Appendix 5

CCSF Facility Master Plan

Highlights, Repeating Themes from Stakeholder Workshop Notes:

GENERAL

- **Ensure CCSF has well maintained buildings,** now and in the future
    - Need to **fix and update current campus** before thinking about a future campus.
    - **Integrate solid standards** (best practices) to direct the development in the FMP
    - **Sustainability** needs to be thought of in each step of the process

- **Create a welcoming and safe campus**
    - Install clear and obvious **Wayfinding/signage**
    - **Ensure that there is building access** for all but secured for different users
    - **Need comfortable green and outdoor spaces (protection from wind)**

- **Student centered facility development**, including student study and collaboration areas and dispersed food locations

- **Establish Events space**, potentially conference center
    - **Create** a **large training** for use by Student Development, CTE and other programs, and faculty meeting

- **Develop "Smart" spaces** not just classrooms
    - **Outdoor SMART "Hubs"** was brought up for charging computers and phones.

- **Classrooms must be better sized/bigger** – more 60 + classrooms. Current size is too small.
    - **Incorporate private offices and communal spaces; connect to labs for ease of oversight**
    - **Plenty of storage. Having adequate, and secure storage-Paper is still used due to regulations**
    - **STEM building should be a STEAM complex** with STEM in one section and Arts in another: adjacent but not necessarily fully integrated

- **Focus on Plan 1A not 1B**
- Why are we keeping Cloud Hall? How can it be used?

PARKING, TRANSIT, AND CIRCULATION

- **Universal Access - Accommodations for disabled and more**– including equipment, passage ways/ paths, elevators, etc. (disabled, temporary disabled-crutches, parents with strollers, etc.)
- **Create Safe Pathways** and increased **pedestrian safety** and access around campus.
- **Maintain Parking**
- **Shuttle** on campus and between campuses and **ride sharing**, and **carpooling**
- Create New Gateways – look at access from Ocean Avenue
- **Consider skyways** as a way to safely move around campus and cross busy streets

CCSF Facilities Master Plan | Student Development Workshop

9/17/18 WORKSHOP SUMMARY NOTES. DRAFT

OVERVIEW

On September 17, 2018 the CCSF Facilities team meet with the Student Development Department to discuss their needs as they relate to the CCSF Facilities Master Plan, primary focusing on Department needs and adjacencies. Approximately 40 people attended. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

Format for all Department Workshops given between September and November 2018:
The attendees were given a presentation on the Facilities Master Plan process and context. The group discussed short-term needs and opportunities followed by small group breakouts to discuss long-term facilities planning relating to the specific Departments. Specifically, department needs, adjacencies, and determining the uses of spaces "in between" the buildings.

SUMMARY

Below is a summary of the discussions broken into the following categories:

I. Long Term Needs and Connections:
- Department Spaces & Adjacencies
- Campus
- Transportation/Access
- Buildings

II. Short Term Needs
III. Questions from Attendees
IV. Images & Note/Comment Attachments

I. LONG TERM NEEDS AND CONNECTIONS

The group would like to see a **welcoming campus**, **safety** in buildings as well as on the campus grounds, good **wayfinding/signage**, **dispersed food locations**, **parking**, increased **pedestrian safety** and access around campus.

See below for specifics to Student Development followed by Campus, Transportation/Access, and Building needs.

DEPARTMENT SPACES & ADJACENCIES – Student Development Department

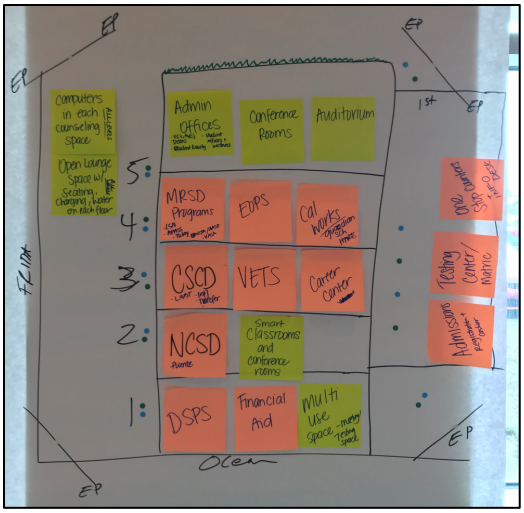
Student Development should be **integrated with the Student Union** and other student services as well as have a **central location** on campus. All classrooms and meeting rooms need to be dedicated as **"Smart" spaces**. It is important to have **private offices (visual and audio)**, quite areas, and plenty of **storage**. **Accommodations for disabled** which include the room spaces as well as equipment. There are **specific adjacencies** within the department that need to be considered for an efficient department (see details to follow).

GENERAL

- Integrate with Student Union and other services. Make is Fun and functional!
- Student Ambassador outreach
- Dispersed activities need to have connection to faculty
    - Liaison program
    - Build relationships
- Central location on Campus
- All counselors together
- Space for outside events (career services)
- DSPS
- Testing Center / ESL Testing
    - Testing locations with dedicated computers
    - Potentially changing
- All special program (i.e. APASS, ISN)
- Consolidate "open" spaces that are open 24/7 to bottom floors
- Open large space with seating, charging, and water on each floor
- Waiting room. Conlan Hall
- Social spaces for student and ambassador interaction
- Meeting rooms for cross-office meetings
- Lots of storage for documents and pre-scanning

SPECIFIC ADJACENCIES WITHIN THE DEPARTMENT (SEE IMAGE)

- First Floor
    - DSPS, Financial Aid, Multi Use Space / Meeting & Testing Space, Admissions, Testing Center Matric, One Stop info counters and information desk
- Second Floor
    - NCSD, Smart Classrooms & Conference Rooms
- Third Floor
    - CSCD, VETS, Career Center
- Fourth Floor
    - MRSD Programs, EOPS, Cal Works
- Fifth Floor
    - Admin Offices, Conference Rooms, auditorium



CLASSROOMS

- Enough space to accommodate classroom caps
- Accommodate student needs. DSPS
- Address safety
- Student lab with computer for workshops
    - Central services surrounding
    - Including lounge area
- Classroom spaces for counseling workshops/class (2-3). Include Veteran DSPS

OFFICE SPACE/LECTURE

- Dedicated "smart" meeting rooms
- Quiet workspace for data entry
- 2 Lecture / Conference rooms like MUB 140
- Accommodate for DSPS
    - Wheelchair user
    - Counselor
    - Aid to wheel chair user
    - Accommodation equipment (i.e. Scooters)

COUNSELING OFFICE

- Privacy. Visual and audio (sound proof)
- Computers in each counseling space

CAMPUS

GENERAL

- New names for buildings
- Open welcoming space
- Views and outdoor spaces
- *Location of Green and Open spaces based on Map Scenario 1A*
    - New Student Development
    - MUB
    - New PAEC
    - Behind Reno Visual Arts
- *Location of Gathering spaces based on Map Scenario 1A*
    - New Student Development
    - Courtyard at Existing Wellness Center and Student Union
    - Existing Library
    - Green area behind Reno Cloud Hall
    - Between Reno Science & Reno Cloud
    - New STEM
    - New PAEC

FOOD

- Dispersed around campus
    - Food trucks etc.
    - Not just vending machines
    - Availability in the evenings
- Kiosks? How does that look?
- *Location of Food spaces/locations based on Map Scenario 1A*
    - New Student Development
    - Courtyard at Existing Wellness Center and Student Union
    - Existing Library
    - Behind Reno Visual Arts

- New STEM
- New PAEC

SAFETY

- Increase safety
- Information booths at several locations around campus
- Light poles around campus
- Emergency phones
- Security at Centers (especially on the evening)

WAYFINDING

- Better signage around campus. Multiple languages
- Maps around campus

TRANSPORTATION / ACCESS

NEW CAMPUS ENTRY (Based on Map Scenario 1A)

- Corner of Ocean and Frida Kahlo Way
- Frida Kahlo Way & "North Drive"
- Frida Kahlo Way, middle main steps
- Ocean Ave: Between New Student Development and Existing Wellness Center
- Havelblock Street: Next to New Potential parking
- New access/ Gateways with "booth" to start

PARKING

- Do not reduce parking
- Build equivalent capacity (plan). Important to community (students and staff)
- Parking should be the first project to be worked on

ACCESSIBILITY

- Access from BART
- Bus Stop – expand and create more space
- Bridges and Tunnels
- Shuttle from CCSF to public transportation
  - Safety
  - Serve the whole district
  - Every hour

BUILDINGS

ARTS & ARTS EXTENSION BUILDING

- Should be replaced not renovated

CLOUD BUILDING

- No renovation
- Replace Cloud with Student Union and Cafeteria

- Add elevators – Accessibility

CLOUD HILL & HILL NEXT TO WELLNESS/ STUDENT DEVELOPMENT

- Blow out and build

STUDENT UNION

- Should include all special programs (clubs) (representative)
- Cloud and Student Union and Special clubs
    - Multiple elevators needed

II. SHORT TERM NEEDS

Key points…

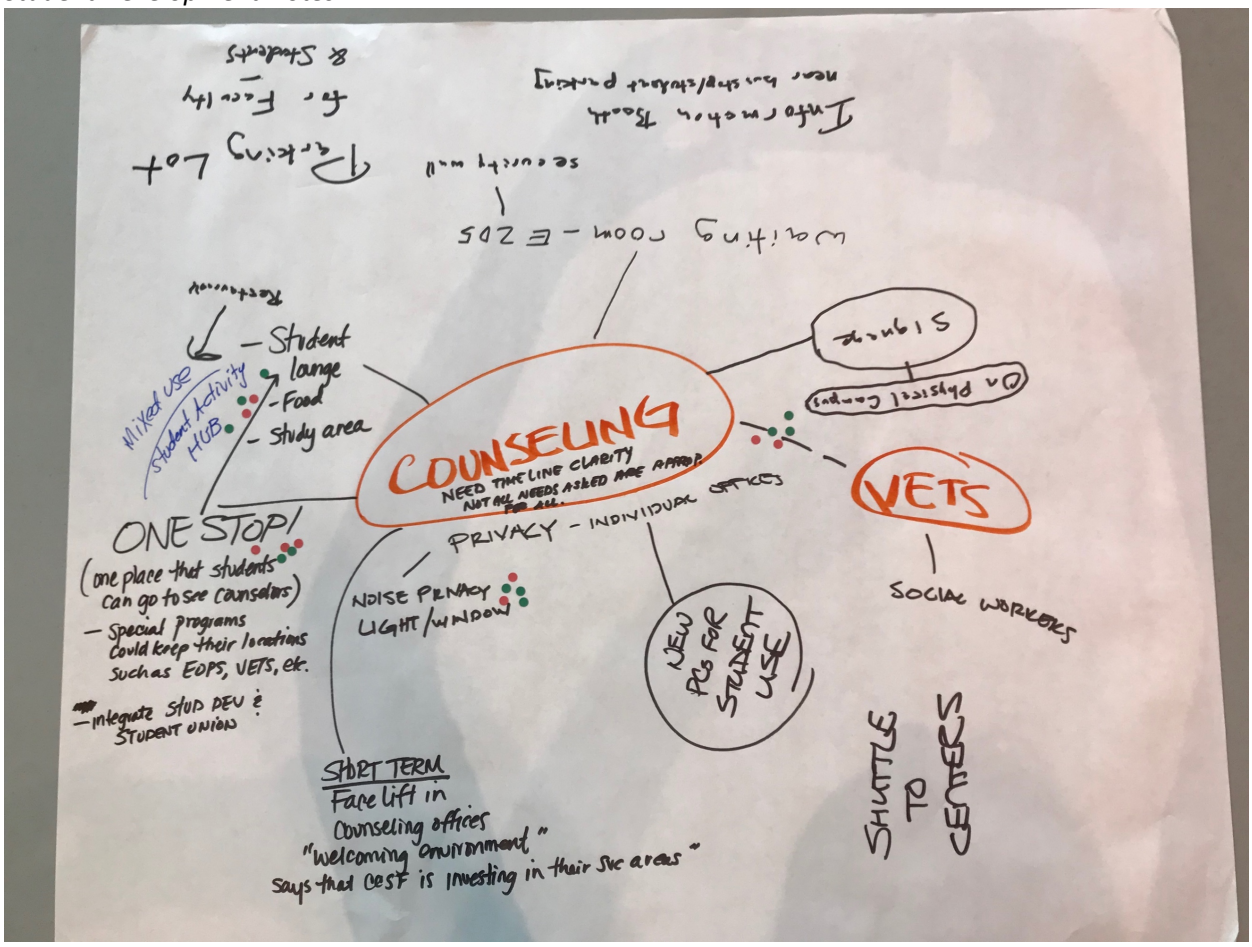
- Arts Building
    - Maintenance? What is the plan?
    - Need to update for 2-5 years?
    - No heat or hot water
    - Heavily used?
- DSP
    - Floor without elevator!
    - Need lots of elevators in the future
- Evans Center
    - Needs TLC
- Conlan Hall
    - Access and exits are a problem
    - How can Conlan be more welcoming?
- What will the Student Development move to MUB look like?
    - Disruption?
    - Short term use of underutilized classroom space?
- Counseling 205 moved to MUB?
    - Financial A&O ?
- Resilience and Earthquakes
    - Gas shut off – there isn't away to shut it off – concern!!
    - State funding to help
- Privacy!!

II. QUESTIONS FROM ATTENDEES

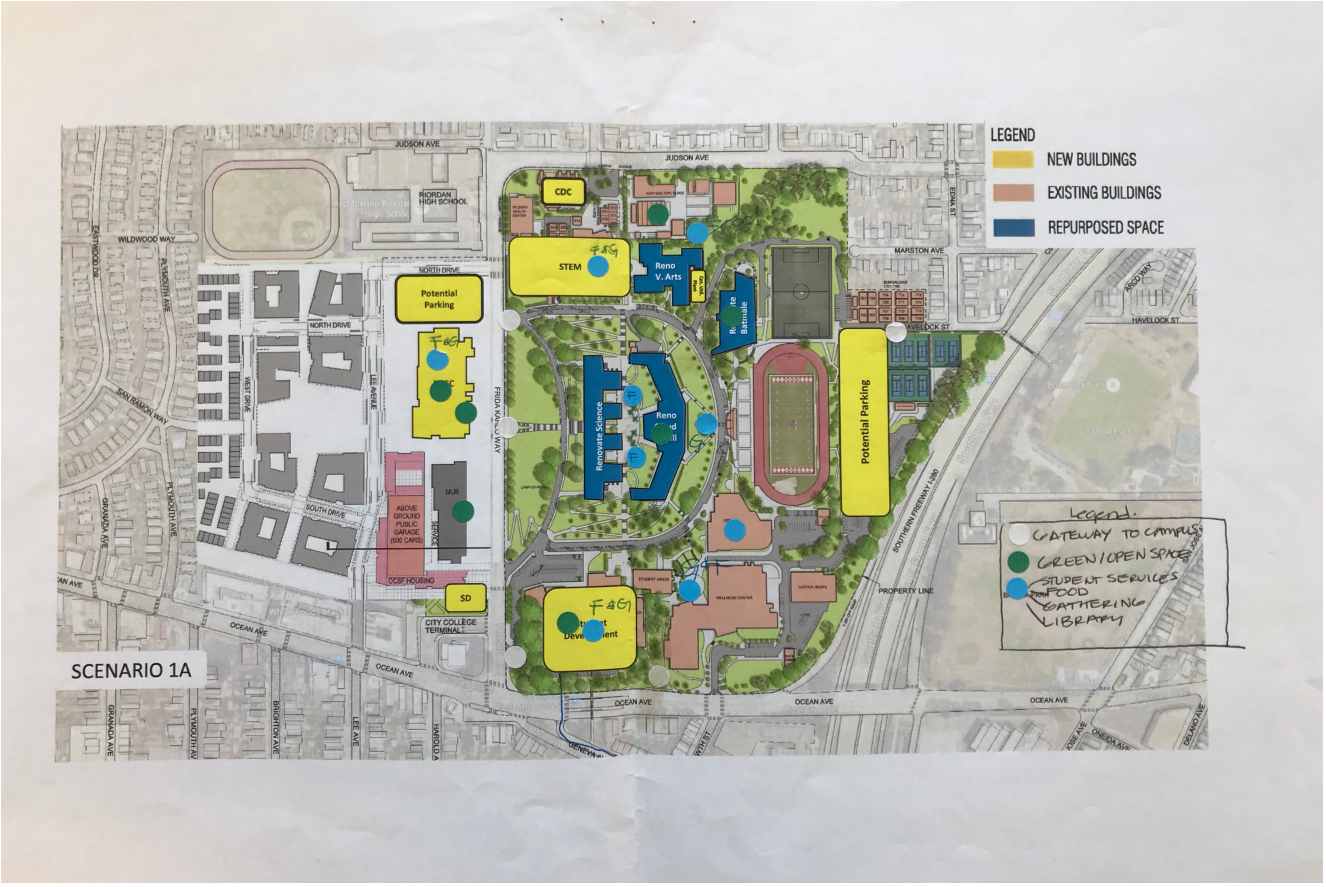
- Student Union in Cloud?
- What is the future of Child DC?
    - Potential swing space in future and redesign of CDC(TBD)
- Where will Culinary be? (TBD)
- Cloud / Visual Arts, to be demolished?
- Student and Faculty housing?

III.IMAGES, NOTES

Student Development Notes



Map Scenario 1A



Attachments:

- Small Group Exercise - compiled
- Wallgraphic Image
- Comment Cards

CCSF Facilities Master Plan | Department Chair Council (DCC) WORKSHOP

9/20/18 WORKSHOP SUMMARY NOTES DRAFT

OVERVIEW
On September 20, 2018 the CCSF Facilities team meet with the Department Chair Council to discuss their needs as they relate to the CCSF Facilities Master Plan. Approximately 30 people attended. There will also be workshops for the separate departments including the faculty and staff to hear specifics for each department. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

The attendees were given a presentation on the Facilities Master Plan process and context. The group discussed long-term, short-term, and immediate needs followed by the opportunity to place specific comments on two proposed maps that were provided, Scenario 1A and Scenario 1B.

