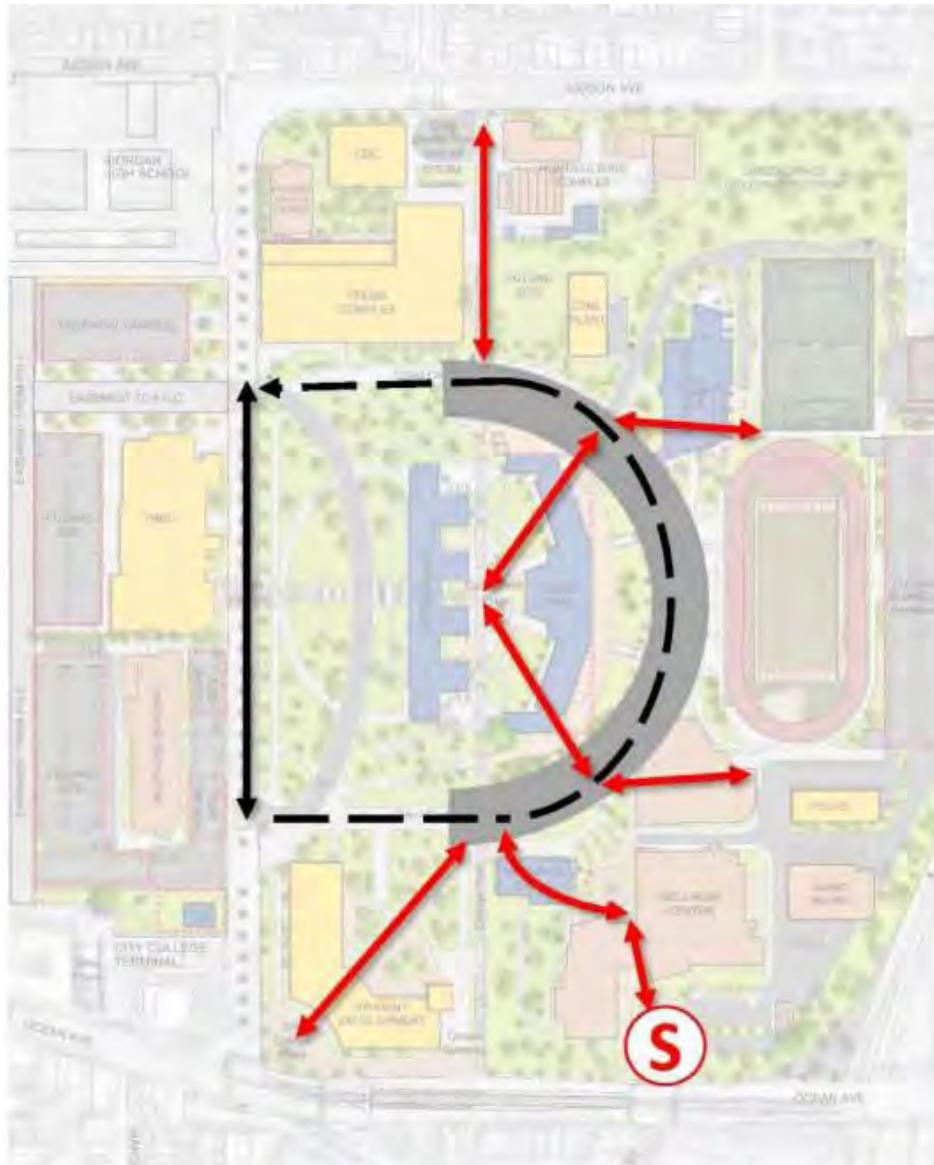
- A general drop-off will be developed at the Wellness Gateway.
- A drop-off and short-term parking for the Childcare Center will be located at the STEAM Gateway on Judson Avenue.

Carpool and Carshare Parking

- Appropriate on-campus locations will be designated to park carpool and carshare vehicles.

Fleet Parking

- Parking for fleet vehicles will be located at the Central Shops Building.
- Parking for security vehicles will be located at the Campus Police Building.



ACCESSIBILITY -

- Accessible route on the middle level for ADA pathway, ADA parking, paratransit vehicles.
- Elevators in buildings to circulate between campus levels.
- ADA parking near buildings in general parking areas.



Accessibility

Universal Access to the Middle Level

Consistent with the principle of “Welcoming and Accessible,” orient accessible pathways to the middle level of the campus. Add more elevators in existing and new buildings to provide convenient transitions to the upper and lower levels.

Universal Accessible Loop

- Enhance the loop of Cloud Circle and Frida Kahlo Way as an accessible route on the middle level. Transform the identity of Cloud Circle to a primarily pedestrian route. Restrict the use of Cloud Circle to paratransit vehicles, ADA parking, and service vehicles.

Elevator in Buildings

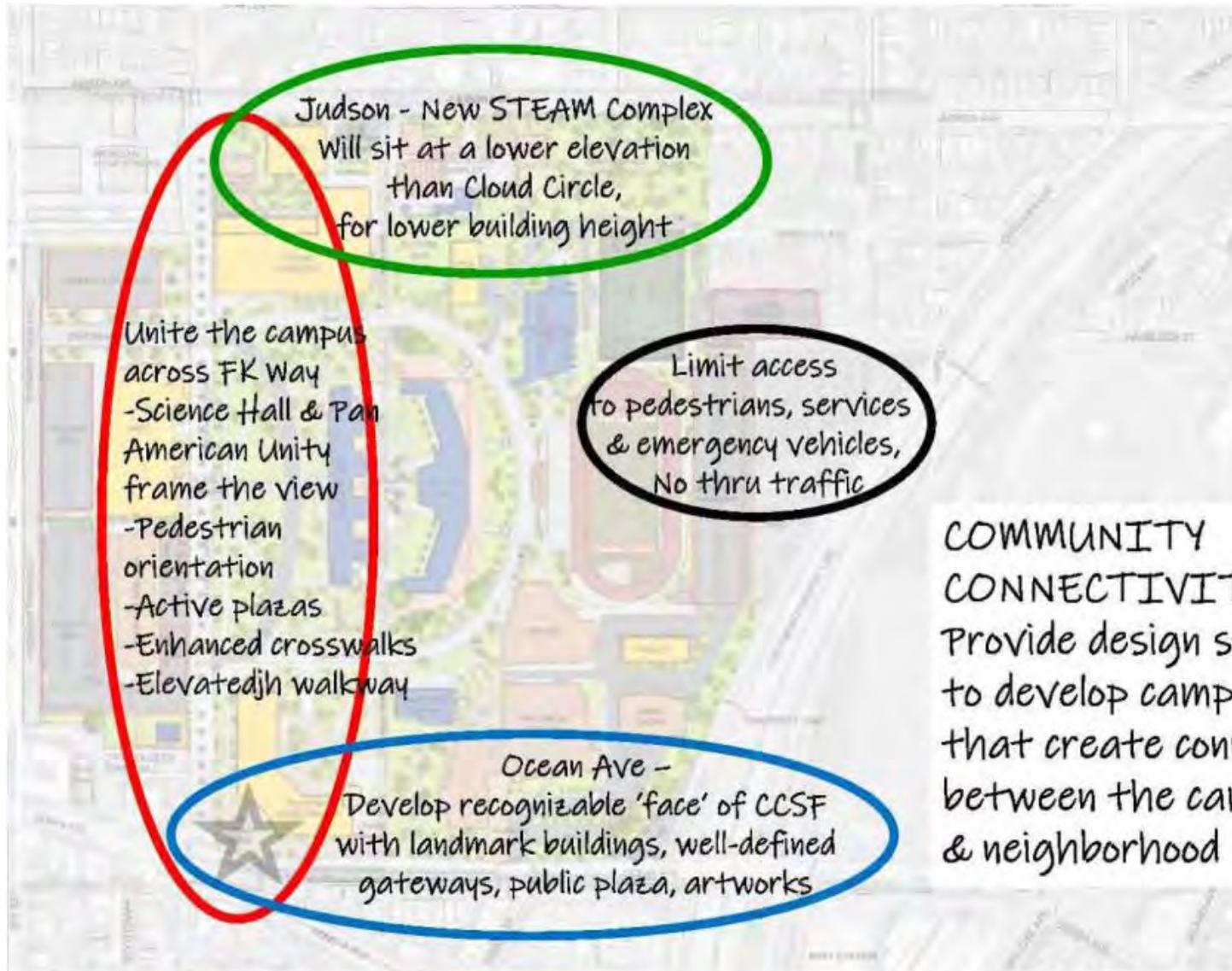
- Provide more and modern elevators in buildings to facilitate circulation between campus levels.
- Create more accessible routes to Cloud Hall and Science Hall by providing the east side of Cloud Hall with a middle level plaza and exterior elevators. This will ease the pathway from Cloud Circle, through Cloud Hall, to the top of City College Hill and Science Hall.