During the follow up workshops with the departments more detail and specifics will be discussed as they relate to the different departments. This meeting gave the department chairs a chance to think more in depth and bring their needs and ideas to the next workshop.

SUMMARY

A major concern that is on all the long term, short term, and immediate need lists is the **Library Building**.
A library update is critical and needs over $2 million in renovation and should provide bigger classrooms that can accommodate at least 45 students. The **English Lab,** in the Library building**, is inundated with water issues** (water infiltration). A **review of the space inventory** has been requested.

All were in agreement and adamant that there are many things that are not working and broken and need to be **remedied and fixed *before* the future can be envisioned.**

Below is a summary of the discussions broken into the following categories:

I. Long Term Needs and Connections
II. Short Term Needs
III. Immediate Needs & Questions
IV. Images

I. LONG TERM NEEDS AND CONNECTIONS

Communication with faculty is imperative. Providing appropriate **maintenance** inside and outside of buildings, **covered walkways**, **handicap access** and meaningful discussion with **building users** should be considered. Users include faculty, staff, students, and custodial workers who need accommodations as well.

CAMPUS

GENERAL

- FMP needs to concentrate instruction centrally, with outskirts devoted to non-instructional purposes (administration & Student Services)

- Review of space inventory
- Maintenance – consult the workers!
- Green rooftop?! There are pros and cons. Needs to be thorough in research.
- Need to have Students involved. How is this done?
- Wind and Shade Study needed? Needs to be considered. (3D modeling happening. Outcome will come later.)
- Cloud is weird
    - Has issues based on topography. Can you mitigate?
- Landscaping- appropriate maintenance
- Handicap access using moving walkway (like airports) to allow access to Science and Cloud from street level
- Interconnection between buildings (covered walkways)
- Meaningful discussion with building users have to be considered. Custodial accommodations
- Program reviews have got to be considered
- Any Green buildings need a TCO plan with budget
- Shared governance is paramount
- Height of buildings?
- Bond Measures – competition and priority of bonds
- Communicate with Faculty and Staff (too many rumors and inaccurate information)
- Need facilities to accommodate students
- Coordinate and work with impacted departments
- Want buildings that are efficient, socially interactive grounds and areas, properly maintained buildings that students and faculty can have confidence in
- Communicate and carry out clear cohesive plans to improve spaces
- Problems with topography changes

PARKING & TRANSPORTATION

- Different accesses to parking?
    - What about the neighbors?
- 280 access to the parking structure?
- PAEC needs parking for special events which are held in this building
- Do not reduce parking
- Campus access off of freeway
- Better traffic movement
- Traffic chaos
- Work on SFMTA and BART to make walking to/from CCSF safer and more secure. Better lighting, wider sidewalk to proposed Student Development building
- Transiting across Phelan Ave. – foot traffic specific

GATEWAYS

- Gateway are important
- Frida Kahlo Way
- Wellness Center

SPACES

- **Storage**: still need space for books and filing. (cannot go "Paperless" by law)
- Access for loading and unloading
- CSM & USF facilities are good examples of modern, functional sites in a confined land area
- Gender specific restrooms
- Olmec Head and Art in STEM area
- Classrooms and student spaces need better real estate
- Keep Diversity Departments together
- Consider safety in buildings
    - Active shooter scenario. How do the doors lock? From the inside and out?
- Mission & Chinatown Campuses can be used as an example of good spaces
    - Nice lounge
    - Kitchen
    - Bank of offices
    - Part time storage
- Adjacency of: Photo, Cinema, Visual Arts, Visual Media Deign, Broadcast Media Arts, Music Theater
- Lab design in STEM
- Visual Media Design Collaborates with labs, classroom & curriculum with photography, arts, design collaborative, cinema, broadcasting. Creative Arts buildings was a proposal.
- No clear space defined for Visual Media Design department. Requires: stand alone computer labs and studio modular classrooms connected to computer labs
- Consider "Design Collaboration" (existing certificate)
- Instructional areas on Ocean are to spread out geographically
- Integrate Student and Faculty space
    - Encourages engagement!
- Need working HVAC and elevators
- No carpet
- More classrooms
- Bigger Labs

OFFICES

- Facility offices need private and open spaces for collaborative work
- Classified staff need quiet space
- English faculty need private offices (quite area for grading)
- Adjunct and interdisciplinary faculty needs multiple and shared space
    - MUB offices work well

BUILDINGS

- Need more focus on the bungalows
- MUB and 700 Bungalows are too far from each other
- Current location of Architecture Department is isolated from the campus Rosenberg Library needs larger instructional labs for 40+ students
- More offices in Cloud Hall more classrooms in MUB

(Map 1A and 1B comments incorporated above)

Specific location comments for Map Scenario 1B: *(see image Map Scenario 1B)*

- Keep student health here XXXXXX. Have close to parking. Parking at XXX
- Move PAEC back to original location. Add back Media Arts building.
- Parking behind the Stadium will be a problem.

II. SHORT TERM NEEDS

- New vacant spaces
- Transfer Center is in a poor space

III. IMMEDIATE NEEDS & QUESTIONS

GENERAL NEEDS

- Rats in classrooms
- Elevators not working
    - Batmale
    - Rosenberg Library
    - Digital Arts
    - MUB
- Bad HVAC in most buildings
- Bathrooms out of service
    - Batmale - second floor
    - MUB - third floor
- Student Health
    - Floods on two sides
    - Key cards do not work
- Leaks
    - Arts - leaks two floors down
    - Evans - mold
        - *Facilities Planning stated that recently/currently a "roof inventory/inspection" is being done on the buildings*
- What is the plan and schedule for the 200 bungalows?
    - Many people use these for storage
    - *The Repairs Update website has schedules – has not been updated in awhile*
- Need storage for labor work supplies
    - Where can it be?
- Cinema

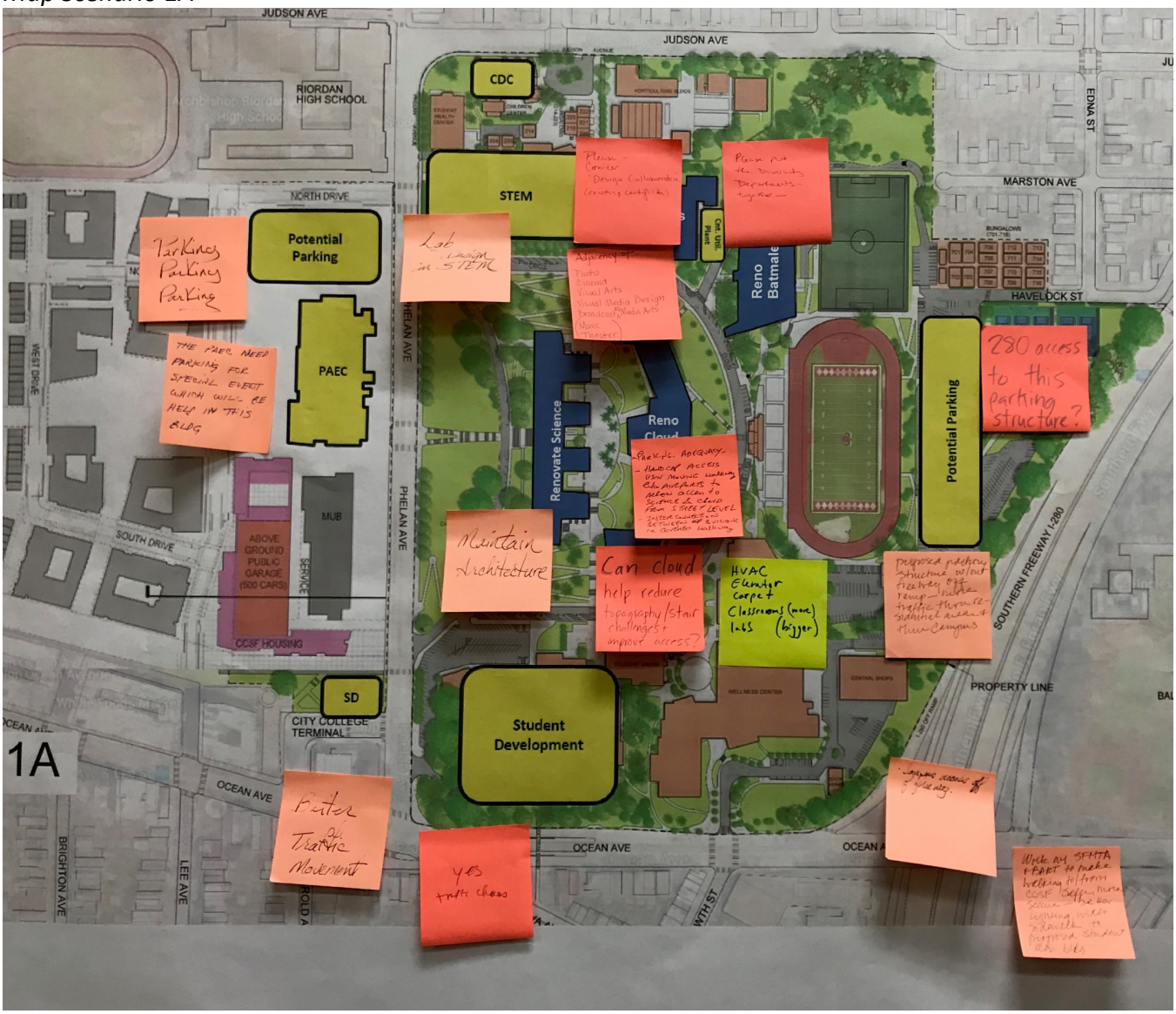
  - No ventilation
  - Was not designed for the current capacity
- No keys for secure locks for the computer labs
  - Currently “sharing”
- Cinema Department, Cloud Hall Labs
  - New computers and there is mysterious leaking on the bottom floor. Concern that computers will be damaged
- Paint and clean up to improve for the short term!

QUESTIONS

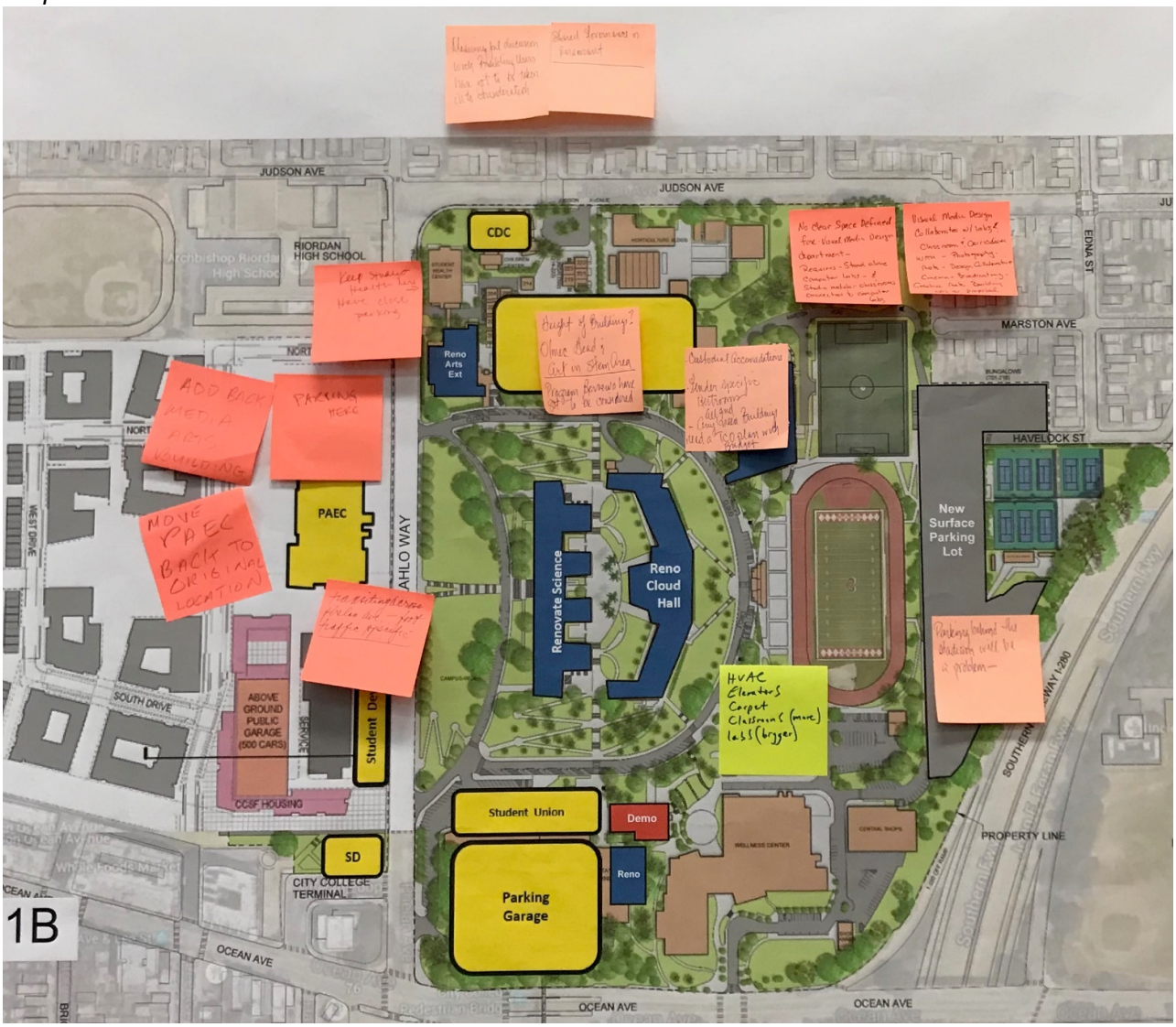
- What will happen to the Art Sculpture by STEM?
- When does the work happen? Maybe 2019/2020, depends on Bond

IV. IMAGES

Map Scenario 1A



Map Scenario 1B



Attachments:

- Comment Cards
- Wallgraphic Image

CCSF Facilities Master Plan | Career &Technical Education (CTE) Workshop

10/1/18 WORKSHOP SUMMARY NOTES DRAFT

OVERVIEW
On October 1, 2018 the CCSF Facilities team meet with the Career and Technical Education (CTE) Department to discuss their needs as they relate to the CCSF Facilities Master Plan, primary focusing on Department needs and adjacencies. Approximately 30 people attended. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

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   - Buildings

II. Short Term Needs

III. Images & Note/Comment Attachments

I. LONG TERM NEEDS AND CONNECTIONS

The group would like to see safety in buildings as well as on the campus grounds (pedestrians), good wayfinding/signage, and dispersed food locations, around campus. There needs to be **good standards to direct the development.**

See below for specifics to CTE followed by Campus, Transportation/Access, and Building needs.

DEPARTMENT SPACES & ADJACENCIES – CTE Department

GENERAL
- CTE & GE together
- STEM should be STEAM
  - Would mean large number of students in one spot which is a challenge
- Volunteer garden
- (Applied Arts is not 100% CTE)
- 600 capacity at PAEC with ability for classrooms and breakouts for at least 40 people

  - Kitchen for catering services
- Student spaces with microwave and sinks
- Lounge areas with food and break room
- Street access & loading docks
  - Not with PAEC so where…?
- Shared collaborative space (student safe)
- Studio Arts
- Gallery space all over
- Lockers for students and staff

FIRE TECHNOLOGY

- Permanent home for Fire Tech.
  - Fire Training Tower
  - Conference spaces
  - 50-100 students
  - Missing location for Tech courses
  - 1 location for entire program (combining administrative space)

FINE APPLIED COMMUNICATION ARTS DEPARTMENT

- *Locations*
  - Music & Theater should be in PAEC
  - STEM Building (Make STEAM)
    - Should house: BEHMA. Photo, VMD, Cinema and Journalism
  - Environmental, Horticulture, and Floristry
    - Near Judson Ave
- *Specific Adjacencies & Needs* - See image *"School of Fine & Applied Arts"*

ENVIRONMENTAL FLORISTRY, HORTICULTURE

- Outdoor spaces and toxics: Not in great shape

CULINARY ARTS

- Program location should be in good proximity to Student Union

CLASSROOMS/LABS

- Learning clusters
- Encourage comfort
- Open space and accessible
- Lab spaces must be big enough (additional square footage)
- Check if offices can be closer to labs to oversee…
- Old classrooms, make more modern with light
- Natural light and air
- Dark space needed for Cinema and Broadcasting departments
- Put equity into computer labs

OFFICE SPACE/LECTURE

- Technology friendly lecture halls
  - Long table, outlets in the floor with electric capacity
  - Moveable furniture
- CTE Counseling and Advisory space needed
- Large meeting room
  - Conference center for events
- Faculty space for Deans and Chairs (include storage)

SPECIFIC ADJACENCIES WITHIN THE DEPARTMENT

- See image "*Specific Adjacencies"*

CAMPUS

GENERAL

- Green Spaces
  - Native, plant indigenous species
- Outdoor spaces that are considerate of the fog
- Cybercafe
- Hydration stations
- Printers and copiers for day and night use
- Work with community in regards to:
  - Access
  - Housing integration
  - Engagement- especially regarding traffic
- Better entry points
- Outdoor escalators
  - Flatten campus
- Safe path of travel

FOOD & GATHERING SPACES

- Central outdoor food court that is covered
- Affordable food in ALL centers
- *Location of Food spaces & Gathering/locations based on Map Scenario 1A*
  - New Student Development
  - Courtyard at Existing Wellness Center and Student Union
  - New STEM

TRANSPORTATION / ACCESS

NEW CAMPUS ENTRY (based on Map Scenario 1A)

- Frida Kahlo Way & "North Drive", Near PAEC
- Open up access from BART
  - Improve look and function
- Judson Ave.

- Marston Ave.
- Havelblock Street: Next to New Potential Parking (see Map Scenario 1A image)
    - 280 Access to New Potential Parking

PARKING

- Parking Lot – exit & entrance to San Jose Ave. to reduce congestion
- Map Scenario 1B – New Potential Parking: Not a good place for garage
- Map Scenario 1B –Parking near 280 is good
    - Need elevators for accessibility

ACCESSIBILITY

- Access from BART
- Pedestrian bridges
    - Between STEM and "Additional Parking"- see Map Scenario 1A
    - Across Frieda Kahlo Way at Student Development - see Map Scenario 1A

BUILDINGS & DEPARTMENTS

Dedicated Administration Building

- Community events
- Welcoming

Visual Arts Building

- Tear down

II. SHORT TERM NEEDS

There is concern across campus with regards to **accessibility** with paths, elevators and signage. The **HVAC systems**, multiple building **roof leaks**, **mold**, and **poor lighting** are making **health and safety issues**.

GENERAL

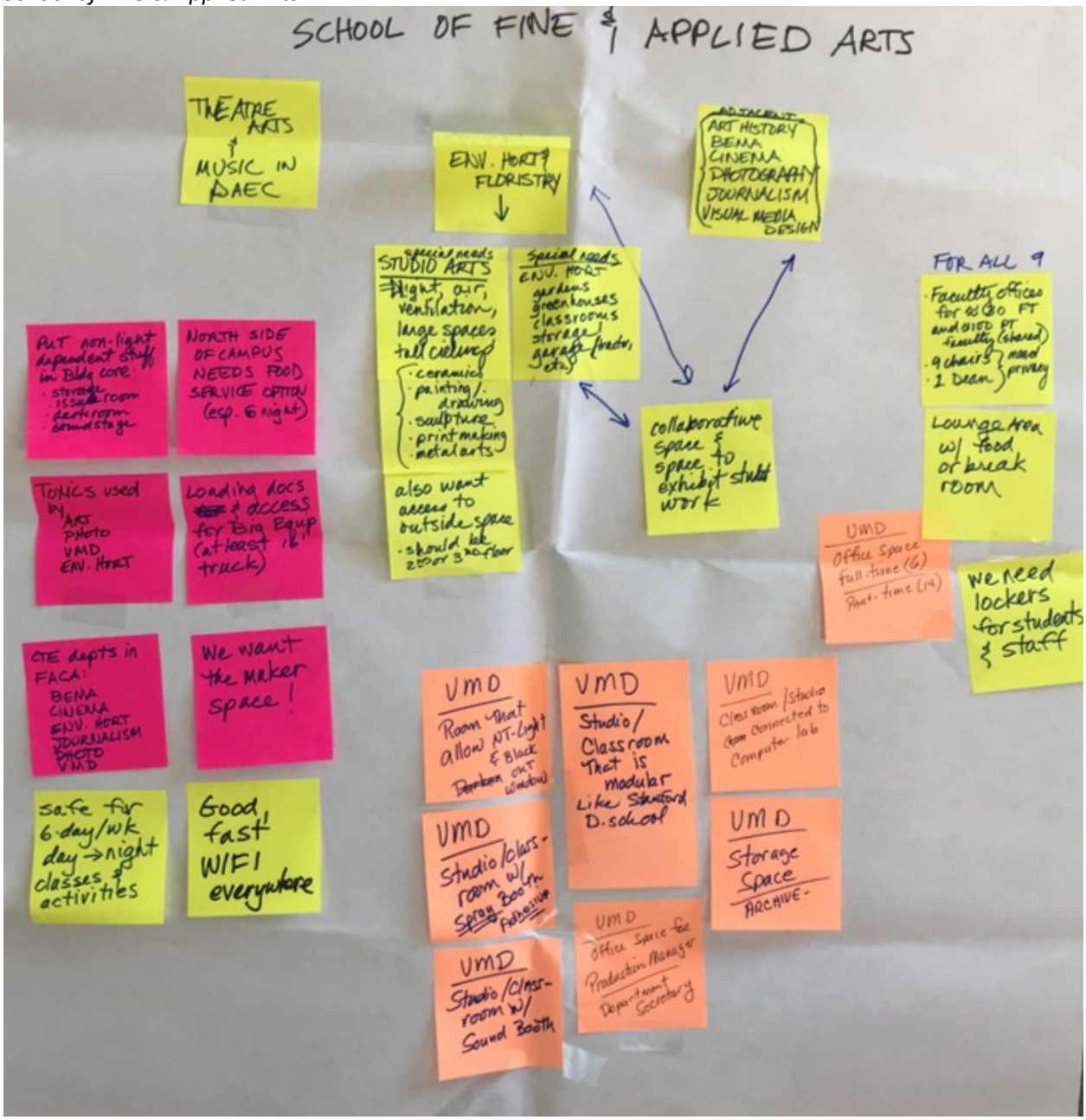
- MUB – accessibility
    - Add a crosswalk at Unity Plaza (remove parking)
- Arts Extension/ Science
    - Leaking roofs
    - Climate controls!
- Entry via Wellness
    - No good way for accessibility
    - Have "you are here" sign
- Better signage and wayfinding
    - MUB signage updates
    - Science vs. Cloud
    - Cloud 4th floor signage
    - What does the numbering mean??
    - Radiology has no signage (Cloud Hall)
    - New main sign

    - Upgrade brand (What are the Priorities for Faculty Staffing?)
- VAR 144 & 145
    - Need doorway between studio and lab
- Bathrooms
    - Closures and lines (problems)
    - Cloud – 2nd floor bathroom issues
- No seats for students in the hallways (benches)
- Better lighting especially by CDC, Parking, and Football Field - Safety
- Evans
    - Roof and mold – Closure
    - Electrical issues
    - No lights / Campus Police

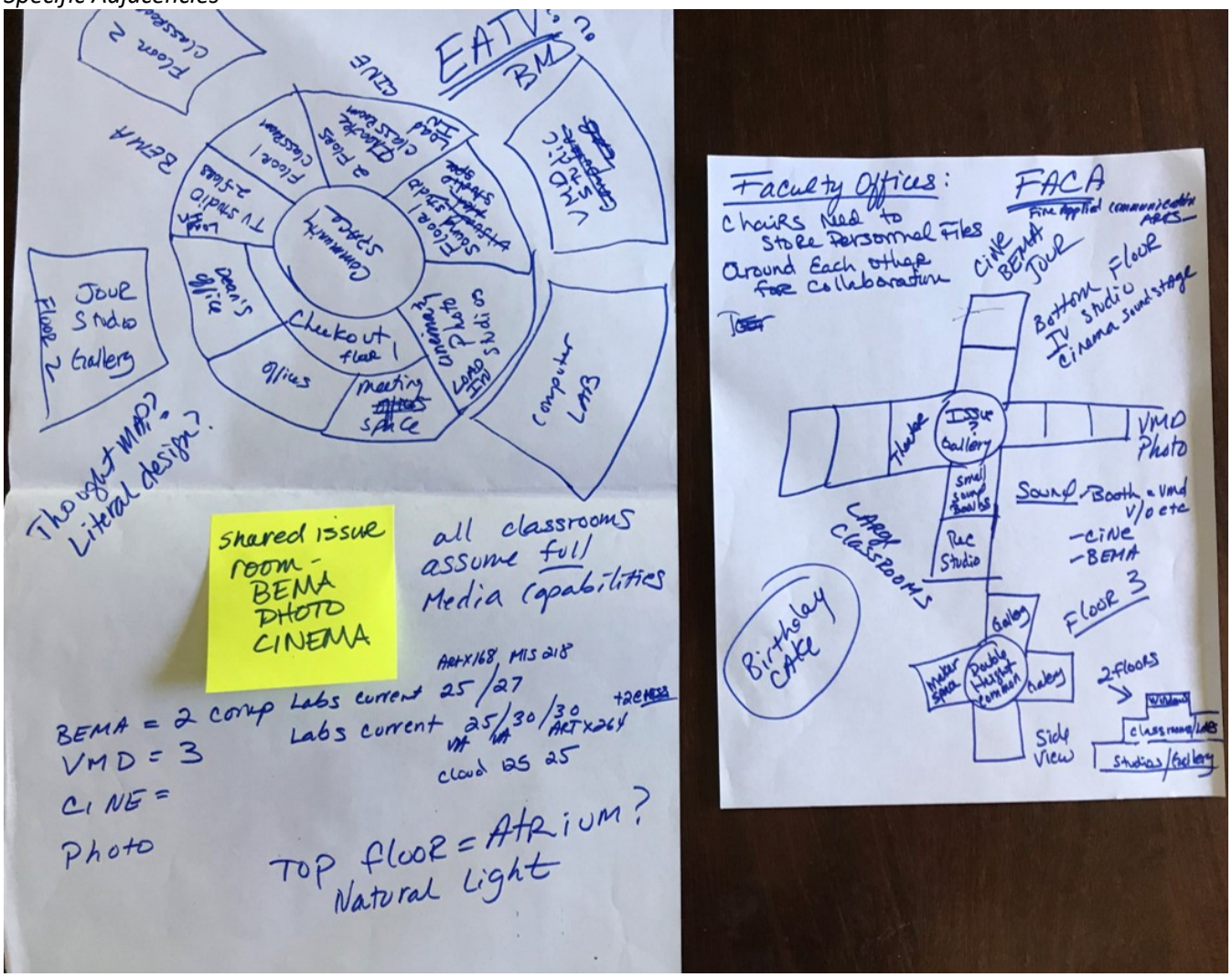
- CDC District Wide
    - Path of travel for parents (strollers)
        - Need to by fully accessible and safe – especially through parking areas
    - Need lead time to clean out a building before demolition
    - Need swing space for storage especially for moves and renovations
        - Very important for CTE since there is a lot of equipment
    - Need stock pile of parts - especially special elements
    - Bike racks at MUB could be better distributed
        - Only about 1/3 used
    - Hydration stations everywhere!