Designate Accessible Parking

- In addition to ADA parking on Cloud Circle, designate ADA parking near building entrances in general parking areas throughout the campus.

Accessibility

- Utilize universal design principles in all future and renovation projects
- Plan and design future buildings to limit dependency on elevators, including accessible ramps to evacuate buildings and locating accessibility services on main floors of buildings for ease of access
- Explore options for shuttling from BART to Ocean, around Ocean campus, and from Ocean to other centers
- Design buildings with intuitive wayfinding, including room numbers, maps, and color coding
- Provide training and require faculty to make online courses accessible and friendly to screen readers for visually impaired students



Judson - New STEAM Complex
Will sit at a lower elevation
than Cloud Circle,
for lower building height

Unite the campus
across FK Way

- Science Hall & Pan American Unity frame the view
- Pedestrian orientation
- Active plazas
- Enhanced crosswalks
- Elevated jh walkway

Limit access
to pedestrians, services
& emergency vehicles,
No thru traffic

Ocean Ave -
Develop recognizable 'face' of CCSF
with landmark buildings, well-defined
gateways, public plaza, artworks

COMMUNITY
CONNECTIVITY -
Provide design standards
to develop campus edges
that create connections
between the campus
& neighborhood

Community Connectivity

CCSF in the Fabric of the Community

City College is the most important institution in the fabric of San Francisco and the Ocean campus is a major influence on the character of the Ocean Avenue Corridor. The urban community values interaction between the College community and the neighborhood.

Develop Frida Kahlo Way, Connect Entire Campus

- Develop a signature viewing plaza in front of the mural* “Pan American Unity” in the PAEC, aligned to the landmark view of Science Hall, thus framing the panoramic experience of Frida Kahlo Way.
- Create a consistent landscape design concept that relates both sides of Frida Kahlo Way.
- Extend the east-west pathway from Science Hall across the street to the new Performing Arts venue.
- Connect instructional neighborhoods on the west side to the Core Services neighborhood on the west side via Cloud Circle. Align crosswalks on Frida Kahlo Way to create direct routes to the pathways on the east and west sides.
- Use signage on Frida Kahlo Way to direct visitors to community venues including meeting rooms in the Multi-Use Building and the auditorium in the Performing Arts Education Center.
- Frame the view of the lawn and the Science Hall from the west side.
- Frame the view of the Performing Arts venue and the mural ‘Pan American Unity’ from the street and the east side.

Develop Inviting Urban Edge Along Ocean Avenue

- Design gateways, plazas, buildings and site features to present a welcoming face of the campus toward Ocean Avenue.
- Create design standards to develop a safe, comfortable and pleasing experience for pedestrians passing by the campus on Ocean Avenue.
- Develop an iconic feature at the Student Development Center to identify “City College of San Francisco” from up and down Ocean Avenue and from surrounding hillsides.

** the title of the mural is “Unión de la Expresión Artística del Norte y Sur de este Continente” (The Marriage of the Artistic Expression of the North and of the South on this Continent)*

- Develop usable campus open space at the Ocean Avenue and Frida Kahlo Way sidewalks, leading to a welcoming front door to the campus at the Student Development Center.
- Mark gateways and develop inviting pedestrian routes between the campus and Ocean Avenue at The Ocean/Frida Kahlo Way corner, north-south pathway, and the Wellness Center.

Scale of Development Along Judson Avenue

- Create design standards for facilities that are compatible with the smaller scale of the residential neighborhood across Judson Avenue.
- Maintain the wooded area as a buffer per MOU between the campus and adjacent Sunnyside Neighborhood Association.
- Campus traffic along Judson Avenue is limited to a safe drop-off and pick-up area for CCSF students and for the Orfalea Family Center.

Develop Appropriate Havelock Gateway

- Develop the Havelock gateway as a safe and convenient entrance for emergency vehicles, as required by code.
- Create a landscape plan for an attractive gateway that identifies the campus, welcomes pedestrians coming from the Balboa Park Bridge, and does not encourage regular vehicle traffic.

Facilities Master Plan Projects

The project lists below include the combined consideration for College Workshop Input (Chapter 1) Facilities Condition (Chapter 2) and Space Utilization (Chapter 3), and has arrived at a comprehensive listing of facilities to be renovated, demolished, and built new. There is a description of each project in the pages that follow with a likely project phasing included at the end of this section.

Swing Space

- Swing Space Bungalows
- Swing Space for Student Services in Multi-Use Building

Reprogram/Modernize

1. Cloud Hall Modernization
2. Batmale Renovation
3. Science Hall Modernization
4. Student Union Renovation
5. Bookstore Annex
6. Campus Police Complex

New Facilities

1. Performing Arts and Education Center*
2. Central Utility Plant
3. STEAM Complex (Science, Technology, Engineering, Art, and Math)
4. Student Development Center*
5. Childcare Center
6. Parking Structure
7. East Surface Parking

Campus-wide Upgrades to Meet New Campus Standards

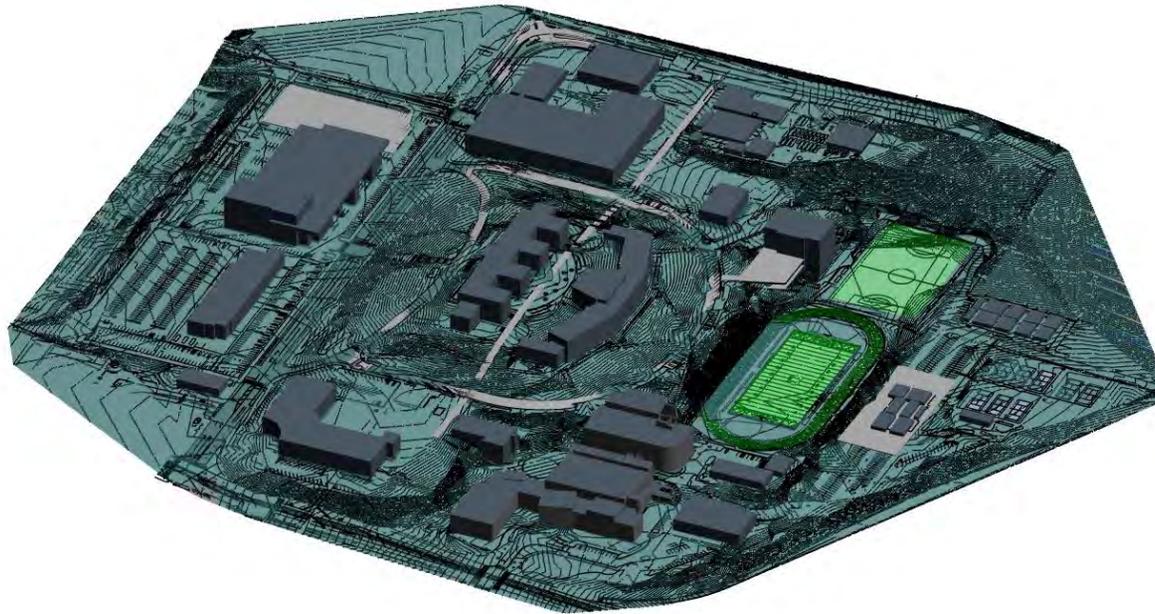
**completion of previously authorized projects*

Future Sites

- Future Site near STEAM Complex
- Future Sites near MUC and PAEC

Buildings to be Demolished

- Bungalows #22, 24, 25, 29, 35, 42, 45, 46, 47, 48, 49, 50, 51
- Conlan Hall #19
- Creative Arts Building #5
- Creative Arts Extension Building #6
- Existing Orfalea Child and Family Center #33
- Smith-Statler Building #15
- Visual Arts Building #7



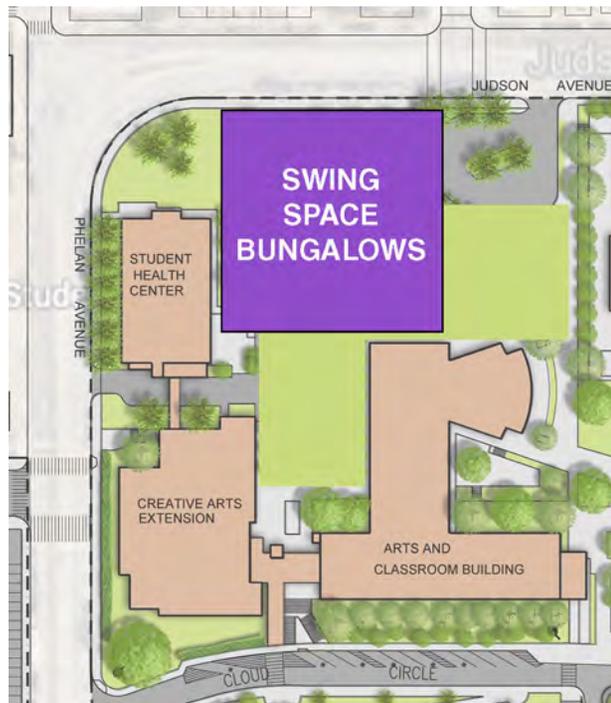
BIM Model of Ocean Campus

Swing Space

Swing space is an industry term used to describe temporary occupancy for offices, classrooms, etc. during a renovation or new construction project. Swing space offices allow campus operations to continue while ongoing construction is happening.

Swing Space Bungalows

Create a complex of temporary bungalows on the site of the former Orfalea Child and Family Center. Use the facilities as swing space to rotate a variety of programs in and out while their permanent spaces are under renovation and construction. This approach will help minimize disruption of campus functions during construction. Demolish the existing, vacated Childcare Center #33, Bungalows 201-208 #22, and Bungalows 214, 219-223 #25. Temporary facilities will ultimately be removed for construction of a new Childcare Center.



Swing Space for Student Services in Multi-Use Building

Relocate first-contact Student Services to the Multi-Use Building #3 until the construction of the New Student Development Complex is complete. This is a prominent, front door location, highly visible to pedestrians and vehicle traffic along Frida Kahlo Way and from the staircase from Unity Plaza. This approach benefits students by providing better access to Student Services in a modern facility that well-represents CCSF's commitment to learning.



Reprogram/Modernize

The project lists below include the combined consideration for College Workshop Input (Chapter 1) Facilities Condition (Chapter 2) and Space Utilization (Chapter 3), and has arrived at a comprehensive listing of facilities to be renovated, demolished, and built new. There is a description of each of the project in the pages that follow with a likely project phasing included at the end of this section.

Cloud Hall Modernization

Renovate, reorganize and seismically upgrade Cloud Hall. The project extends the useful life of an existing facility. Add elevator towers to the east side of the building to improve access between the middle and upper levels.

Neighborhood

The building is in the Instruction area.

Potential Program and Adjacencies

- Instruction

Activity Center

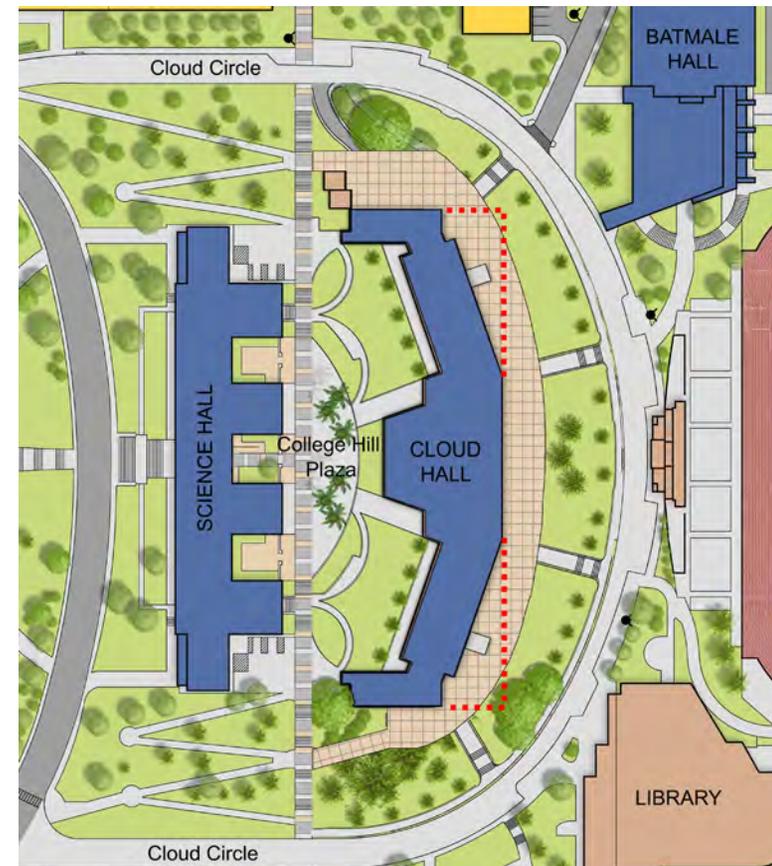
- Create an indoor/outdoor active hub near College Hill Plaza with food, comfortable gathering space, protected outdoor area, and information connectivity.

Open Space

- Create an outdoor gathering space on Cloud Circle between Cloud Hall and food service at the Lunch Box, easing the transition on the slope of City College Hill between Cloud Circle and Cloud Hall.
- Develop College Hill Plaza as an activity center, described above.

Circulation

- The building is located near Cloud Circle. As described above, create a plaza on Cloud Circle to overcome the grade transition between Cloud Hall and Cloud Circle.
- Create a new pathway between Cloud Circle and College Hill Plaza, allowing for a relatively flat route between College Walk and Cloud Hall.



Batmale Hall Renovation

Renovate, reorganize and seismically upgrade the existing seven-story Batmale Hall #2. The project extends the useful life of an existing facility that has good bones. Configure floors four through seven to provide modern spaces for general instruction. House campus support functions including the Data Center on floors one through three.

Neighborhood

- The building is in the Instruction/Campus Support areas.

Potential Program and Adjacencies

- Operations, Facilities
- Receiving
- Instruction
- Administration
- Offices
- Information Technology
- Lockers

Open Space

- Adjacent open space includes the Batmale balcony and a garden plaza. Consider improvements around the art installation and adjacent garden to improve security.

Circulation

- The main entrance on the fourth floor is at Cloud Circle on the middle level.
- The Marston service road extends from the Sunnyside Gateway to the west side of the building.
- Maintain interior elevators and exterior stairways for pedestrian access from parking on the lower level to the campus interior.



Science Hall Modernization

The original campus building #14 and a landmark image of CCSF and San Francisco. It was built in 1940 as the “Academic Building,” the first permanent home at the new Ocean Campus. Its impressive edifice overlooks the city from the top of City College Hill and dominates the view from Frida Kahlo Way. The facility houses some of the finest works of the CCSF’s world-class art collection.

The Facilities Condition Assessment showed the building to be in very poor condition, indicating that the cost to renovate the building to like-new condition for its present use exceeds 75%. However, the cost to modernize and reconfigure the building for offices instruction could be within an acceptable range for renovation, especially since it is also a valuable historic resource.

- Renovate the existing Science Hall #14 to support offices and instruction, including seismic upgrade to comply with current requirements. Improve vertical circulation with compliant elevators.
- Relocate science instruction to new and renovated facilities. Relocate other building occupants to other facilities.

Neighborhood

- Locate administrative functions in a visually prominent location near the front door to the campus.

Potential Program and Adjacencies

- Administration and support
- Instruction
- Meeting rooms
- Faculty offices

Activity Center

- Create an indoor/outdoor active hub near College Hill Plaza with food, comfortable gathering space, protected outdoor area, and information connectivity.

Open Space

- Maintain the lawn facing Frida Kahlo Way.
- Develop more usable open space on College Hill Plaza in the niches on the east side of the building, which provide good protection from the wind.
- Members of the campus community enjoy lingering on the south lawn, especially in sunny weather. Develop protected, usable spaces on the south lawn.

Circulation

- Expand parking on Science Circle to serve visitors to Science Hall.



Student Union Reprogram/Modernize

Modernize, reorganize and seismically upgrade the existing three-story Student Union #16. The project extends the useful life of an existing facility as appropriate, in coordination with student groups. Configure the facility for instruction and core functions

Neighborhood

- The building has the potential to house a variety of instruction and core functions near the new Student Development Center, Library, and Science Hall, as well as gateways on Ocean Avenue and Frida Kahlo Way.