III. IMAGES

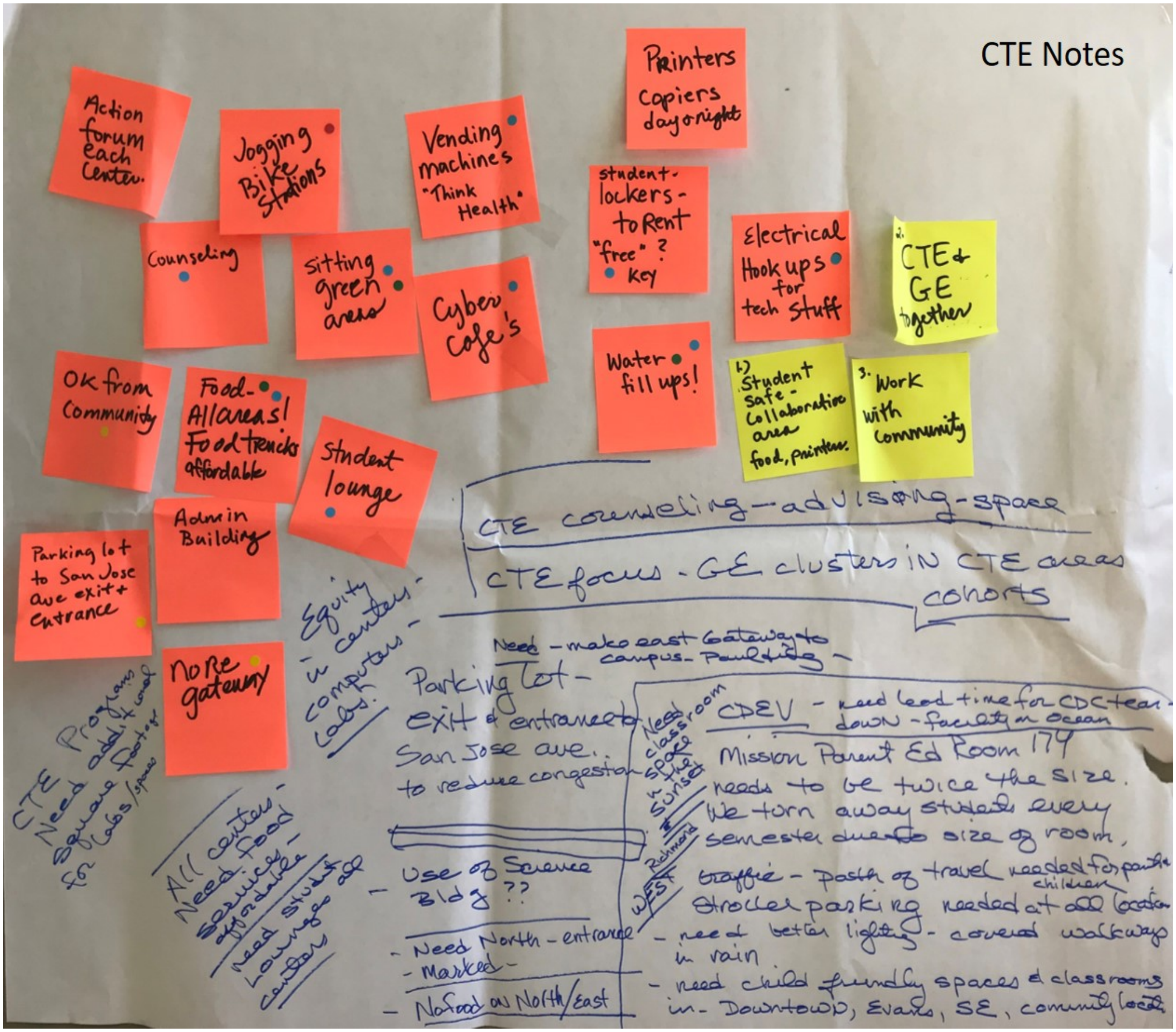
School of Fine & Applied Arts



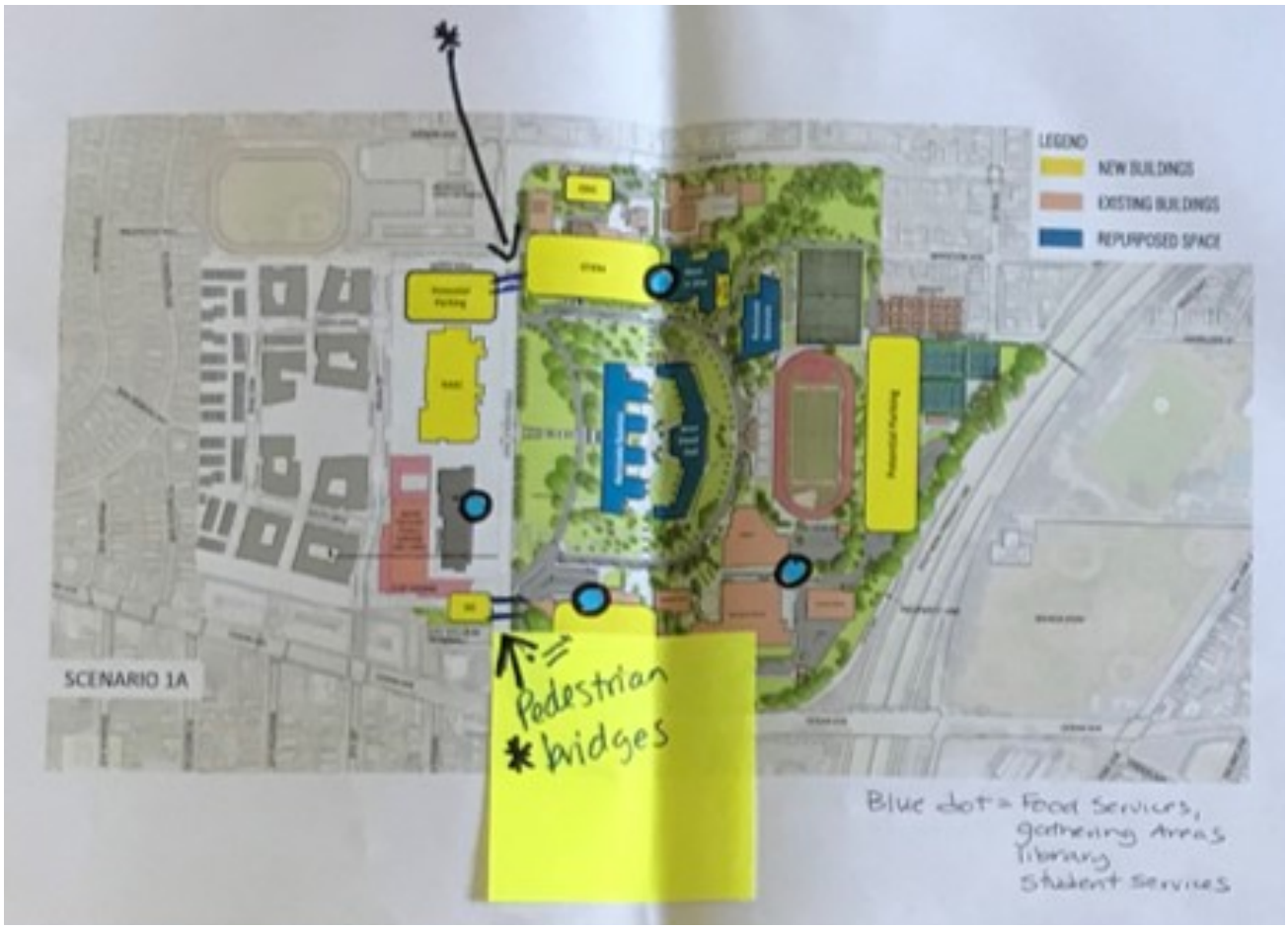
Specific Adjacencies



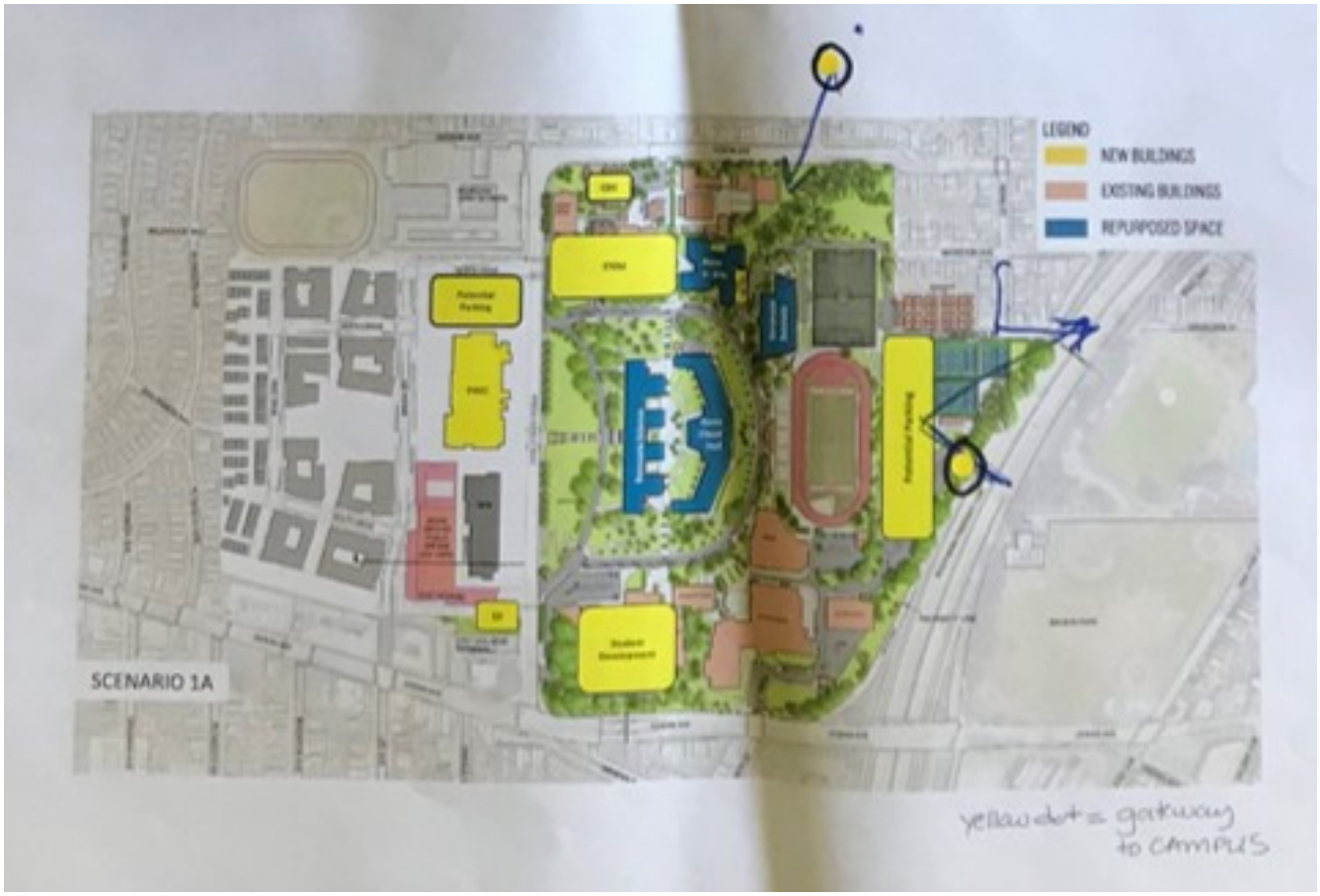
CTE Notes


CTE Notes
Action forum each Center.
Jogging Bike Stations
Vending machines "Think Health"
Printers Copiers day & night
student-lockers-to Rent "free"? key
Counseling
sitting green areas
Cyber Cafe's
Electrical Hook ups for tech stuff
CTE & GE together
OK from Community
Food-All areas! Food trucks affordable
Student lounge
Water fill ups!
Student safe-Collaboration area food, printers
Work with Community
Admin Building
Parking lot to San Jose ave exit + entrance
No Re gateway
CTE counseling-advising-space
CTE focus-GE clusters in CTE areas
cohorts
Equity in centers-computers Labs.
Parking Lot-exit & entrance to San Jose ave. to reduce congestion
CTE Programs Need add'l Square footage for labs/space
All centers Need food services-affordable-
Need student lounges all centers
Use of Science Bldg ??
Need North-entrance-Marked-
No food on North/East
CDEV
Mission Parent Ed Room 174 needs to be twice the size.
We turn away students every semester due to size of room.
West
Richmond
Stroller parking needed at all locations
in rain

Map Scenario 1A



Map Scenario 1A



Map Scenario 1B

Attachments

- Comment Cards
- Small Group Exercise - compiled
- Wallgraphic Image

CCSF Facilities Master Plan | Deans, PGA, Academic Senate, Facilities Committee Workshop

10/17/18 WORKSHOP SUMMARY NOTES DRAFT

OVERVIEW
On October 17, 2018 the CCSF Facilities team meet with the Deans, PGA, Academic Senate, Facilities Committee to discuss their needs as they relate to the CCSF Facilities Master Plan. Approximately 18 people attended. There will also be workshops for the separate departments including the faculty and staff to hear specifics for each department. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

The attendees were given a presentation on the Facilities Master Plan process and context. The group discussed long-term, short-term, and immediate needs followed by the opportunity to place specific comments on two proposed maps that were provided, Scenario 1A and Scenario 1B.

During the follow up workshops with the departments more detail and specifics will be discussed as they relate to the different departments. This meeting gave the group a chance to think more in depth and bring their needs and ideas to the next workshop.

SUMMARY
It is important to look at the **Total Cost of Ownership** which includes operations. Live within your means! The **Reservoir Property** development needs to be carefully looked at and the college needs to be **actively involved** in the project. The short-term Needs should connect to the long term FMP and a systematic approach to all buildings should be done

All agreed that there are many items that are not working need to be **fixed *before* the future** can be envisioned.

Key points…

-

Below is a summary of the discussions broken into the following categories:

I. Long Term Needs
II. Reservoir Property
III. Short Term Needs
IV. Questions
V. Images

I. LONG TERM

Signage and wayfinding are important at entrances to the campus as well as to direction on campus. The campus should secure the **needs of the students** with classrooms that **meet the 21st century learning** environment. Maintenance and operation **fixture standards** should be established with electric loads, wi-fi, and technology.

CCSF Facilities Master Plan | Deans, PGA, Academic Senate, Facilities Committee Workshop

CAMPUS

GENERAL

- Traffic circulation/ flow with freeway access
- Problems with topography changes
- Planning for emergency personnel and response
    - Especially for disabled students (1st floor needs)
    - Pathways for grounds crew and officers in emergencies
    - Service locations
- Outdoor pathway lighting

PARKING

- Do not reduce parking

SIGNAGE

- Electronic kiosks with maps and information
- Interactive directory
- Electronic signage
- Intuitive wayfinding
- How do you identify the buildings?

GATEWAYS

- Gateways are important
- Frida Kahlo Way
- Wellness Center

SPACES

GENERAL

- Storage
    - Still need space for books and filing
    - Very important!
- Poorly designed space impacts the students
    - A small room size compared to class size interrupts learning when a student is late
- Classroom capacity to support the students (must be maintained)
- Sufficiently large spaces
- STEM could increase enrollment if large lectures and labs
- Need spaces for 50/75/85/100 seats
- Potential for convertible classrooms
- Be careful of multi *useless* spaces
- Cloud classrooms are poor
- CTE and Studio arts require different spaces due to different teaching (standing, collaborative)
    - Limited now
    - Specialty spaces
    - Issue room

- Plan for adequate electrical loads
- Collaborative spaces
    - Interdisciplinary and informal
- Online classroom support
    - Video and audio

II. RESERVOIR PROPERTY

- Housing influences on campus
    - Student housing?
    - What are the trade-offs of housing and parking?
- College should be actively engaged with project
    - Who is doing this?
    - College needs to define what is needed and how it should be developed. (Defense of the College)
- How are the following effected?
    - PAEC
    - College beneficial housing
    - Parking
- College needs to understand the impacts and the mitigation needs
    - There is a history between the City and the College that should be looked at
- Should college request the land?

III. SHORT TERM NEEDS

- Current maintenance needs to be done first
- Establish maintenance and operation fixture standards
    - electric loads, Wi-Fi ,technology
- Move to a systematic approach to all buildings
- Maintenance of newer buildings needs to be done
    - Library, Elevator, HVAC, Rook leaks, bad carpet
- Why carpet?
    - maintenance issue smells
- Light bulbs are out CDC and Cloud Hall
- Creative arts has no heat
- Cloud Hall blinds don't come down
- Window washing expensive, but necessary
- Uneven sidewalks
- Signage and Wayfinding
    - Here you are marker
    - Elevator access
    - Access on campus from Ocean and Rec Center
    - Electronic sign for campus
- Positive Funds
    - Need to adjust
    - Long-term planning, the basics have been ignored

- Connect to a long term FMP
- Facility reservations and access to information updated/ user friendly

IV. QUESTIONS AND FOLLOW UP AREAS

- Inventory assumptions and summary, Faculty would like to see
- Integrated planning summer of 2019
- Cost for Operations and maintenance considered
- Facilities Planning will have Facilities Standards:
    - Prototype of the *Classroom of the future*
        - Includes furniture, fixtures, etc.
        - Will ask faculty to test out with students
    - Request prototype of doors with safety considerations and traffic flow
- How does State formula work with flexible classrooms?

V. IMAGES

Map Scenario 1B

Attachments:

- Wallgraphic Image
- Comment Cards

CCSF Facilities Master Plan | STEM WORKSHOP

10/22/18 WORKSHOP SUMMARY NOTES DRAFT

OVERVIEW

On October 22, 2018 the CCSF Facilities team meet with the STEM Department, which includes Science, Technology, Engineering, Math, and others (see attendee list for departments) to discuss their needs as they relate to the CCSF Facilities Master Plan, primary focusing on Department needs and adjacencies. Approximately 24 people attended. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

Format for all Department Workshops given between September and November 2018:
The attendees were given a presentation on the Facilities Master Plan process and context. The group discussed short-term needs and opportunities followed by small group breakouts to discuss long-term facilities planning relating to the specific Departments. Specifically, department needs, adjacencies, and determining the uses of spaces "in between" the buildings.

SUMMARY

Below is a summary of the discussions broken into the following categories:

I. Long Term Needs and Connections:
   - Department Spaces & Adjacencies
   - Campus
   - Transportation/Access
   - Buildings

II. Short Term Needs

III. Questions from Attendees

IV. Images & Note/Comment Attachments

I. LONG TERM NEEDS AND CONNECTIONS

The group would like to see **well maintained buildings** with timely repairs, **good standards** (best practices) to direct the development, **safety** for pedestrians and within buildings, improved **wayfinding/signage**, and dispersed **food locations** around campus. **Sustainability** at all levels is important. Consideration of **parking** needs and transit to/from and around the campus with the use of a college **shuttle**.

It should be a priority to develop the Performing Arts Center as promised to voters **BEFORE** asking voters to fund new buildings.

See below for specifics to STEM followed by Campus, Transportation/Access, and Building needs.

DEPARTMENT SPACES & ADJACENCIES – STEM Department

It was agreed that STEM should all be in one building (or complex) with the possibility that Math could be separate (but nearby) due to size. Dedicated labs are needed since each department is different and **cannot share** labs due to safety issues as well as storage. Spaces need to be **centralized by department**. In general areas cannot be shared except common student lounge and gathering areas which include food access. **Adequate storage is needed** for the different department needs. Classrooms need to be SMART and **functional**. Classroom and Lab size requirements should be based on usage. Office space, lecture space, and shared faculty space is needed.

GENERAL

- Working elevators
  - Functional freight elevator (specific for labs)
  - Loading docks sized and functioning for the required use
- Shut off values (Gas and Water) that are distributed, not one for the building. Per room and easily located, this is a safety issue
- Math
  - In in the same building or
  - In own building next door because it is very large and offers many classes
- External access to building
  - Specific areas (parts of building) that can be opened up for weekends/events without the need to not open the entire building (for safety, security) – (Astronomy)
- Design wide hallways large enough to bring in large sized equipment (height *and* width)
- Faculty bathrooms – at least 2 gender neutral
- Spaces centralized by department
  - Office and tutoring space

SOCIAL SPACES, STUDENT SPACES

- Gathering spaces cannot be under classroom windows
- Student study area
  - large room for student collaborative work (study hall), white boards, seats 15-20
- Cubicles/cubbies for students to make up exams or work alone
- Student lounge centralized within building
  - Shared collaborative space
  - Food available

STORAGE

- Small and distributed in classrooms
- Specific departments have different needs
- Needed in classroom as well as outside nearby classroom
- *Warm* room and *cold* room storage
- Waste storage
- Specialized instruments per department
- Chemistry storage
  - More centralized and a combination of in class and outside

- Needs to be on the same floor as labs and stockroom

CLASSROOMS/LABS

- Classrooms need to be varied in size, 30,60, 90, 170 seats. Improve sizes. Depends on department
- There are fewer small classrooms needed
- Classrooms need to be SMART. Use of different types of media at the same time. Such as projector screen does not come down over the white board
  - 3 sided white boards
  - White boards large enough for multiple students to work on
  - SMART spaces need to be repaired in a timely manner when problems
- Mid size classrooms with moveable furniture for multiple configurations
- Display cases in labs/classrooms
- Wireless amplification in large classrooms (hear the instructor)
- More computer labs for all departments
  - Cannot be shared due to specific software/programs for departments
  - Need dedicated space
  - Computer labs and lecture rooms could maybe share. It depends on situation
  - Networking - accessible ports for 15 computers
- Labs
  - Cannot share labs
    - Safety issue – very important to know what lab was used for in past classes (chemicals, etc.)
    - Labs are running 24/7 (processes, etc.)
  - Need more labs. It is limiting the number of classes. Some should be 50% bigger than S-347
  - Need drainage for emergency eye wash station
  - Smaller lab size benches for student/instructor interactions (similar to Mission Campus)
  - Maintained fumed hoods/ ventilation (bench top fume hoods for organic labs)
  - Anatomy lab facilities
    - Cadaver labs
  - Door locks – key pads or ID cards. Need to be only opened by staff to deter theft
  - Intercom system from lab to storeroom (so instructor does not need to leave the classroom due to something broken or inaccurate supply)

OFFICE SPACE/LECTURE

- Lecture Space
  - Need SMART spaces and need to be repaired in a timely manner when problems
  - Hold 160 students
  - Hold 40-60
  - Moveable furniture, 3 sided white boards
- Offices
  - Offices that hold 2-3 people and can possibly share with adjunct
  - Need space for facility and student to interact at desk
  - Need private office space (confidentiality)
- Shared faculty space
  - Conference rooms for faculty, seats 10-15

  - Faculty lounge areas with kitchenette
- Department Chair offices with "waiting area" for students

SPECIFIC ADJACENCIES WITHIN THE BUILDING

- Engineering and Earth Science in the basement
  - Have heavy items. Rocks etc. need to be located at bottom of the building
  - Loading and unloading docs
- Astronomy needs to be on the roof
  - Observatory to hold telescopes
  - Motorized sliding roof or dome (important)
  - Digital Dome Projector Room/ Digital Planetarium (top floor)
    - Traditional planetarium and data visualization in other STEM areas (to be used with other STEM departments)
- Green House on the roof
  - Classes access green house during class/lab time

CAMPUS

GENERAL

- Must teach sustainability at all levels
- Sustainable buildings must be realistic in expectations (MUB is a failure)
- Sustainable landscaping
  - Currently do not meet CA Dept. of Agriculture requirements (need to align)
  - Use sustainable principles in decisions and maintenance
  - Speak with Horticulture program
- Minimize instructional space at the perimeter of campus. It takes too long to travel from the ends of campus
- Covered walkways
- Facilities Master Plan needs to be based on the needs identified by the Educational Master Plan
  - All Plans should include adequate money for maintenance
- Any building renovation should not disrupt education and negatively impact enrollment
- We should not give up space to housing on CCSF land
- Maintain and grow access to higher learning/education for all communities that want it
- **Reservoir Development**:
  - Concern that there will be significant and adverse impacts to the college. The college needs to represents and defends its interest with the City Planning Department and PUC
  - Parking must be mitigated by the developer during reservoir construction, this could affect students by removing access to campus

FOOD & GATHERING SPACES

- Create "Quiet" Places
- *Location of Food spaces & Gathering/locations based on Map Scenario 1A*
  - Student Union
  - Top of Circle Road
  - Between New STEM and V.Arts
- *Location of Food spaces & Gathering/locations based on Map Scenario 1B*

- New STEM
- Behind PAEC
- Next to New Student Development
- In front of Science on Circle Way
- Between Science and Cloud
- Library
- Wellness Center
- New Surface Parking Lot

TRANSPORTATION / ACCESS

GENERAL

- Campus/College Shuttle
  - Around campus and between campuses
- Free public transit: 100% covered, currently not 100% and it is expensive
- Balance sustainability and student access with appropriate transportation options

NEW CAMPUS ENTRY

Based on Map Scenario 1A

- Frida Kahlo Way / Circle Drive near New Student Development
- Ocean Ave. between New Student Development and Wellness Center

Based on Map Scenario 1B

- Frida Kahlo Way / Circle Drive near New Student Union
- Ocean Ave. Near New Parking Garage
- Ocean Ave. Wellness Center
- Judson Ave., near new CDC, behind STEM

PARKING

- Parking buildings not surface parking
- Create adequate parking
- Too much dependency on motor vehicles
- Too much space for parking garage
- No parking should be taken away before replacement is built

BUILDINGS

SLOPE AREA BETWEEN JUDSON AND SOCCER FIELDS

- Habitat restoration- use native plant species
- Use slope for outdoor classroom
  - Horticulture, environmental, teach conservation and use of native plants
  - Use as teaching opportunity-sustainability
  - Important to teach horticulture students *Best Management Practices*

SCIENCE HALL

- Renovation for Science makes no sense

II. SHORT TERM NEEDS

Funding, **sustainability** and **parking** during Reservoir Development are a large concern.