Potential Program and Adjacencies

- Instruction
- Student Support and Student Clubs/Offices

Activity Center

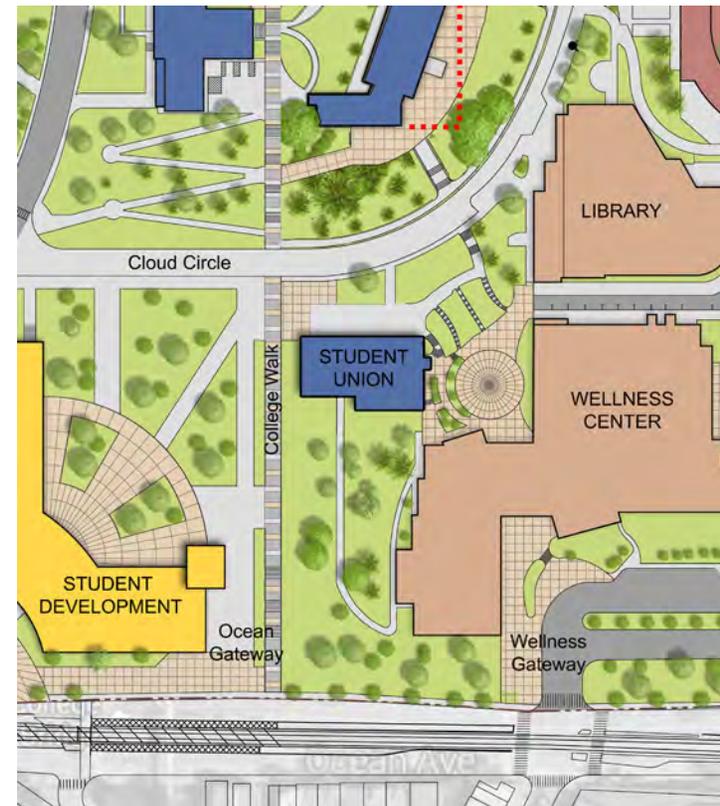
- A catering kitchen and storage area on the first floor serves the open spaces. Create an indoor/outdoor active hub near the Wellness Center Amphitheater with food, comfortable gathering space, protected outdoor area, and information connectivity.

Open Space

- Maintain the sunken plaza on the north side of the building, somewhat protected from the wind by a slope. With the Wellness Center, this building encloses the adjacent amphitheater and plaza on the west side. Although it may not be feasible at all times, it would be available on warmer days.

Circulation

- Primary access is at Cloud Circle on the middle level from the second level of the building. It is strategically located to provide access between the Howth Avenue entrance, through the neighboring Wellness Center, to the Student Union Building, and out to Cloud Circle. Maintain vertical circulation through the building, and via an exterior elevator.
- Create pedestrian links to the potential location for an underground parking structure at the Student Development Center.



Bookstore Annex Renovation

Renovate the existing Bookstore Annex #43 to house Core College Services and support functions.

Neighborhood

The building is in the Core Services Neighborhood.

Potential Program and Adjacencies

With visual prominence and a convenient location on Frida Kahlo Way near the Unity Gateway and Student Development, the small building has potential to support a variety of uses.

Activity Center

- Create an indoor/outdoor active hub near College Hill Plaza with food, comfortable gathering space, protected outdoor area, and information connectivity.

Circulation

- Develop the Unity Gateway to provide a continuous path to the Bookstore Annex and other on-campus destinations.
- Develop cohesive, continuous landscape and site improvements on the west side of Frida Kahlo Way, connecting the Bookstore Annex to the pedestrian crossing at Cloud Circle.



Campus Police Complex Renovation

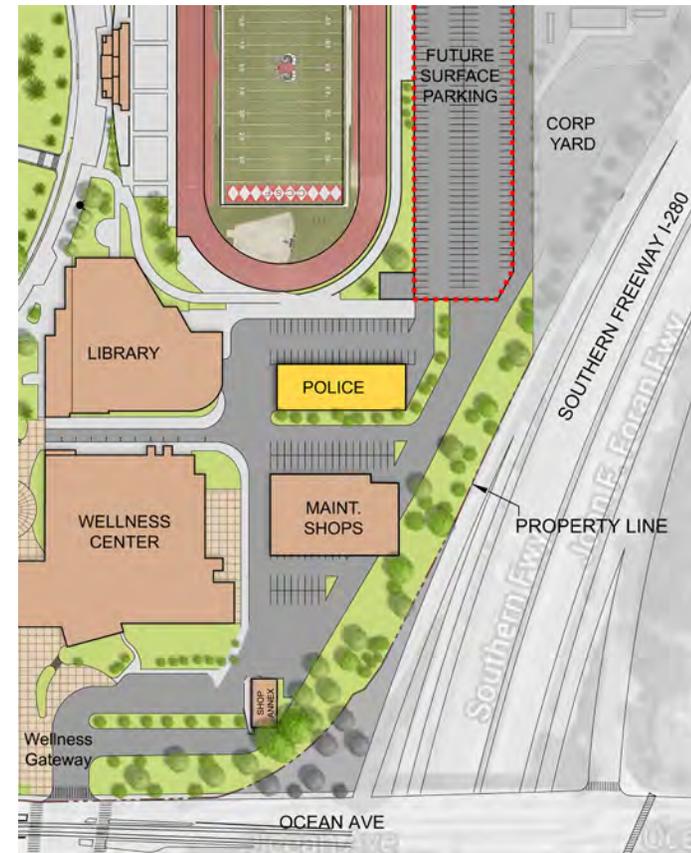
Renovate existing Bungalows 212-213, #42 and #24, to house Campus Police functions. The site includes parking for Campus Police vehicles and visitors. The facilities will be vacated by the Childcare Center.

Neighborhood

- The building is in the Campus Support Neighborhood.

Circulation

- The location has good access for Campus Police and for people who come there to do business.
- Vehicle access is available on the Howth Avenue Extension, with continuous routes to the Wellness Gateway and Ocean Avenue, the lower campus and Sunnyside Gateway, as well as the Marston service route to Cloud Circle.
- Pedestrian access from the facility to the middle campus level is available via elevators in the Rosenberg Library as well as adjacent exterior pathways.



Environmental Horticulture Lath Houses Renovation

Renovate existing Lath Houses #38 and #40 to support current and future Environmental Horticulture instruction. Include consideration for providing adequate storage to support the program including gasoline powered equipment.

Neighborhood

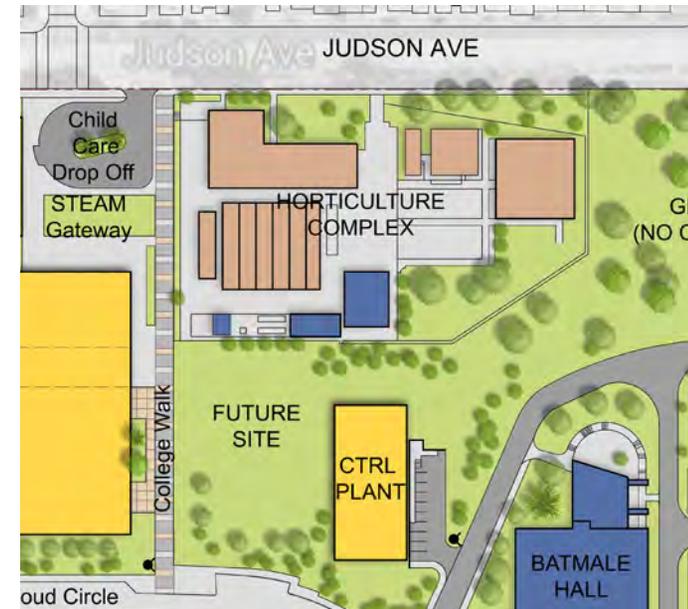
The buildings are in the Instruction Neighborhood.

Potential Programs and Adjacencies

- Environmental Horticulture/Floristry
- The Horticulture Complex is near related instruction and support functions in the STEAM Complex.
- Storage
- Classroom
- LATH renovation
- Provisions for OSHA upgrades
- Equipment
- Potential collaboration with STEAM projects

Circulation

- The facilities are accessed from the outdoor support areas in the Horticulture Complex



New Buildings

This section includes recommendations for building new structures after combined consideration for Workshop Input (Chapter 1) Facilities Condition (Chapter 2) and Space Utilization (Chapter 3). Structures have been located in the neighborhood most appropriate to their use, and in most cases would require removal of existing structures prior to starting.

Performing Arts and Education Center

Complete construction of the 120,000 sq.ft., two floor and a mezzanine, Performing Arts Education Center on the site of the existing Upper Reservoir Lot to house the new Diego Rivera Theater, as well as instruction of theatre arts and music, plus use by other functions.

- Create a landmark display area that will draw attention to the mural* “Pan American Unity” by Diego Rivera, with high visibility from both sides of Frida Kahlo Way.
- Relocate appropriate functions from Creative Arts Building #5 and Creative Arts Extension #6.

Potential Program and Adjacencies

- Performing arts instruction
- STEAM Complex adjacency

Activity Center

- Create a signature indoor/outdoor active hub with a viewing plaza, food, comfortable gathering space, protected outdoor area, and information connectivity. There is a food service facility on the north side of the Multi-Use Building that was built to service the PAEC.

Open Space

- Create a viewing plaza with seating and weather protection in front of the mural where visitors can linger.
- Develop a protected plaza between the PAEC and the Multi-Use Building/ This area tends to be a “wind tunnel.”

Neighborhood

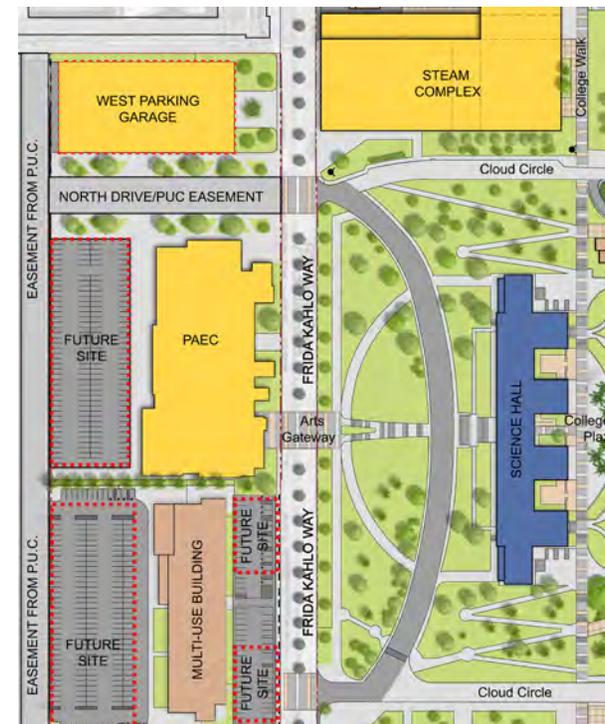
- The facility is in the Instruction neighborhood.

Circulation

- Develop the Arts Gateway to continue an east-west pathway from Science Hall, the grand staircase, across Frida Kahlo Way, to the PAEC.

- The building is located at the middle level of the college. Use landscaping and signage to develop the west side of Frida Kahlo Way in front of the PAEC to continue the loop of Frida Kahlo Way and Cloud Circle, completing the panoramic experience of the Ocean Campus on Frida Kahlo Way. Include signage for identification and directions.
- A potential parking structure could serve the building.
- Develop pathways between parking areas and the new building.

* The title of the mural is “Unión de la Expresión Artística del Norte y Sur de este Continente” (The Marriage of the Artistic Expression of the North and of the South on this Continent)



Central Utility Plant (Utility Infrastructure Replacement)

The new approximately 35,000 sq. ft. Central Utility Plant is linked to the Ocean Campus Utility Infrastructure Replacement project described in the District's 2020-2024 Five-Year Construction Plan. A central plant facility generates minimal service activity.

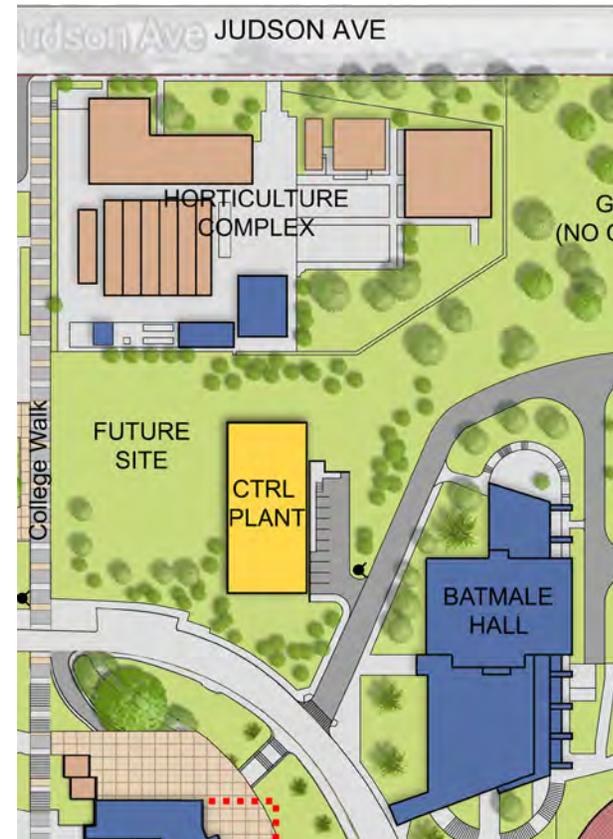
- The project will replace existing, inadequate infrastructure that has exceeded its useful life, including the Boiler Room in Cloud Hall #8 and various package plants in existing buildings.
- Develop the new Central Plant on part of the site of the existing Visual Arts Building.

Neighborhood

- Design the building to blend into the fabric of the Instructional neighborhood, rather than a service building, as the facility is in the Campus Support area.
- Develop the Central Plant to be compatible with the scale of housing across the street.

Circulation

- The Central Plant is accessed from the Marston service road and Cloud Circle.



STEAM Complex

Science, Technology, Engineering, Art, Math

Construct a new 190,000 sq. ft., three-floor facility to be the anchor of STEAM learning on the north side of the campus.

- Locate it on the site of the existing Creative Arts Building and Creative Arts Extension. The existing buildings will be removed.
- The site is somewhat visually obscured from Frida Kahlo Way and Judson Avenue because it is at a lower elevation. The new building will be scaled to be compatible with the scale of neighboring Sunnyside residential. The landmark view of historic Science Hall will be maintained.
- There is an opportunity to develop a complex of single- and multi-story, phased construction.
- The site is visually prominent from Frida Kahlo Way and the interior of the campus. Design the building to denote dynamic STEAM learning.

Neighborhood

- Create a hub of instructional activities on the north side.

Potential Program and Adjacencies

- STEAM Instruction
- Art Instruction
- Adjacent to Broadcast

Activity Center

Create an indoor/outdoor active hub near the STEAM complex to serve the north side of the campus. Include food, comfortable gathering space, protected outdoor area, and information connectivity.

Open Space

- Develop the STEAM plaza for indoor/outdoor learning and informal gathering. Orient the STEAM plaza toward the STEAM Complex, and away from the Child and Family Center.

Circulation

- The site is at the middle level of the campus. It will be an important wayfinding landmark on Cloud Circle and College Walk, and at the northern pedestrian crossing on Frida Kahlo Way.



Student Development Center

Create a One-Stop Shop at the Front Door to the campus. Consolidate administrative student services under one roof and provide a welcoming main entrance at the important intersection of Ocean Avenue and Frida Kahlo Way. The project is key to maintaining and increasing future enrollment by improving access to Student Development programs for prospective students.

- Relocate functions to the new facilities from swing space housing in the Multi-Use Building, Cloud Hall and other facilities as appropriate.
- This is the site of the existing Conlan Hall #19. This building is in very poor condition and will be removed.
- There is a potential to develop limited parking with this project.

Neighborhood

- The Student Development Center is part of the Core Services neighborhood.
- The building is also key to the visibility of City College in the Ocean Avenue area.

Potential Program and Adjacencies

- Student Development
- Student Union, Student Government & Activities, Cafeteria, Bookstore
- Culinary Arts instruction
- College events & training

Activity Center

Create a major, campus-wide active hub to serve the south side of the campus. Includes food, comfortable indoor/outdoor gathering space, protected outdoor area, and information connectivity.

Open Space

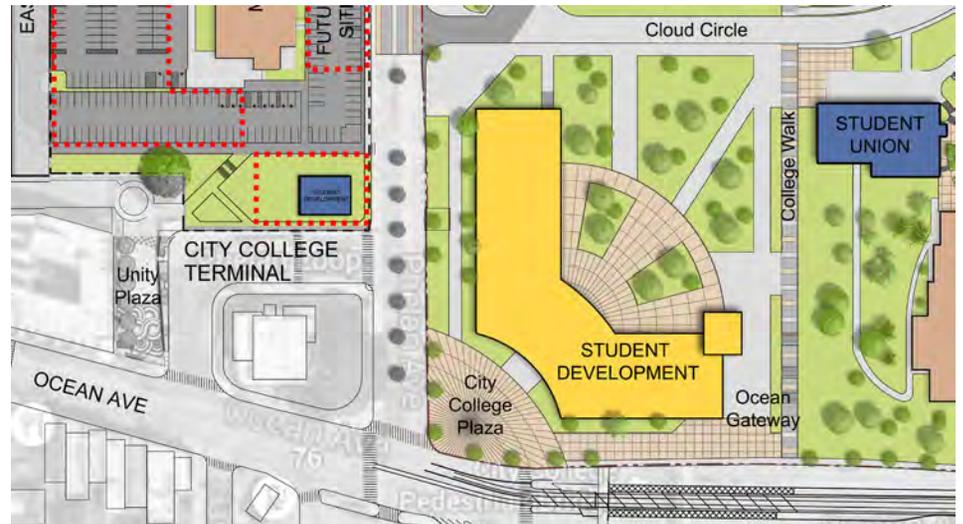
The building is the center of important usable open spaces:

- Student Development Plaza – a large gathering space for campus events at the middle level.