Key points…

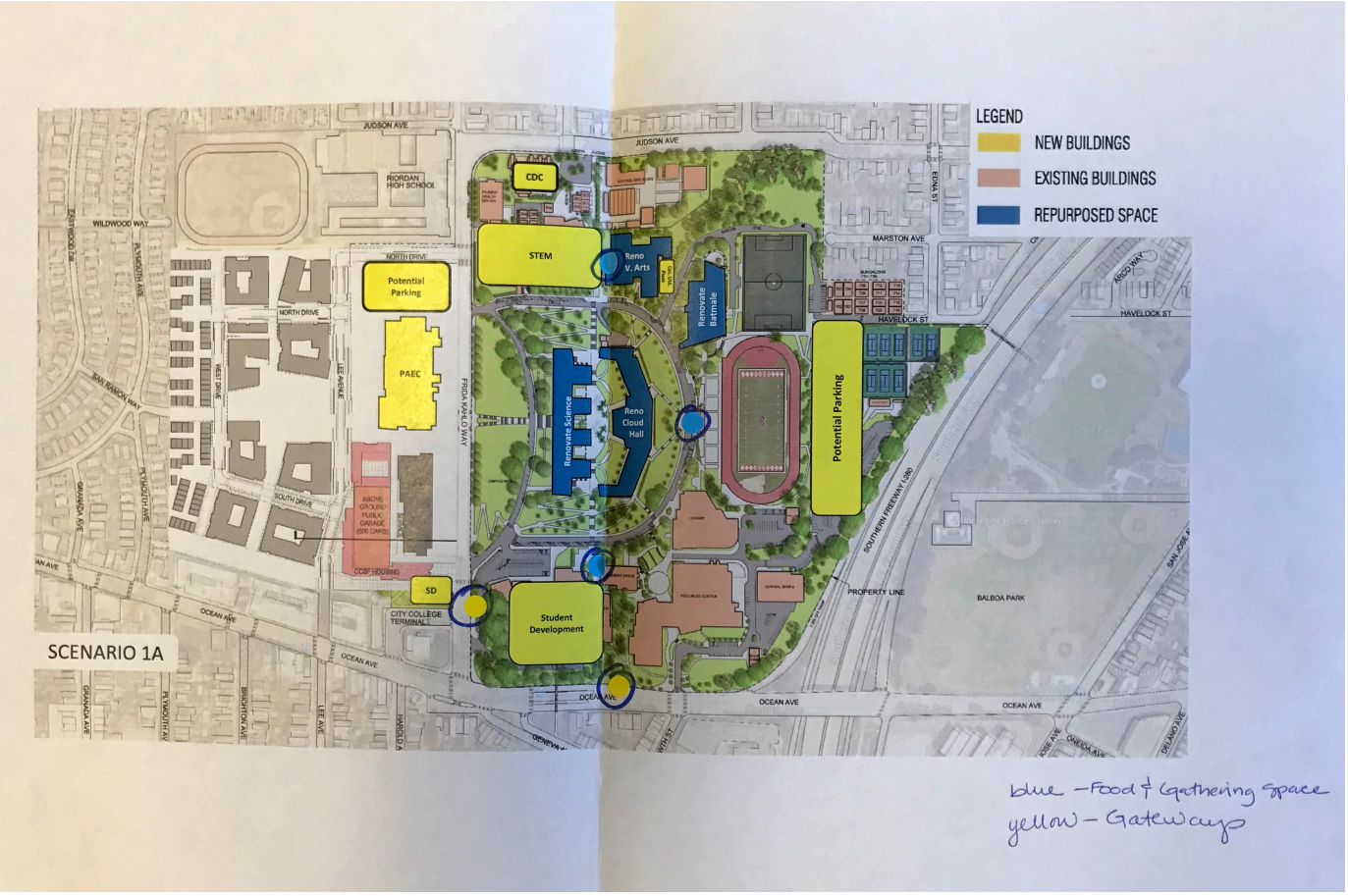
- Funding
    - Where is the College going? Enrollment? Should there be planning for new buildings when we don't know enrollment and changes in the class structure?
    - State funding has money for buildings and separate funding instruction
    - Concern about asking people to fund buildings when the current buildings are not maintained. (Announced that Dr. Smith addressed this in the last meeting. Working on maintenance of current facilities)
    - Building standards need to include operating costs
        - Quality materials need to be designed in the plans
- Sustainability
    - Saves money (water, energy, sewage)
        - Money that can go to programs/staff
        - Lowers operating costs
    - Needs to be incorporated in the plans
    - Zero Net Energy and beyond
    - Not just a feel-good term anymore, but a necessity
- Parking – There will be short term issues when Reservoir Development starts. Needs to be looked into
- HVAC – Assessment of buildings is being done in order to come up with a full plan for immediate maintenance and future plan
- "Student Centered" campus
    - Student first with the Educational Master Plan (EMP), then look at Facilities Master Plan (FMP)

III. QUESTIONS FROM ATTENDEES

- Campus Priorities?
- Renovate vs. Rebuilding? Was this discussed and thought about. Yes. Sometimes it is more expensive to renovate than to rebuild. Things may still change.
    - Needs Assessment was distributed to the Deans 3 weeks ago
- Cars are a necessity, yet how can we make public transit more attractive? What are the possibilities?

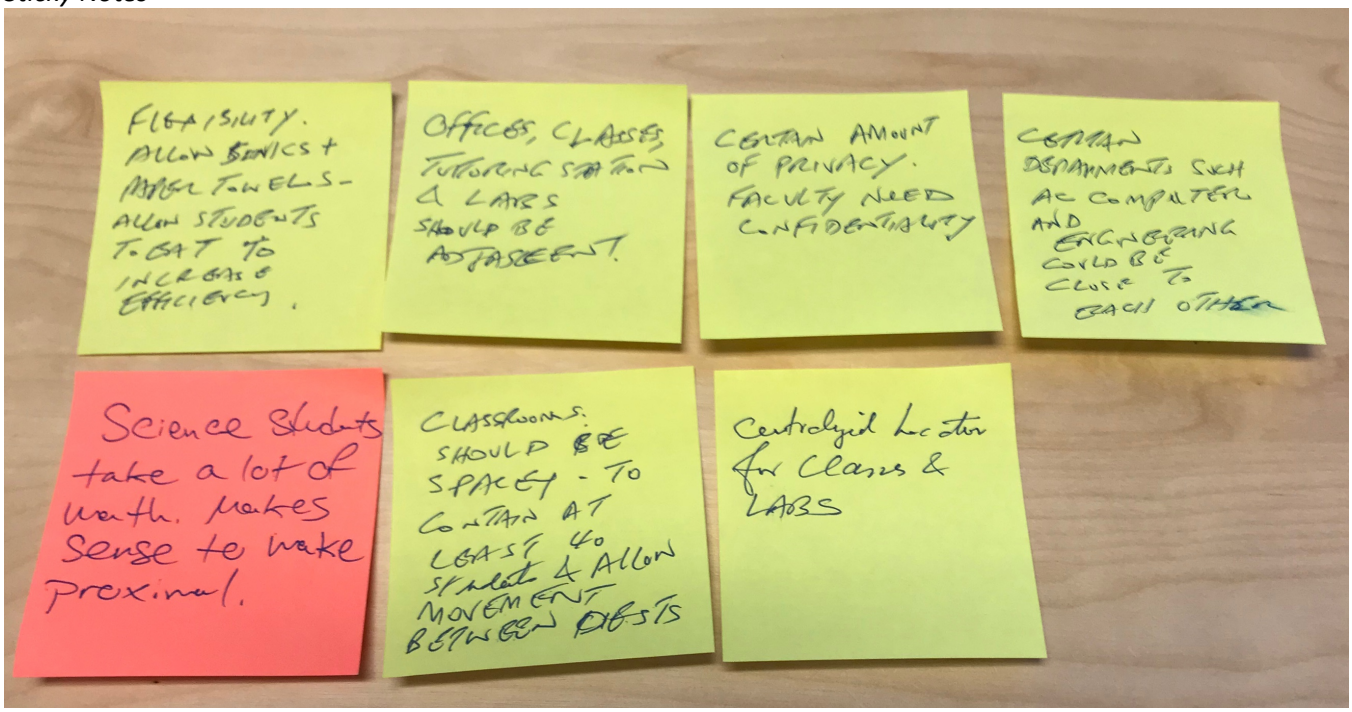
IV. IMAGES, NOTES

Map Scenario 1A



Map Scenario 1B

Sticky Notes



Attachments:

- Small Group Exercise
- Comment Cards
- Wallgraphic Image

CCSF Facilities Master Plan | Humanities, Health, PE, Social Sciences, Creative & Visual Arts Department Workshop

10/23/18 WORKSHOP SUMMARY NOTES DRAFT

OVERVIEW

On October 23, 2018 the CCSF Facilities team meet with the Humanities, Health, PE, Social Sciences, Creative & Visual Arts Department (see attendee list for departments) to discuss their needs as they relate to the CCSF Facilities Master Plan, primary focusing on Department needs and adjacencies. Approximately 14 people attended. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

Format for all Department Workshops given between September and November 2018:
The attendees were given a presentation on the Facilities Master Plan process and context. The group discussed short-term needs and opportunities followed by small group breakouts to discuss long-term facilities planning relating to the specific Departments. Specifically, department needs, adjacencies, and determining the uses of spaces "in between" the buildings.

SUMMARY

Below is a summary of the discussions broken into the following categories:

I. Long Term Needs and Connections:
- Department Spaces & Adjacencies
- Campus
- Transportation/Access
- Buildings

II. Short Term Needs and Questions
III. Images & Note/Comment Attachments

I. LONG TERM NEEDS AND CONNECTIONS

The group did not like either Map scenario, 1A or 1B. **Safety** on the campus is important especially at **night**. There should be public and student **art everywhere** on campus, outside and inside buildings. Affordable healthy **food** throughout the campus should be offered. Make the school **welcoming** by removing physical and visual **barriers**.

See below for specifics to Humanities, Health, PE, Social Sciences, Creative & Visual Arts Departments followed by Campus, Transportation/Access, and Building needs.

DEPARTMENT SPACES & ADJACENCIES – Humanities, Health, PE, Social Sciences, Creative & Visual Arts Department

Synergies can be built throughout the departments and should be. **Storage** is very important, and it is noted that there are different storage needs. **IT** should have a presence at **all locations**. There was agreement that **SMART rooms** are needed, as well a **private meeting rooms**. There are **specific adjacencies** that need to be considered.

GENERAL

- Cloud could be renovated for Arts
  - Has loading docks
  - Would need 2 large studios for TV Studio and Cinema, 15-20' ceilings
  - Has two story room capabilities already
  - Total blackout (internal and no windows)
  - Acoustic separation for sound recording
- STEM should NOT be STEAM
  - Too many students in one place. Hard to move around during passing periods.
- Storage
  - A large amount of storage is needed
    - Large sculptures, and many items
  - Students need storage for their items
  - Large rooms/spaces with storage space in between could happen in some fields
    - Possibly Fire Tech and Administration of Justice
- Students need lockers for daily items and art projects
- IT needs to have a presence in each location
- High speed Wi-Fi

CLASSROOMS/LABS

- Visual Arts is currently too small
- Need modern classroom space. Science and Cloud renovations possibilities??
- Need to be Modular and SMART
- Large Broadcasting Labs could be underground due to sounds and light requirements
- Open labs
  - Creative and visual labs
  - Faculty members need line of sight of the students
    - Suggestion of interior studio space with class walls and offices on the perimeter, so students can work as well as faculty
- Partitions between studio and labs
- Specialized spaces
  - Sculpture, ceramics, metal arts
    - Need: sinks, hazard disposal, ventilation and outside access
  - Possible space sharing and synergies
    - Print and digital could share. Both hands on and digital
    - Look into who could share
- Access is very important
  - Late night and weekend access. The bungalows work well since they are independent buildings. Broadcasting and Journalism work late in the night

OFFICE SPACE/LECTURE

- Common instructors lounge
  - Computers, copier

  - Private meeting rooms
- Faculty office space with ability for private meetings
- Emerge Studio Production manger office connected to design studio

SPECIFIC ADJACENCIES AND COLLABORATIONS

- Visual Media Design collaborates with Art, Photography, Cinema, Broadcast Electronic Arts Media and Journalism
- Administration of Justice, Fire Science, and PE

CAMPUS

GENERAL

- Night time lighting or safety
- Public and Student Art everywhere!
  - Display cases in buildings and corridors

FOOD & GATHERING SPACES

- Affordable food in ALL centers. Healthy

TRANSPORTATION / ACCESS

GENERAL

- Ocean Ave. retaining wall is a barrier. Remove and make more welcoming

NEW CAMPUS ENTRY

- Wellness Center – 40% of students walk through the building to enter campus

BUILDINGS & DEPARTMENTS

- Administration all in one place
- The open space around Science and Cloud
  - Currently underutilized
  - Tough topography
  - Flatten?
- Other buildings could be used as swing space
- Student Union needs to be new, exciting fresh and preferably on a flat space
- Administration of Justice is too small now – there has been a lot of growth
- Health and PE are good!
- Science could be renovated and have decent classrooms but not for Science
  - Could needed renovations be done at Science for the Arts??
- Child Development Center on the maps makes sense (the current location does not)
  - In current location people do not know it exists
  - There is a difference between the Child Program and the Child Center. The center is not for

observation, it serves as child care for toddlers up to approx. age 5

- New Arts Building
  - Existing ones are BAD

II. SHORT TERM NEEDS & QUESTIONS

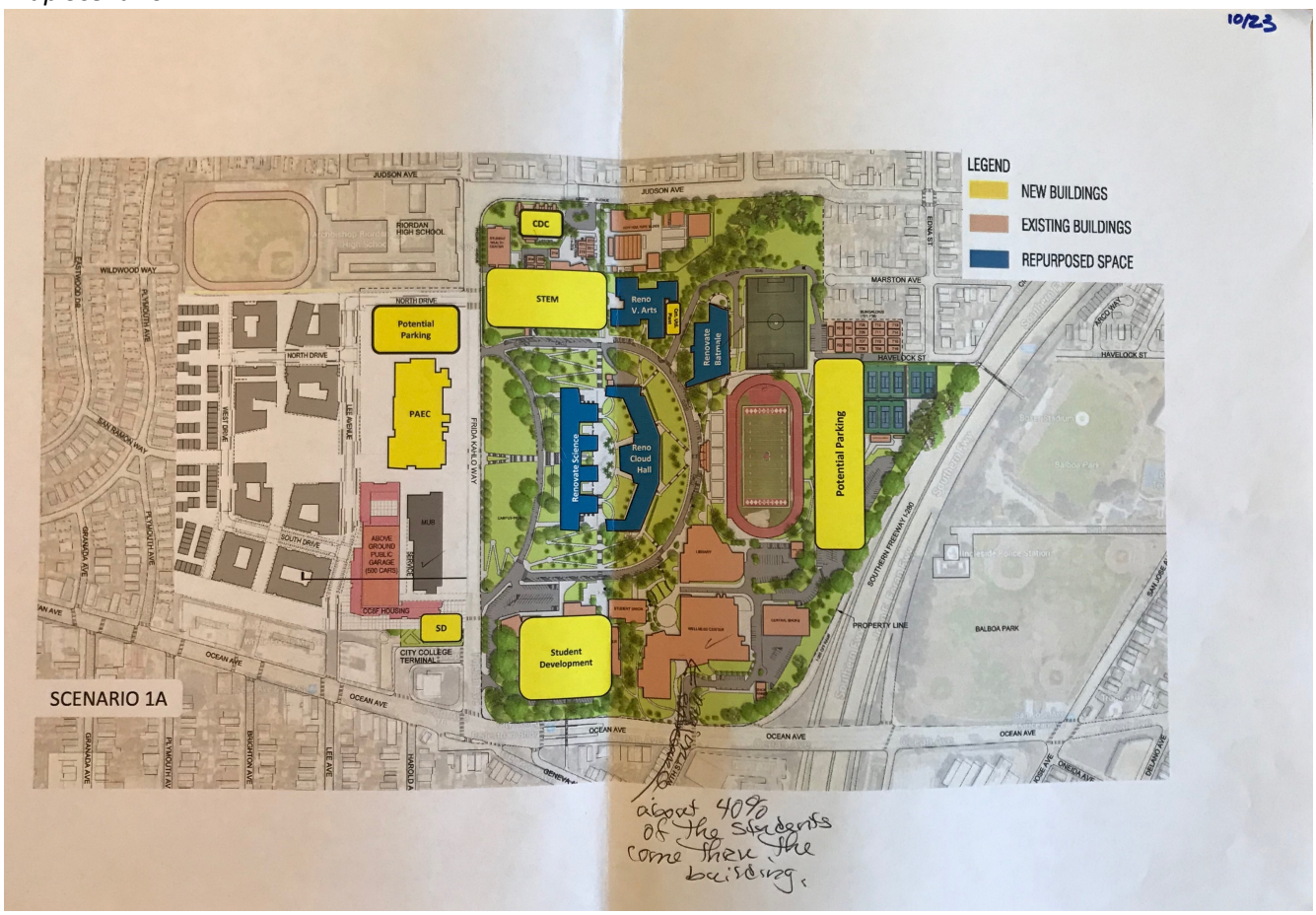
People had attended other meetings and agree with the needs and concern across campus with regards to **accessibility** with paths, elevators (maintenance) and signage. The **HVAC systems**, multiple building **roof leaks**, **mold**, and **poor lighting** are making **health and safety issues**. (See *Department Short Term Needs* file)