- City College Plaza – Design the plaza to be an iconic face of City College. Distinguish the Front Door to the Ocean Campus from the well-recognized edifice and signage of the Wellness Center. Create an attractive, usable venue for free speech events (weather permitting).

Circulation

- The building is crucial to campus wayfinding. Design it to provide a highly visible and welcoming front door to City College of San Francisco. Create a tower feature to be visually prominent to drivers on Ocean and Geneva Avenues, Frida Kahlo Way, and surrounding neighborhoods.
- Provide access at the southwest, northwest, northeast and south of the site to connect to gateways at City College Plaza, Ocean, Unity Plaza and Student Development Plaza, and to direct new students to the Student Development Center.
- There is potential to provide surface parking on the north side of the building equal to the existing parking at Conlan Hall.



Childcare Center Replacement

Replace the existing Orfalea Child and Family Center to house childcare services. This is distinct and separate from child development in MUB.

Neighborhood

- The site is in the Core Services area.

Potential Program and Adjacencies

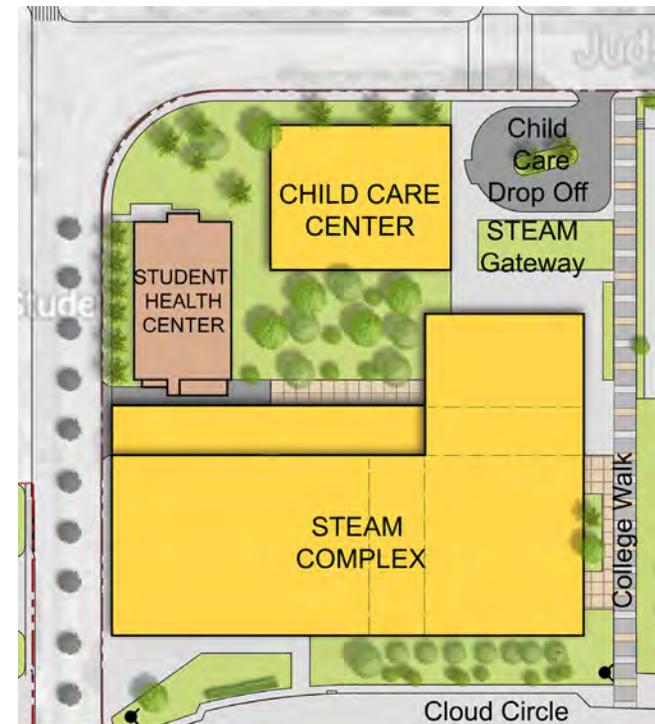
- Child Development Center (in the MUB)

Open Space

- Provide required outdoor program areas within the complex, protected from views from the street and the campus.

Circulation

- The Childcare drop-off at the STEAM gateway provides a safe, continuous sidewalk to the CCC entrance.



West Parking Structure

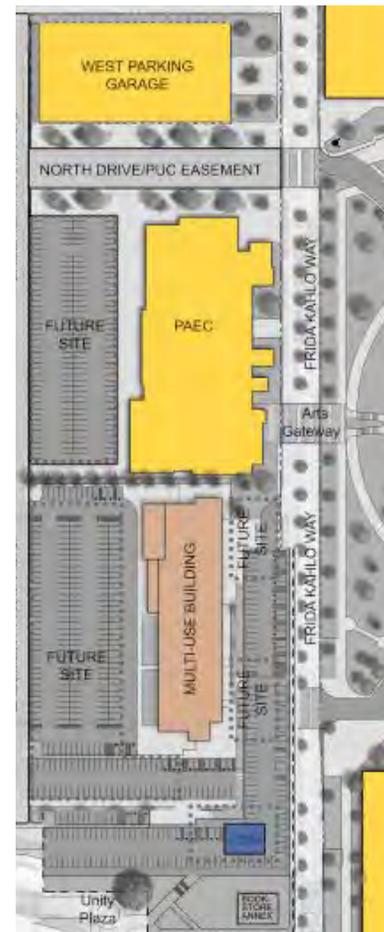
The West Parking Structure will replace surface parking in the Upper Reservoir Lot lost due to the construction of the PAEC. It will provide CCSF faculty, students, and staff parking for destinations on the west and north sides of the Ocean Campus, including the new Performing Arts Education Center. The structure may be up to 1,200 parking spots and six floors. The structure will be sized to provide new replacement parking for spaces lost in the construction of the PAEC. The recommendation for the size of the structure does not include specific consideration for the potential loss of parking in the lower Balboa Reservoir.

- Develop the structure behind and to the west side of the Performing Arts Education Center.
- Provide parking and charging stations for electric cars.
- Provide parking for carpool and carshare vehicles, bicycles, and shared bicycles.
- Provide vehicular access from Frida Kahlo Way.
- Design the structure for potential future use for instruction, support programs, or campus administrative support.
- There is potential to provide parking and charging stations for electric cars.
- There is potential to provide parking for alternative transportation such as carpool and carshare vehicles, bicycles, and shared bicycles.
- Consider using part of first-floor for programming to activate the North Drive Easement and Frida Kahlo Way.
- Access will be off North Drive, there is potential to align North Drive with Cloud Circle. Prior to finalizing the location of North Drive, a recommendation that prioritizes safety and minimizes traffic impact will be reviewed for shared governance opinion.

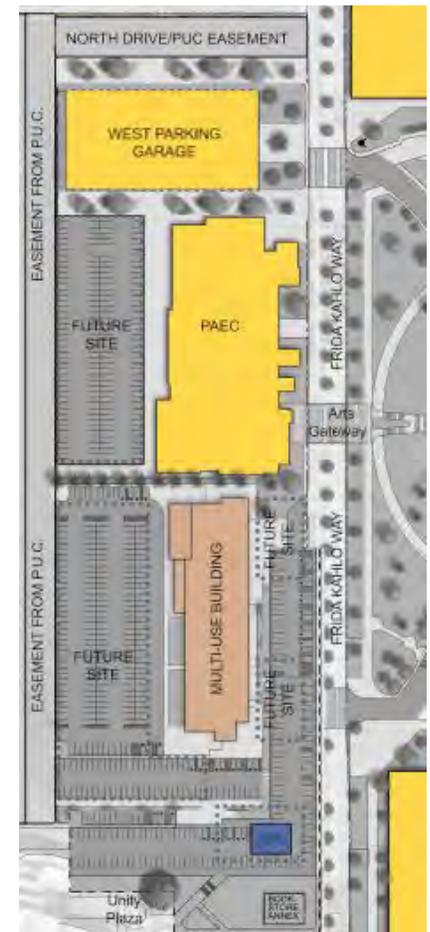
Circulation

- Provide convenient access between the parking structure and the PAEC instructional entrance, new theater entrance, and the Multi-Use Building.

- Provide convenient access/egress to the parking structure from Frida Kahlo Way.
- Access to the parking structure will be off of North Drive, in either location, depending on which is selected.



Alternative Option 1: Keeping current North Drive location as is and Parking Garage south of road.



Alternative Option 2: Moving current North Drive to align with Cloud Circle.

East Surface Parking

Develop parking on the east side of the east campus, reside to the east of the football/track and field stadium where N-Lot, S-Lot and the 600 and 700 Bungalows (#35, 45, 46, 47, 48, 49, 50, 51) are currently located.

- Provide access to and from Ocean Avenue.
- Develop the Sunnyside Gateway for pedestrian, service and emergency access.
- Discourage access from the service route East Parking Lot to Marston Road.
- There is potential to provide parking and charging stations for electric cars.
- There is potential to provide parking for alternative transportation such as carpool and carshare vehicles, bicycles, and shared bicycles.
- Coordinate parking with SFMTA to ensure minimal impacts on MUNI Metro K Line on Ocean Avenue

Circulation

- Provide convenient access/egress to parking from Ocean Avenue.



Campus-wide upgrades to meet new campus standards

The College is planning to prepare District-wide Design Standards for facilities development at all locations. The standards will address a comprehensive range of technical and aesthetic issues. Campus-wide upgrades may, for example, be projects that benefit the entire campus or that address similar needs in multiple buildings; examples may include technology, HVAC, energy efficiency, hardware, signage, universally-designed furniture, etc.



Future Sites

Locations on the Ocean Campus that may be considered for potential future CCSF projects, potential swing space locations, or alternative sites for the current project listing have been identified in this section for consideration. At the time this place was prepared, there were no recommendations for these locations.

East of STEAM Complex

The site is currently occupied by the Visual Arts Building, which will be removed after its functions are relocated to other facilities. It is located between the new STEAM Complex and Batmale Hall.

- The site is in the Instruction neighborhood. It is adjacent to Cloud Circle and near the Marston service road and parking area.
- Develop a new plaza on College Walk. Orient entrances to the new building toward Cloud Circle and College Walk, away from the service route on Marston Road.

West of PAEC and MUB

- The areas are west of the MUB and future PAEC and to the east of the MUB. They are currently used for parking. The sites are in the Instruction area and adjacent to the Core Services area.



Phasing

Existing Campus



Recommended Facilities Master Plan



Phasing

Years 1-5

1. Construct the Performing Arts Education Center
2. Renovate Horticulture Complex Lath House
3. Construct West Campus Parking Structure
4. Reconfigure Multi-Use Building for swing space for Student Services
5. Demolish existing Orfaea Child and Family Center
6. Place Swing Space Bungalows
7. Complete Infrastructure Replacement and construct Central Utility Plant
8. Renovate Cloud Hall
9. Demolish Creative Arts, Creative Art Extension, and Diego Rivera Theater Wing
10. Remove Bungalows 201-208 and Bungalow 214, 219-223 on north side
11. Demolish Visual Arts Building
12. Demolish Conlan Hall, Smith Hall and Statler Wing
13. Construct STEAM Complex
14. Re-purpose existing Multi-Use Building for instruction

Years 6-10

- Construct Student Development Center
- Renovate existing Science Hall
- Remove Bungalows 600-700s, construct surface parking
- Renovate Batmale Hall
- Renovate Bookstore Annex
- Construct New Child Care Center
- Reconfigure Bungalows 212-213 for Campus Police Facility

Future Phases

- Campus-wide upgrades to meet new Campus Standards

Completed Facilities Master Plan



Sustainability

The College is currently preparing the 2019 Sustainability Plan and will incorporate some of the following values and projects:

- Improve landscaping to include California locally native/indigenous, drought-tolerant plants, and create California native pollinator corridors
- Use landscaping as a method of creating learning gardens, demonstrating various California native ecosystems
- Loading docks – most areas at each center and on Ocean (e.g. Science Hall) are in need of improvement for safe working conditions for waste management employees to facilitate recycling program

2009 Sustainability Plan

In 2009, the Board of Trustees approved the Sustainability Plan, Part 1.

Part 1 of the Sustainability Plan serves as a roadmap for the College

“(i) Maintaining a college environment that is sustainable in social, environmental and economic terms, expanding the incorporation of sustainable practices into day-to-day operations and environmentally friendly transportation practices;

(ii) Continuing to expand the use of sustainable practices in the planning, design and construction of all new facilities and retrofitting of existing facilities to provide superior quality campus environment for all faculty, staff, students and the community” (Page 5);

Goal to attain LEED Silver rating for all projects

“The CCSF goal for all new and future construction projects, major renovation projects, existing building operations and upgrades will be to attain at a minimum a LEED silver rating or higher according to the latest LEED standard” (Page 7).

Consistency with the Sustainability Plan

The Facilities Master Plan is consistent with the CCSF 2009 Sustainability Plan Part 1.

Reduced Site Disturbance

Modernize and extend the useful life of existing facilities where possible, as they may best support the Educational Master Plan. Reuse sites of demolished facilities to minimize site disruption. Preserve the wooded hillside on north side by Judson to conserve existing natural areas, provide habitat and promote biodiversity.

Development Footprint

Where it serves education and support program needs, develop multi-story replacement facilities to reduce building footprints and site disruption.

Light Pollution Reduction

Upgrade site lighting to provide safety and limit the impact of development on nocturnal environments. Relocate instruction and support activities away from the east side of the east campus. Develop the east parking structure to limit the intrusion of light onto nearby areas.

High Development Density Buildings and Areas

Reuse sites on the Ocean Campus that were previously developed to channel development, protect greenfields in urban areas with existing infrastructure, and preserve habitat and natural resources.

Water Conservation

Recommended modernization, renovation and replacement projects will include modern, water-efficient plumbing systems per the Sustainability Plan.

Stormwater Management Infrastructure

State-funded utility infrastructure replacements will reduce negative impact on water and air quality by increasing on-site infiltration, minimizing storm-water runoff, and reducing contaminants during and after construction.

Energy Efficiency

Modernizations, renovations and replacement projects will include modern, energy-efficient building systems per the Sustainability Plan.

Material & Resources

Reuse buildings that are cost-efficient and are constructed to support the College’s educational vision as articulated in the Educational Master Plan to extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport. Prioritize renovations and avoid demolitions.

Daylight & Views

The Performing Arts Education Center and Student Development Center are located near major pathways, providing opportunities to provide views into occupied areas of the buildings.

Transportation Demand Management

Work with City, County and regional agencies to coordinate College efforts to support local “Transit First” policies. Encourage the use of transit, bikes and shared car programs. Balance the development of on-campus parking with opportunities to participate in Transportation Demand Management.

Bicycle Accommodations

Create safe, continuous pathways from campus gateways to Cloud Circle, the main circulation route at the middle level, around which most campus development will be oriented. Minimize conflicts between bikes, pedestrians, and vehicles. Provide safe and secure bike parking at key destinations, with sufficient area for maneuvering. Consider developing secure bike barns and workshops on campus.

Site Improvements to Support Transit Access

Develop site improvements to provide direct access between transit stops and campus gateways, with visible connections to pathways and destinations. Provide signage at key points to direct users between the campus and transit stops.

Landscape Master Plan

Prepare a Landscape Master Plan based on the Facilities Master Plan and continue the tradition of the campus identity as a ‘park-like environment’ and utilize wayfinding and usable open space.

Conservation of Resources and Materials

Maintain the recycling center in the current location. The removal of instructional and support uses, along with development of a new route for vehicle circulation, is an opportunity to increase the visibility of the Recycling Center programs and facility.



4 Recommendations | Centers

Planning Potential at Centers

The foundation of facilities master planning is the College's Educational Master Plan. The College is working to develop an educational strategy for the Centers. In the meantime, the planning process includes a bird's eye view of the potential to improve facilities at the satellite locations.

In general, there is a cumulative excess of space at the Centers. They may present a disproportionate burden of costs and resources that do not efficiently support the educational mission of the College. Further, there is College-wide agreement that the better program coordination at the locations would improve issues of transportation and scheduling.

City College is currently developing a comprehensive Educational Master Plan based on the idea of "One College, Many Locations" so the Centers can work together with District-wide planning for facilities development.