Key points…

- **Arts Extension Building**
  - Building runs on a generator. Keeps burning out. This causes concerns since expensive big equipment is run on it. i.e. Broadcasting
- **Signage/ Communication**
  - The campus is smoke free but there are no signs
    - Helps with behavior and health
    - Connects back to sustainability (i.e. health and toxic filters discarded into the environment)
- **Sustainability**
  - The 2009 Sustainability Plan could be a leader
  - Needs to be big part of the FMP
  - Why isn't it a priority? Needs to be on the same page.
  - Sustainability includes buildings as well as behavior ie native plants, recycling.
  - Needs to be incorporated in the plans

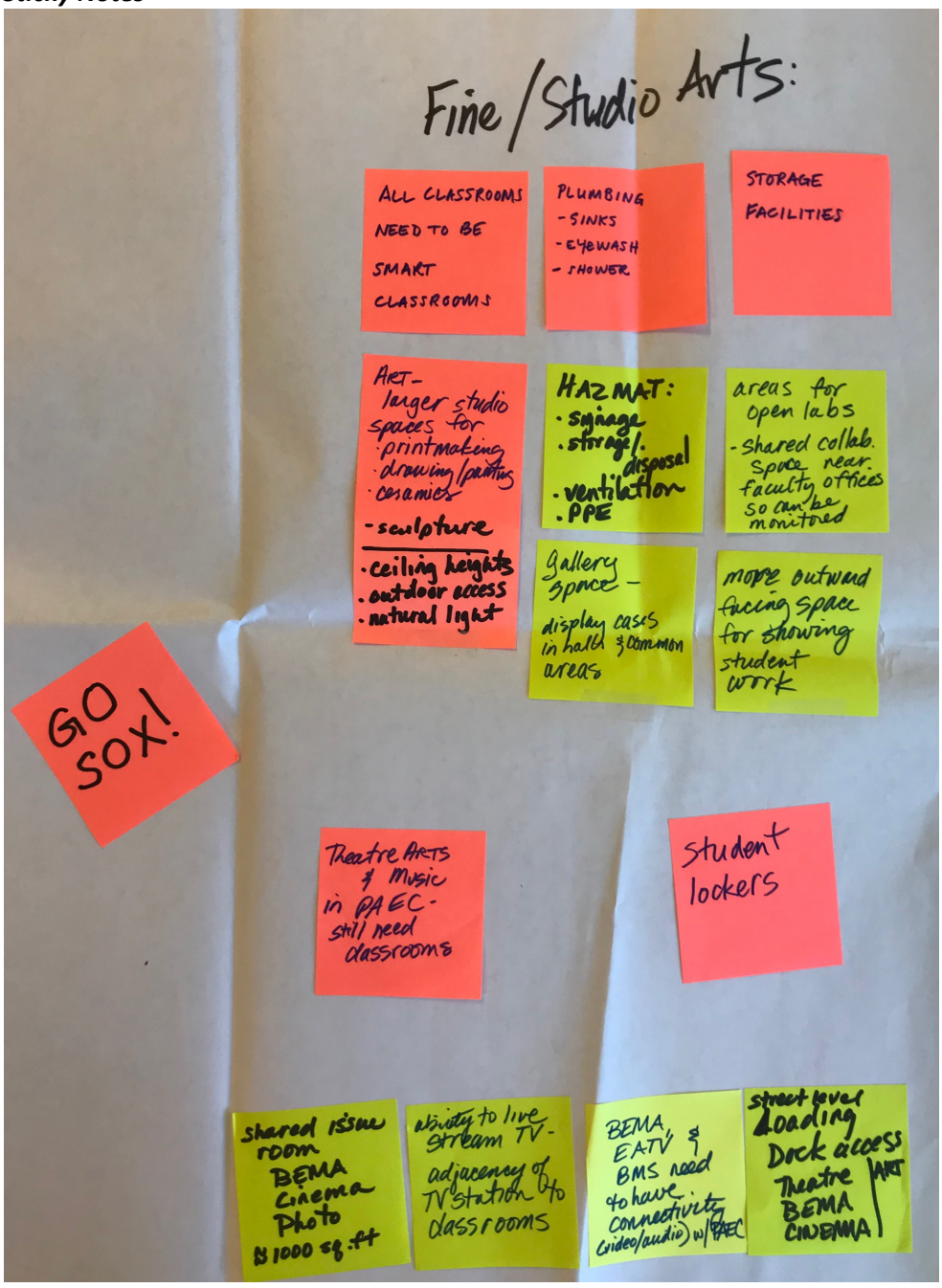
III. IMAGES

Map Scenario 1A



Map Scenario 1B

Sticky Notes



Attachments:

- Comment Cards
- Small Group Exercise
- Wallgraphic Image

CCSF Facilities Master Plan | Human Resource, IT, Public Safety, Internal Auditing, Facilities, Police & Campus Workshop

10/24/18 WORKSHOP SUMMARY NOTES DRAFT

OVERVIEW

On October 24, 2018 the CCSF Facilities team meet with the Human Resource, IT, Public Safety, Internal Auditing, Facilities, Police & Campus, (see attendee list for departments) to discuss their needs as they relate to the CCSF Facilities Master Plan, primary focusing on Department needs and adjacencies. Approximately 30 people attended. This was a high level workshop which did not focus on the square footage and specific numbers of rooms needed. The facilities team includes CCSF and Kitchell CEM. The meeting was facilitated, graphically recorded, and the summary notes were provided by BluePoint Planning, Mindy Craig.

Format for all Department Workshops given between September and November 2018:
The attendees were given a presentation on the Facilities Master Plan process and context. The group discussed short-term needs and opportunities followed by small group breakouts to discuss long-term facilities planning relating to the specific Departments. Specifically, department needs, adjacencies, and determining the uses of spaces "in between" the buildings.

SUMMARY

Below is a summary of the discussions broken into the following categories:

I. Long Term Needs and Connections:
- Department Spaces & Adjacencies
- Campus
- Transportation/Access
- Buildings

II. Short Term Needs
III. Images & Note/Comment Attachments

I. LONG TERM NEEDS AND CONNECTIONS

Skyways as a way to safely move around campus and cross busy streets were discussed. For the most part, the group preferred Map 1A and believe that **sustainability needs to** be thought of in each step of the process. The college should have a **student focus**, including **student study areas**. A **large training area**/gathering area is needed along with the **availability of food** throughout the campus. Transit options should be considered with **shuttles, ride sharing**, and **carpooling**. Increased and better **signage/wayfinding** is imperative. The idea of **outdoor SMART "Hubs"** was brought up for charging computers and phones.

See below for specifics to the Human Resource, IT, Public Safety, Internal Auditing, Facilities, Police & Campus Departments followed by Campus, Transportation/Access, and Building needs.

DEPARTMENT SPACES & ADJACENCIES

Having **adequate, and secure storage** is a must. Paper is still used due to regulations and the nature of the departments. Each department has different storage needs. **Building access** needs to be given to students and staff with the possibility of key cards, for increased safety and ease of learning. Each department has **specific needs** with adjacencies and space.

GENERAL

- More private bathrooms for faculty and staff

SPECIFIC DEPARTMENT

- HR Group
  - Admin needs to be close to Payroll and Budget
  - Smart Hubs
    - Connect communal work spaces that are fully tech ready (outlets, WiFi etc.)
  - Training center. Gathering space bigger than theater! Use for:
    - Incoming staff
    - Programs
    - Large events
    - Professional development
  - Adequate Storage!
- IT
  - Modern Data center /Main hub – away from people. Back office
  - Separate "arms" have different needs
  - Service arm: IT space in every building (smaller)
  - IT around the campus that is smaller
  - "Genius Bar" – central location (near Cloud? Science?)
  - Conference space for IT
- VCFA
  - VCFA, Finance in one building
  - VCFA easy access to chancellor's office
- Counseling
  - Private officer
- All Admin
  - Central collaboration space with offices on the sides
- Police Services needs upgrades
  - Separate rooms are needed for interviews and report writing
  - Secure parking for police vehicles
  - Emergency Command Centers (mobile)
  - Conference rooms all over
  - Should not be in the center of the campus but on the outside ring

CAMPUS

GENERAL

- Map 1 A is preferred by many due to Student Development location
- Buildings should be tall and dense
- Maintaining building access
  - Key cards or other ideas
  - Electronic for some student access. Tired access
  - Protection and security
- Out Door "SMART" Hubs- charging areas for computers, phones
- Building Standards and Sustainability:

  - Concern of off gassing from building materials
  - Need healthy well buildings
  - Comfortable spaces, good interior aesthetics
  - Living roofs
- On campus catering
  - Use culinary program
  - Conference Center / events opportunity especially in the Summer
    - In conjunction with providing housing
- Keep open space and trees. Keep character of campus
- Do not really "flatten" areas. Make more accessible
  - It is healthy to have a varied topography for walking
- Night time lighting and safety

FOOD & GATHERING SPACES

- More food locations
- "Plaza" between Cloud and Science: add benches, food, tables
- Outside areas need wind breaks
- Activate and make spaces inviting
- *Location of Food spaces & Gathering/locations based on Map Scenario 1B*
  - New STEM
  - Next to PAEC
  - Above Stadium
  - New Parking Garage and New Student Union

TRANSPORTATION / ACCESS

GENERAL

- Skyways between buildings
  - Frida Kahlo Way
  - Ocean at BART
  - Safe, easier access (less car pedestrian conflict)
- Better transit options
  - Promote shuttles within campus and to other campuses
  - Ride sharing/carpooling
- Vehicle charging

PARKING

- Multilevel
- Modernized – high tech. elevator type
- Under buildings

GATEWAYS

- Main Entrance Ocean and Frida Kahlo Way
  - Strong visual clues; arch and signage
- Frida Kahlo Way across from PAEC
- Between Wellness Center and Student Development (Map Scenario 1A)

- Wellness Center
  - Synergy with Lick's new building
- Martson Ave.
- Havelock – need bicycle access

BUILDINGS & DEPARTMENTS

Cloud and Science used for:

- Admin
  - Administration in 1 building. Group divisions together
  - Board Room
  - Large meeting area with breakout space
- Student Union
  - Exciting, cool place to be
  - Food, eating areas, open areas, games
  - Everyone gets the view
- Visitors park on Circle
  - Could walk up thru student union to get the college feel

II. SHORT TERM NEEDS & QUESTIONS

People had attended other meetings and agree with the needs and concern across campus with regards to **accessibility** with paths, **elevators** (maintenance) and **signage**. The **HVAC systems**, multiple building **roof leaks**, **mold**, and **poor lighting** are making **health and safety issues**.

Key points…

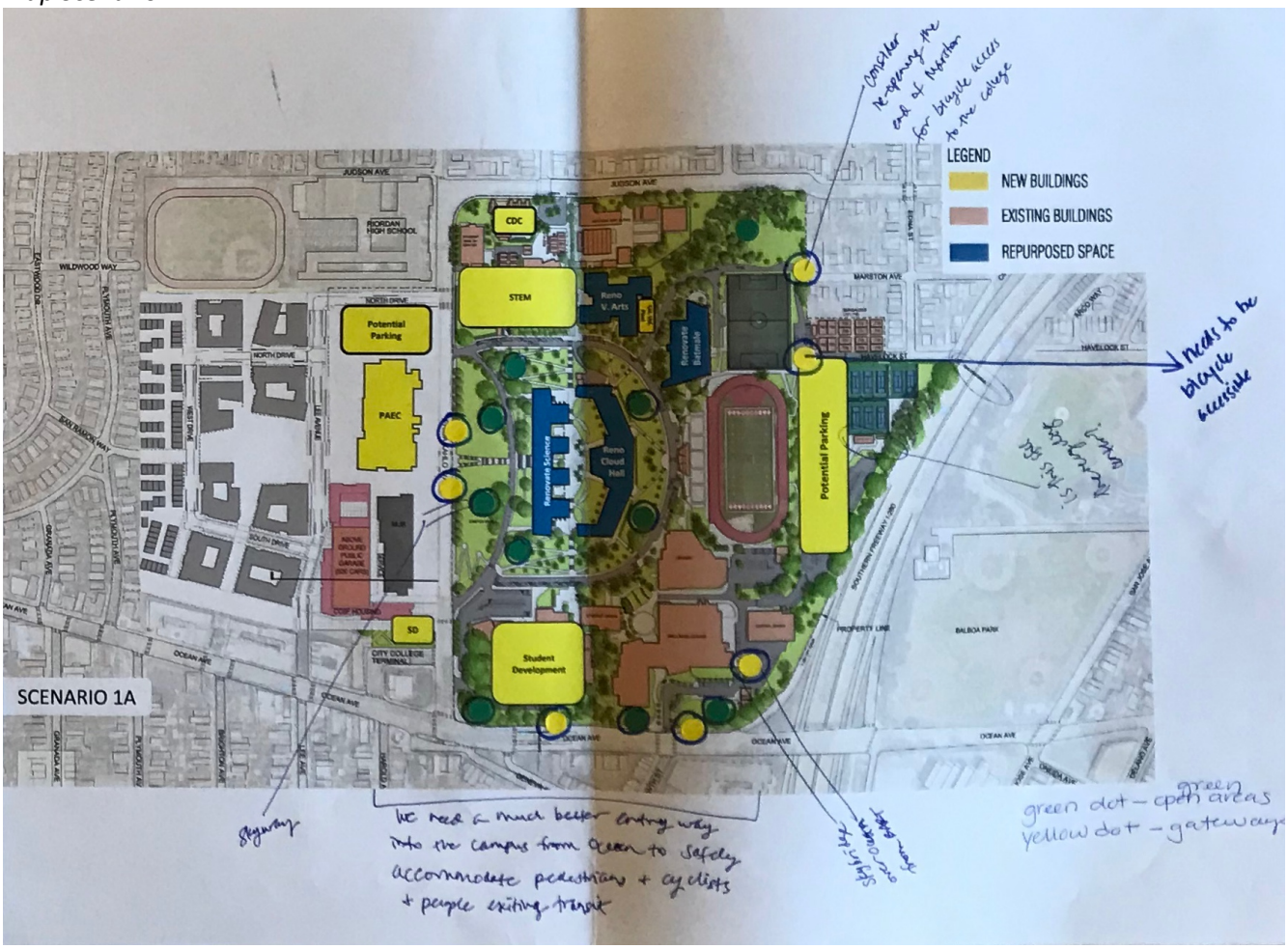
- Student wide communications
  - Text messaging? Alert students to facilities changes such as "building closed due to flooding"
- SMART Classrooms
  - There is funding but they are not staffed
  - There are issues having the rooms installed and they are only about 20% complete
- Collaboration on space allocation
  - What is available?
- Parking
  - The area closest to BART is very full
  - There are opportunities to incentives having fewer cars
  - Dedicated parking spaces for carpools
- Provide shuttles
  - From BART
  - Find out where people are coming from: Marin, Sonoma, Peninsula, East Bay, etc.
- Use golf carts around campus
- Discounted transit

- "Gator" pass idea
- Frida Kahlo Way
  - Indicators are not working poses a safety hazard
- Signage!