Categories of Potential

There was a preliminary observation that the sites could be described in three general groups:

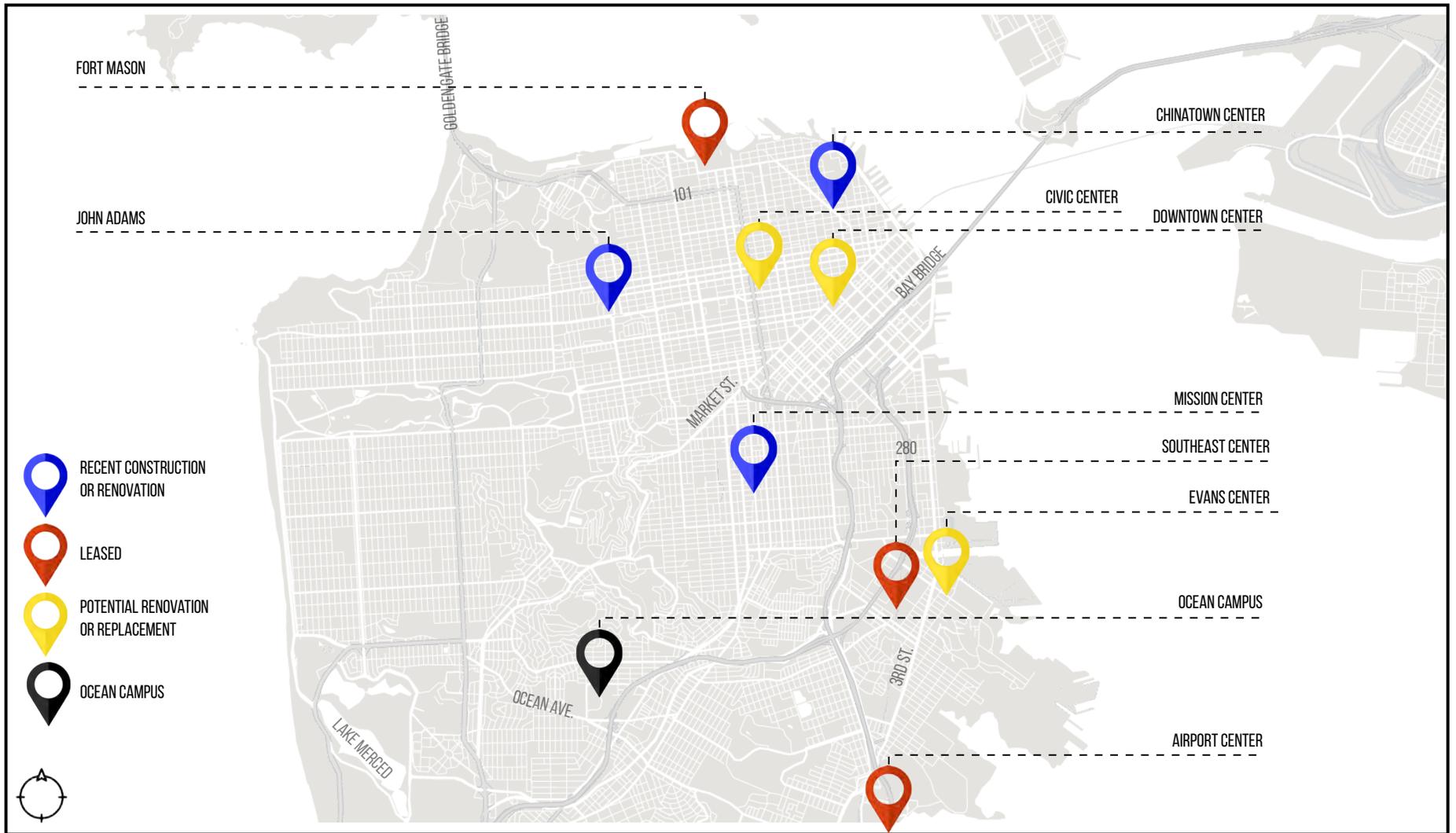
- Recently renovated or constructed sites
- Potential to renovate or replace
- Leased sites

Development Potential at Each Site

General observations about the development potential at each site were discussed.



District Locations in 2019



Categories of Potential

In preliminary discussions about observations at the Centers, the sites were considered in three categories of potential.

FTES is the approximate Full Time Equivalent Students in 2017, per data reported by the College in the SFCCD 2020-2024 Five Year Capital Outlay Plan, approved by Board of Trustees, submitted to State Chancellor's Office in 2018.

Recently Constructed or Renovated

The College has made recent improvements to these locations. They are generally modern and in good condition. This represents a potential to reprogram spaces with limited investment to better suit the needs of students and the College.

CHINATOWN /NORTH BEACH
FTES (2017) = 2,225

MISSION
FTES (2017) = 1,850

JOHN ADAMS
FTES (2017) = 1,525

Potential Renovation or Replacement

These locations are not in good condition and are in need of substantial investment for renovations to support current and future instruction.

CIVIC CENTER - 750 EDDY STREET
FTES (2017) = 0 due to current renovation

- Permanent home of Civic Center, currently vacant.
- Seismic and code upgrades of the building have been funded by State Capital Outlay. The project is expected to complete in 2021-22.

DOWNTOWN
FTES (2017) = 1,225

- Recent remodel of first and second floors.
- Not flexible for reorganization.
- Requires costly mitigation of underground tank.

EVANS
FTES (2017) = 425

- Not designed for educational use.

Leased by District

The following sites are leased, not owned, by the District. Investment in improvements may tend to focus on short-term needs.

AIRPORT
FTES (2017) = 150

- Poor condition

FORT MASON INSTRUCTIONAL SITE
FTES (2017) = Not available for this location only. Reported FTES = 550 for Fort Mason plus the interim location of Civic Center at 1170 Market Street.

- Poor condition

SOUTHEAST
FTES (2017) = 125

- Large inactive space

Development Potential at Each Site

Airport

FTES (2017) = 150

FCI Airport Building = 51-75%

FCI Fire Engine Building: >100%

Development Potential

- Vacate existing location due to lease expiration, relocate Aviation program to another facility.
- Field Act compliance required, per Education Code section 81130 et seq.
- Create space for study, food service, events, and informal gathering in addition to traditional instructional space.
- Relocate Fire Science to a location with appropriate storage, instructional yard and academic space.



Chinatown/North Beach

FTES (2017) = 2,225

FCI: under 25%

Development Potential

- Opportunity to relocate or expand programs to improve utilization of existing, modern instructional space
- Opportunity to activate Culinary Café space for instruction or rental
- Upgrade elevator controls to improve operational efficiency



Civic Center (750 Eddy Street)

FTES (2017) = 0 due to current renovation
FCI: 51-75%

Development Potential

- State Capital Outlay funding to perform seismic and code upgrade design is in the preliminary Fiscal Year 2017-18 State budget; State funding to perform construction would be in subsequent budget year.
- Create space for study, food service, events, and informal gathering in addition to traditional instructional space.



Downtown

FTES (2017) = 1,225
FCI: 51–75%

Development Potential

- Create space for study, food service, events, and informal gathering in addition to traditional instructional space
- Reorganize space for classrooms
- Modernize floors three through eight.
- Reprogram spaces based on utilization as appropriate.



Evans

FTES (2017) = 425

FCI: 26-50%

Development Potential

- Create space for study, food service, events, and informal gathering in addition to traditional instructional space.
- FMP cost model impact: Reorganize space for Career Technical Ed focus
- FMP cost model impact: Relocate Fashion to Downtown Center
- Field Act compliance required, per Education Code section 81130 et seq.
- Modernization or replacement to:
 - Reconfigure space to meet program requirements and lab regulations
 - Update technology (Smart classrooms)
 - Update building systems (HVAC, plumbing, elevators)
 - Improve exterior site utilization to support instructional program, including parking, lighting, and food options
 - Improve alternative transit options (SFMTA, shuttle, etc)



Fort Mason Instructional Site

FTES (2017) = Not available for this location only. Reported FTES = 550 for Fort Mason plus the interim location of Civic Center at 1170 Market Street.
FCI: 76-100%

Development Potential

- Impending lease expiration
- Field Act compliance required, per Education Code section 81130 et seq.
- “Go” option: Relocate programs to Mission Center and Ocean Campus
- “Stay” option: Create space for study, food service, events, informal gathering in addition to traditional instructional space
- Reconfigure space for efficiency and to align with the landlord’s request for transparency and activation of ground-level, street-facing uses



John Adams

FTES (2017) = 1,525

John Adams, Building, Gym FCI: 26% - 50%

Annex FCI: 51-75%

Development Potential

- FMP cost model impact: Reorganize space for Health Care focus in progress.
- Consolidate health care instructional programs from other sites
- Create space for study, food service, events, and informal gathering in addition to traditional instructional space
- Reprogram spaces based on utilization as appropriate
- Auditorium, Gym, Annex, Child Care Center
- Seismic upgrade of Annex (or replacement)



Mission

FTES (2017) = 1,850
FCI: under 25%

Development Potential

- Opportunity to relocate or expand programs to improve utilization of existing, modern instructional space
- FMP cost model impact: will academic focus change triggering tenant improvements
- FMP cost model impact: do existing instructional spaces require enlargement to improve fiscal productivity
- Optimize site functionality through improvements that refine recent modernization:
 - Reconfigure multi-purpose space for events and informal gathering
 - Reconfigure Library space for collaborative group study
 - Provide mitigation of noise from Childcare Center
 - Improve site security at Bartlett/22nd Street corner
 - Improve wayfinding signage



Southeast

FTES (2017) = 125
FCI: 51-75%

Development Potential

- Leased space
- Field Act compliance required, per Education Code section 81130 et seq.
- Create space for study, food service, events, and informal gathering in addition to traditional instructional space