III. IMAGES

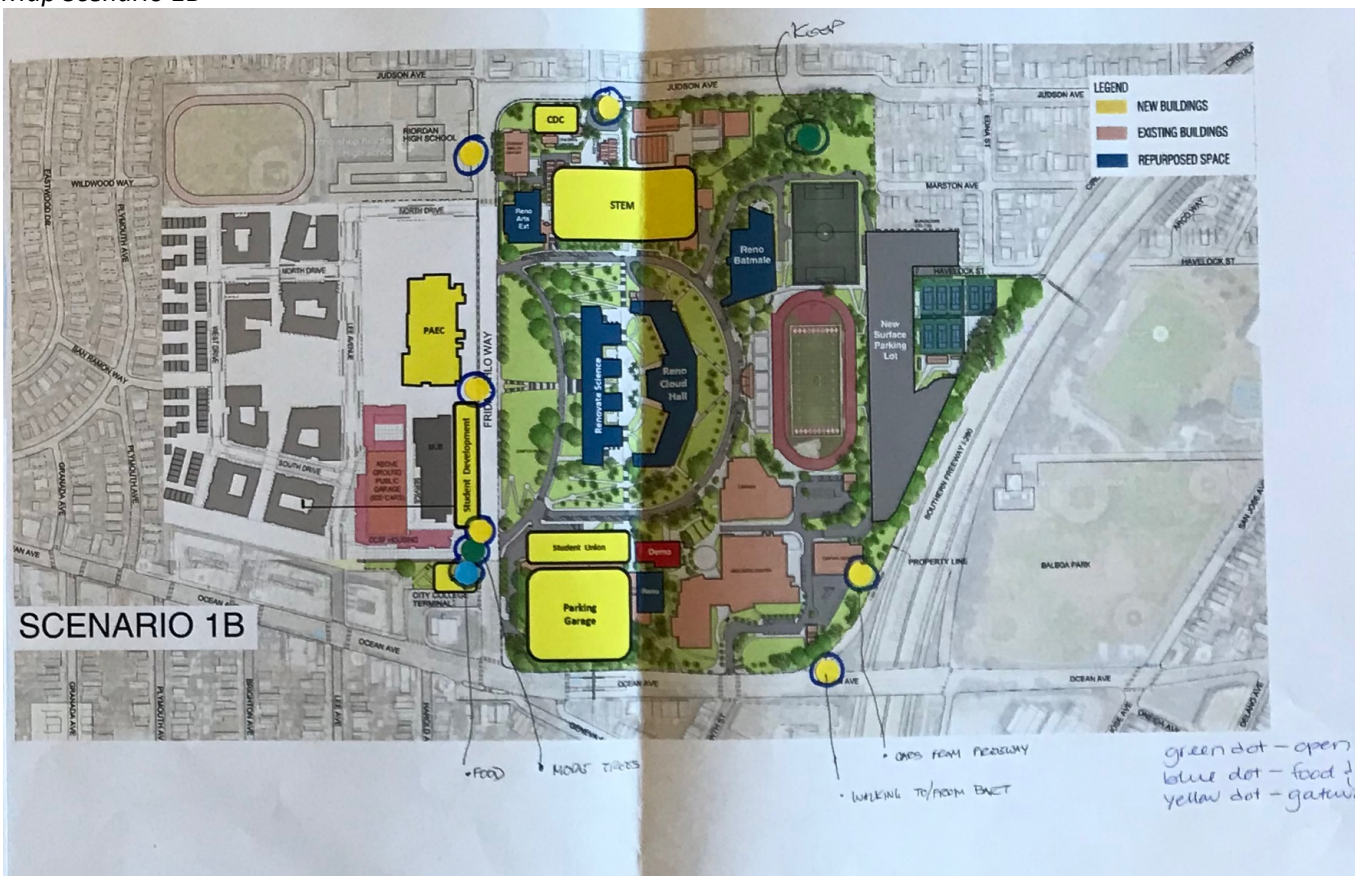
Map Scenario 1A

Map Scenario 1A

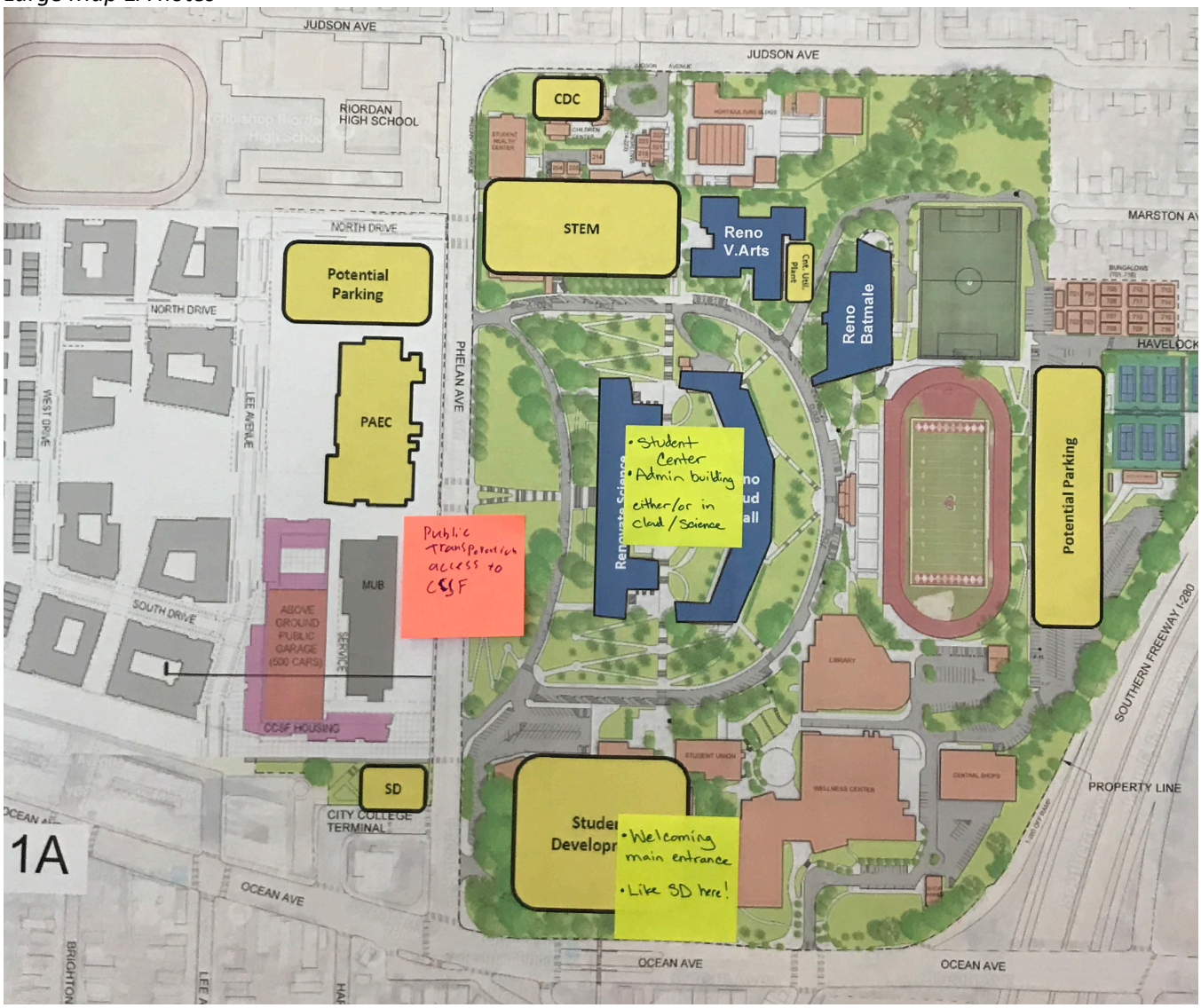


Map Scenario 1B

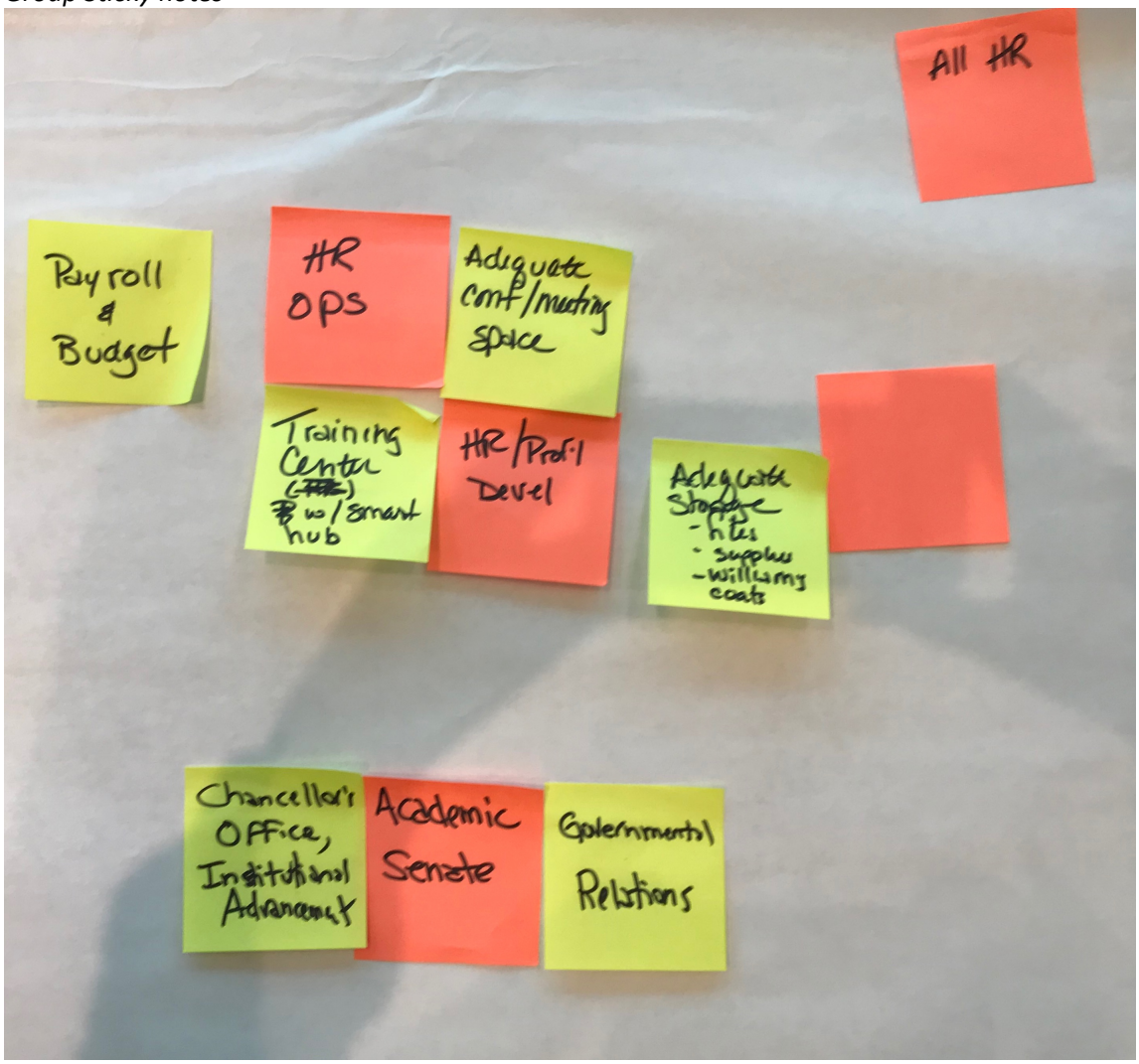
Map Scenario 1B



Large Map 1A notes



Group Sticky notes



Attachments:

- Comment Cards
- Small Group Exercise notes
- Wallgraphic Image

EVANS WORKSHOP NOTES

Project: **City College of San Francisco**
Date: Wednesday, February 13, 2019 at 1:30pm (Evans Center 227A)
Attendees: John Watkins, Kitchell CEM
Vigor Lam, Kitchell CEM
*see "Attendance 021319.doc" for workshop attendees

- Introduction and Slide Deck
  - Evans has a library
  - Associated Students of Evans, Faculty, and Administration to get feedback from workshop for review
  - Education Master Plan
- Short Term Needs
  - **IMMEDIATE**
    - Address long-standing work orders
    - No real food options. Set-up food truck(s) on-site.
    - Vending machines are not replenished regularly based on frequency of use. Check and replenish more often.
    - Soap dispensing machines not working. Building users need this and special soap when working with machines, tools, etc.
    - Security in the evening is non-existent. Public Safety should be on-site more often, especially in the evening. People do not feel safe. With an open garage in the automotive department, people come in and use facilities.
    - The entire building does not meet OSHA-compliance (e.g. mold in classrooms, eye wash stations are not checked).
    - Elevators are not maintained well. Inspections should be done regularly. Freight elevator gets stuck in between floors.
    - Leaks in ceiling/roofs
    - Working showers are a BIG need.
    - Roofing issues. Heating inconsistent throughout building. Water system/pipes need to be examined.
  - Car lifts in auto department are currently single-lock. They NEED to be double-lock.
  - There needs to be better communication from Ocean/Administration when reassigning classrooms/spaces (e.g. a recent classroom was converted to computer lab)

  - Expand library hours at center (for printing). Students need to travel to Ocean currently for free printing after 2pm.
  - Signage. This building is a maze! (e.g. exit signs, floor plan)
  - Lockers on first-floor aren't secured to wall
  - Egress issue with 227B doors opening outward… causing HUGE issues with egress when classes and floors are full in the evening
  - Need a maintenance/facilities person here often (take Kitchen/stair area)
    - John Tam (IT) takes care of Chinatown/Evans… need a similar person to do maintenance for Evans and Mission
  - Ceiling fan on second floor (rooftop exhaust fan outside room 255) hasn't been functional in years.
  - Maintenance fees are being paid to elevator operators, but no one comes. Why?!
- Welding/Engineering/Maker Space Department Space Needs
  - Welding Department Advisory Committee has highly suggested hiring more welding faculty (?)

Space Type: Describe Character, Style, General Need	Critical Adjacency	Importance (Hi/Med/Low)
Offices: Faculty, Adjuncts, and Staff Inadequate office space • No offices available for PT faculty • Poor resources for classified staff		Medium
Classrooms • Mold issues in majority of downstairs classrooms • Most classrooms are not smart classrooms		High
Lecture Space • Only one large lecture space		Low
Lab Space • Majority of labs not OSHA compliant • Electrical service issues • Welding Lab is far too small which causes safety issues and limits class sizes, thus threatening the program		High
Collaborative Spaces • Little to no collaborative space • Lots of wasted space in the backyard		Medium
Social Spaces • Student lounge areas badly neglected • Bathrooms are filthy and unmaintained		High
Student/Community Facing Spaces		High

• Classified staff positions lacking and left unfilled		
Storage • Disorganized and lacking • Backyard if unrealized resource		Low

- OVERALL NEEDS
  - Better reception area on 2nd floor lounge
  - Better offices/cubicles with secure storage and more seating
  - Provide more faculty to teach
  - 21st Century classroom/labs (e.g. AV, tech)
  - ADA-compliant spaces
  - Additional personnel, staff, and a tool room
  - Additional chargers (for tools) and more tools
  - More attention to Evans as a priority center for facilities maintenance (feeling neglected for years)
  - Gym on-site for building users
  - Update bathrooms and install more working showers
  - Increase class caps (inadequate spaces to teach)
  - Adjustable and adaptable classrooms/labs
  - More summer term classes
- LONG-TERM
  - Ocean is NOT similar to Evans; the center has specialized design/tools and departments. This needs to be considered as facilities plans future spaces and design standards
  - Better alternative transit to Evans (e.g. shuttle, SFMTA, etc.) to ALL centers and Ocean
  - Auto Program: dedicated space for personal cars in shop as needed. Not enough room currently for shop cars and working on personal cars
  - Do not need stairs in middle of floor plan. No one uses it. Not an egress and unable to find exit.
  - Roving classrooms… have storefronts at Southeast/Evans to attract more students
- OTHER IDEAS
  - Educational Needs
    - Promote and add more student grants (many students apply to these to help pay for tools)

        - Veteran Student Advisor on-site hours vs. only at Ocean. More class availability in summer term – not having classes to take affects veteran funds
    - Wifi/Phone
        - Comment from student about having a landline at Evans to call Ocean/centers; for people that do not carry cell phones and worried about exposure from WiFi and signals.
- Questions from attendees.
    - What does Evans need? Renovation? Build? Combine?
    - Common universal thread? Evans needs are very different than Ocean. Majority wants something, but it doesn't do Evans good.
- Notes from Teri (Faculty/Classified Staff)
    - Makers Sphere to be planned for Evans? Where is this going?
    - Access door upstairs to back work area without having to walk through automotive/break area.
    - Move fencing out to property line
    - Night lights outdoor!
    - No utility sinks upstairs... there are four downstairs.
    - Toilets upstairs are not efficient / must flush multiple times
    - Task lighting for sewing/upholstery is NOT adequate.
    - Paint ceiling of automotive white… make it brighter (it's very dark right now)
    - Light fixture/wall pack for custodians
    - Eye wash station doesn't spray clean water.
    - Switch student and faculty restroom configuration (student restrooms face staff and faculty would face students.
    - More faculty parking spots
    - Check every exit sign/egress signage (**Wayfinding**)
    - Utility in painting space. Carpets suck. Are they needed?
    - Building Management / Projects
        - HVAC issues… ventilation. Filters haven't been changed in years…?
        - Need to organize feedback into different categories (e.g. short, long, projects)
    - Front Lounge on second floor → need for students to rest (they tend to sleep)
    - A/V needs… have DVDs with instructional videos. Update to more modern?
    - About twenty years ago, the emergency battery back-up electrical system failed because it was not maintained. It cost, if I recall correctly $30,000 to replace. It may be time to bring in an expert to test the system and make certain the correct lights and receptacle outlets are working.

    - The flush valves on the urinals need to be serviced every few years. The current valves are not flushing correctly.
- Comments from Comment Cards
    - What is the most important thing the FMP achieves?
        - Bring CCSF Evans what it needs. This center is often neglected, so we'd love the TLC. We need employee lounge/kitchenette (just running water and space to eat)
        - Understanding the status of facilities can inform future planning and direction setting for the district. Therefore, the facilities master plan should achieve: expansion, modernization, maintenance, safety, and new construction
        - Balance between the many learning objectives of Evans' department
    - Do you have any concerns?
        - I'm concerned that it will take too long or not happen at all. I know how projects can get more expensive than planned. I'm also concerned where we'll work during renovations.
        - OSHA/Health Safety at the facility (welding and automotive classes = fumes)
        - Continue "real world" experience of students – with active lab spaces as well as classrooms
    - Other comments
        - New roof. Employee lounge. Updated student lounge. Outdoor sitting and eating. Bigger library. Student study area. Better lighting in employee bathroom. Showers. More inviting student services office. Better security. Electric car chargers for students and employees only. Phone charging stations (computer docking stations).
        - Would love soundproof space for motocycle dyno (?)

OCEAN CAMPUS
PERSPECTIVES FROM STAKEHOLDERS
2016-2017

Digital Viewing Instructions:

View > Page Display > Two-UP

OCEAN CAMPUS PERSPECTIVES FROM STAKEHOLDERS 2016-2017

College and public stakeholders contributed thousands of comments about facilities issues in interviews, meetings, workshops, the survey and online in 2016 and 2017. Observations were offered by CCSF students, faculty, classified staff & administrators, as well as neighbors, public officials, and public agency staff.

The comments are based on the experiences of the site from many different perspectives. The majority were positive, mentioning, for example, the educational excellence, faculty serving as mentors and role models, and the beauty of the Ocean campus. Taken together, the remarks form a comprehensive picture of both the expectations, as well as the everyday realities, of collegiate life at the Ocean campus.

LEARNING ENVIRONMENT

- The grounds are beautiful.
- Love the historic buildings and the art.
- Campus is too spread out, doesn't feel like an urban college. Feels disorganized and confusing.
- Buildings don't have an identity. Makes it hard to find services and classes.
- The buildings are shabby, feels like it is not keeping up with the competition.
- Older buildings feel run down, in disrepair. Science, Cloud, Batmale.
- The only buildings worth saving are the newer buildings. All the others should be torn down and rebuilt.
- The west side of Phelan feels disconnected from the campus. There's no landscaping. It feels barren.
- The campus is so poorly organized that students are unaware of services and resources until it's too late.
- There is no central system to assign space and offices, or to re-assign underutilized space. Programs grow into space by claiming & squatting when a function moves out.
- School departments and faculty offices are dispersed according to available space, not program or management needs. The limits opportunity for collaboration.
- Classes in the same discipline are all over the place instead of, say, all Math classes in the same vicinity.
- There is no central system to schedule meeting space or event space.
- Related functions are dispersed, limiting synergy between students/faculty and faculty/staff.
- Our offices are randomly scattered all over the campus, and so are our classrooms. This confuses students and fragments the department.
- Many spaces are cluttered with the wrong furniture and not enough storage.
- Wasted and confusing space should be repurposed. Similar services should be situated together. The purposes of buildings, especially at Ocean, should be made very clear.
- Hard for some to let go of something (a place) because it has existed for a while, even though a different space might serve students more
- I work here and even I don't know where to send students.
- We need the PAEC!
- Need an appropriate home for the Rivera mural.
- PLEASE add at least 10 Electric Vehicle charging ports at the Ocean campus!!!
- HOARDING!!

WALKING AROUND

- Very hilly here!
- Difficulties crossing Phelan Avenue: crosswalk buttons don't work, cars get backed up over crosswalks, people jaywalk.
- Need more elevators to go up and down the campus.
- Need to protect pedestrians from jaywalking on Ocean Avenue between campus & BART station.
- I'm in shape and it's hard for me to climb these hills. It's really bad for handicapped people.
- I am disabled and use a mobility scooter. I have been both locked in and locked out of the science building when the disabled door was turned off.
- I walk home from the BART station, across the campus, to Sunnyside. I have to walk the long way around when the Wellness Building is closed.
- I cut across Ocean to get from the BART Station to the 700 bungalows. It's farther to walk to the light at Howth.
- Too many stairs...not enough short cuts
- Too many discontinuous sidewalks.
- The walk from the 600-700 bungalows is quite a hike.
- What signs? There are none. The first day, I got so lost!
- The maps are a joke.
- Please, please fix the signs around the Ocean campus. This is a small fix, but it means so much to our students. I had two students stop me on Frisco Day to ask for directions. One said, "How do I get out off campus?" We were on Cloud Circle.
- None of the room numbers make any sense. They don't go in sequence!

CLASSROOMS

- Need more smart classrooms.
- Smart classrooms will eventually replace the need for AV rooms in Library and AV equipment delivery – but we're not there yet.
- There are no standards for classroom facilities.
- Need outdoor instructional areas.
- The campus always looks terrible on the outside, and the classrooms in most buildings are an embarrassing shambles.
- Some classrooms are too small or are crowded or poorly set up.
- How are ya going to cram more than 60 ppl in a small room?
- So many of the classrooms are weirdly elongated.

LABS

- Some programs need similar lab facilities & equipment, but they are duplicated in separate facilities. Need to pool resources could in better labs. Ex: Cinema Editing, Broadcast Media.
- Need more Music practice rooms for majors requirements.
- Shared Art labs could create more bang-for-the-buck with more space, better stations. Competitor programs have better labs.
- Science labs are outdated. Nearby colleges have better facilities.
- Biology labs have outgrown the Science Building.
- Need a shared STEM computer lab.
- Need more Computer Science labs.
- Architecture needs more studio space.
- There are good science labs at the new centers.
- Need to offer computers, computer labs, and printing to all students and faculty in every building. MUB is particularly a sore spot. Asking students, some with mobility limitations, to go to Rosenberg in the rain, sometimes with a child, is not welcoming.

OFFICES

- No one is responsible for assigning offices.
- Many offices are not properly configured for work, privacy for meetings, or for students to find faculty office hours.
- Need more flexible office space for adjuncts.
- Some deans are located away from their division faculty and staff; hard to interact & manage.
- There are no standards for offices.
- Poor space layout in many office areas – no privacy!
- Faculty and staff need collaborative spaces.
- It would be more convenient if all administrative offices were in one main building, rather than being spread out around campus.
- My colleagues are strewn around haphazardly with faculty from other departments mixed in.

STUDY

- NEED STUDY SPACE EVERYWHERE!
- Need more formal study areas with resources.
- Need more informal indoor & outdoor study areas with outlets, Wifi, seating, shade, weather protection.
- Need study areas for large and small groups.
- While places are available in the library, food and beverage are prohibited. While on campus, my only time to eat is usually a time for me to study as well between classes.
- There are only two places, library and student union building, among all other 10 buildings in the campus.
- Instructional and Student Development resource centers are located where space is available, rather than by programmatic needs or opportunities to pool resources to provide bigger, better facilities.

STUDENT SERVICES / DEVELOPMENT

- Need a one-stop shop for front-door services to support students effectively. Competing colleges have these facilities.
- Student Activities and support services are all over. Makes it hard for students to see what's available.
- Need an indoor space for performances and events.
- Counseling and other offices do not meet standards for privacy.
- I like that there are multiple counseling offices for help.
- Resource Centers and Student Support services should be in one/adjacent buildings.
- As a Disable student I would like to see a location that is a one stop shop. Thus far every office I have had to visit in regards to transfer councilors, and DSPS is way to far for most students.
- Counseling offices are located in different buildings all over the campus. They should be located in the same area. In addition, the layout of some counseling offices prevents adequate privacy.
- Why is the Financial Aid Office in the Science Building, and not in the Admissions Building (Conlan Hall)?
- Students tell me they have problems finding things. Services seem spread out without much sense to it. Why are there counselors in so many buildings?
- Embedded counselors in classroom buildings near faculty offices are convenient when we need to send students to the counselors
- We are international admissions. The academic counsellors for international students are across a busy street and a good 10-15 minute walk away. We have an instructor office between the two main offices used to assist students
- Some students need help from multiple services and resource centers. Random locations make it harder to expose them to all the services that could benefit them.
- Some offices are better than others – this is an equity problem. Ex: Veterans Center is nice, Womens Center is not as good.

PLACES FOR FREE TIME

- The cafeteria food is good, but it's not a good place to hang out and study.
- I need to eat when I study. The cafeteria is too noisy.
- Need more students lounges all over campus for informal interaction and study.
- I like to the food in the cafeteria, but it's too far to walk during my breaks.
- Need more comfortable hang-out space.
- Students need places/activities for informal interaction with faculty outside of class.
- Want a large space for all-College meetings/events.
- The new outdoor amphitheater is not always available because it interferes with activities in the Wellness building.
- The heart of the campus is Student Services/Student Activities. These services, and the one-stop shop, need to be located separately, but connected by a 'flow'.
- Need more indoor/outdoor hangout space with outlets, Wifi, seating, food. Student lounge space is too small. Very limited, weather protection.
- it would be nice to have nicer eating/coffee areas on the main part of campus.
- I don't 'hang out.' Ocean isn't a comfortable place to hang out. With that said, I don't think there are many gathering places, probably by design, and faculty have nothing except their offices.
- The facilities do not allow for easy facilitation of building a sense of community among students. More spaces for events are needed.
- I think Chasing Lions is a nice place - but besides that, there are not very many cool places for students to hangout and eat and feel comfortable.

TECHNOLOGY

- What's up dinosaurs?
- Need a room for IT training.
- Need outlets for students to use their own devices all over campus.
- I do LOVE the new technology in Batmale classrooms. It has allowed me to do new and useful things with my teaching.
- Computers are rarely updated. There is not school issued laptop for use in the smart classrooms. There are not enough classrooms. Broadcasting has been really helpful in delivering computers and projectors for use in the classroom.
- Goodness the Chemistry and Physics laboratory are so behind in technology, it saddens me; where is the cool equipment that learning scientists should be able to test and play with?
- Very few of our classrooms have technology at all. Usually, I'm using chalk and a blackboard.
- The arts extension bldg. does not have modern connections for computers and other electronic devices.
- Unknown - I haven't used CCSF technology, I bring my own

SAFETY

- Campus Security needs a home.
- Need more site lighting for security and wayfinding at night.
- Need working security cameras.
- Ocean Avenue pedestrian bridge does not feel safe.
- I don't feel safe in the Wellness Center.
- Buildings with long corridors, enclosed stairs do not feel safe.
- Need more emergency phones.
- I don't feel safe at night in the buildings, or outside.

VEHICULAR CIRCULATION/PARKING

- Phelan - it takes forever to get in & out of the campus.
- Drivers & pedestrians don't watch for each other on Cloud Circle.
- Cloud Circle is confusing, drivers go the wrong way.
- Cars use the service drive from the Bungalows to Cloud Circle.
- The intersection of Cloud Circle & Science Circle is dangerous for pedestrians – cars don't watch.

BIKE CIRCULATION/PARKING

- No continuous routes to ride to all areas of campus on a bike.
- Need more secure bike storage.
- Need safer/dedicated lane for bikes on Cloud Circle.
- No bicycles and skateboarding should be enforced.

OCEAN CAMPUS BUILDINGS

BATMALE HALL

- Windowless classrooms are miserable.
- Building is not flexible to reorganize space for instruction, offices and IT functions.
- HVAC is inadequate.

BUNGALOWS

- No smart classrooms
- Limited technology
- 600s, 700s are too far from other buildings.
- Bungalows are old, unusable, need to be removed.

CHILD DEVELOPMENT CENTER

- The preschool is a wreck.

CLOUD HALL

- 2nd floor is at the center of campus, but functions feel 'hidden' and hard to find.
- HVAC is inadequate.
- Looks like an insane asylum.
- Classrooms do not match class sizes. Need more 40's and 70s.
- Houses a confusing mix of unrelated functions.
- I teach on the second floor of Cloud, which is one of the most humiliating set of classrooms I have ever taught in.
- There are no study places at all for our students in the Science or Cloud hall. Students just sit and lie on the floor in the hallways like homeless people, and on the stairs, obstructing traffic.

CONLAN HALL–BOOKSTORE–SMITH/STATLER–CAFETERIA–STUDENT UNION

- Everything from Conlan-Bookstore-Smith-Cafeteria-Statler-Student Union is dysfunctional. Little rooms, not designed for modern service delivery. Doesn't compare well to competitor schools.
- Smith Hall is a very unwelcoming place to all users.

CREATIVE ARTS BUILDING- DIEGO RIVERA THEATER

- HVAC is inadequate.
- Recital Hall is too small. Existing venue is often SRO for performances.
- Need better instructional space for Theater Arts.
- Theater is outdated, inadequate.
- Need adequate space for the Rivera mural.
- Need appropriate storage.

GREENHOUSES

- Need storage.

ROSENBERG LIBRARY

- Students need more study space.
- Need more staff offices for quiet work.
- Media Center, AC services spaces on 3rd & 4th floor are becoming obsolete – opportunities to reconfigure, reuse for updated Library functions.
- Need labs for classes.
- THERE ARE NOT ENOUGH STUDY ROOMS FOR GROUP STUDY!

]

SCIENCE HALL

- Need more elevators.
- Science labs are outdated.
- Houses a confusing mix of functions not related to Science.
- Elevator is often out of service.
- Entire building is run down, disintegrating.
- I don't know how to identify study spaces, as there is no signage and I have never visited the library. There is also very little seating in hallways (Science building) so I often sit on the floor while waiting for class to start and study.

VISUAL ARTS BUILDING

- HVAC is inadequate.

WELLNESS CENTER

- Plumbing leaks, mold.

Infrastructure Condition Assessment

City College of San Francisco (CCSF)

Part 1 Existing Conditions

Prepared for:

tBP Architecture

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Suite 320
Walnut Creek, CA 94596

Prepared by:

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS

636 9th Street
Oakland, CA 94607

Table of Contents

PART 1 EXISTING CONDITIONS

EXISTING UTILITIES

The following sections provide an overview of the existing utility infrastructure at the CCSF Ocean Avenue campus, including storm drainage, sanitary sewer, domestic and fire water, and natural gas. Information regarding existing utilities was obtained and compiled from the *City College of San Francisco Ocean Campus Infrastructure Final Project Proposal* prepared by S&K Engineers, 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 connects 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 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 Phelan Avenue drains into two directions; towards Phelan Avenue and West Access Road. There are approximately ten (10) watershed areas within the main campus, east of Phelan Avenue.

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 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 stormwater 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.

See Exhibit C.1 “Existing Storm Drain / Sanitary Sewer Exhibit”.

See Exhibit C.2 “Existing Watershed Exhibit”.

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 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 *City College of San Francisco Ocean Campus Infrastructure, Final Project Proposal* prepared by S&K Engineers, dated August 13, 2014, 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 as a result of 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 Phelan Avenue, 1,400 GPM in Ocean Avenue and 1,200 GPM in Havelock Street.

See Exhibit C.1 “Existing Storm Drain / Sanitary Sewer Exhibit”.

WATER DISTRIBUTION SYSTEM

The Ocean Campus is served by multiple connections to the San Francisco public water system along Phelan Avenue and Havelock Drive. There is a private 8-inch cast iron loop that connects to the SF water 8-inch line on Phelan Avenue. 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 Phelan Avenue. In addition 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 Phelan Avenue. 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 Phelan Avenue 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 the majority 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.

See Exhibit C.3 “Existing Water System Exhibit”.

NATURAL GAS

There are three (3) existing gas services to the campus. The main campus service is a 4-inch line fed from Phelan Avenue. It is routed along Cloud Circle and to a meter located north of Cloud Hall in a fenced mechanical enclosure. There is also a 3-inch gas service and meter west of the Wellness Center that serves the Wellness Center and the pool. This service was installed in approximately 2008. According to PG&E maps, there is also a 1-inch service from Judson Street that extends to the area of the 214-223 Bungalows.

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.

See Exhibit C.4 “Existing Natural Gas System Exhibit”.

EXISTING VEHICULAR CIRCULATION

FREEWAY RAMPS

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 Phelan. The SF Metropolitan Transportation Authority plans to realign the off-ramp by 2019.

LOCAL ROADWAYS

Ocean Avenue
On the south campus frontage, the Ocean Avenue Corridor serves as a major east-west arterial route. Heading west, it leads to a major signalized campus entrance at Howth Avenue. The Howth Avenue 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 Phelan Avenue and the Cloud Circle entrance and campus parking.

Westbound vehicles pass through the Ocean Avenue commercial corridor of local retail that is conveniently near the campus. Northbound vehicles arrive via Genesee Avenue. Ocean and Genesee lead to Phelan Avenue.

Phelan Avenue
This street separates the east and west campuses. The traditional ‘arrival point’ is the northeast corner of Phelan Avenue and Ocean Avenue.

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 front door Student Services functions in Conlan and Statler Halls.
- The north intersection of one-way Cloud Circle and Phelan Avenue allows college traffic to exit onto Phelan.
- A service entrance between the Arts Extension Building and the Student Health Center.
- Signalized entrances from Phelan Avenue to the 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 Phelan Avenue when a high volume of users at the College campus, Archbishop Riordan High School, busses and neighborhood traffic converge during peak times. There are four traffic signals between Ocean and Judson Avenues. Vehicles queue in both directions on Phelan, extending past Judson, and onto Judson itself. Pedestrians sometimes weave between stopped vehicles in the crosswalks during peak time congestion on Phelan. This is an inconvenience to pedestrian, bicycle, vehicular, service and bus circulation.

Judson Avenue
Judson Avenue provides access from the north to Phelan Avenue, including a service drive with a drop-off and parking area at the Child Care Center, as well as a service area at the Environmental Horticulture and Floristry Center.

Havelock Street
The street leads through a residential neighborhood and dead-ends into a service entry at the 'back' of the Ocean Campus. While the College does not encourage traffic in the neighborhood, this is an essential gateway for emergency vehicles.

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. Pedestrians tend to wander into the street where the sidewalk narrows near the Lunch Box at the Stadium. Pedestrian and vehicle conflicts are present as some drivers and pedestrians do not anticipate traffic at the intersections with Science Circle and Marston Road.

Science Circle
Science Circle 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.

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.

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 a through-way. 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 Circle with access from 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.

EXISTING VEHICLE PARKING

2016 PARKING COUNT

The College commissioned a parking count in August, 2016 to study utilization. See Exhibit C.5 “Existing Parking Lot Types Exhibit”, which shows the location and types of all spaces controlled by the College.

DISTRIBUTION

The most desirable parking is located near buildings. Almost all these prime spaces are reserved for employees. Staff and faculty parking is located within the campus in small parking lots adjacent to buildings and at parking stalls along Cloud Circle and Science Circle. Student and visitor parking 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, the majority of vehicles enter this parking area from Ocean Avenue and drive past the Wellness Center.

See Exhibit C.6 “Parking Demand Exhibit”, which shows the existing parking lot occupied percentages.

ACCESSIBLE PARKING

There are designated accessible parking stalls located along Cloud Circle, Science Circle 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 Phelan Avenue.

PEDESTRIAN CIRCULATION

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.

SATELLITE LOCATIONS

AIRPORT

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

Existing Utilities
Sanitary Sewer: There is an existing 6-inch vitrified clay pipe that connects to the sanitary sewer main in Clearwater Drive.

Storm: The storm drain system varies in pipe size and pipe material and connects to the storm drain main in Clearwater Drive. The building roof is collected by an 8-inch vitrified clay pipe. The parking lot is collected by pipes varying from 8-inch vitrified clay pipe to 18-inch reinforced concrete pipe.

Water: There is a 6-inch cast iron water pipe along the west and south side of the Airport Campus. The building and fire hire hydrants are fed from this water line.
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.

Electrical: Electrical services are provided by the Airport's electrical distribution system at an above-grade transformer located in the parking lot and northwest to the Airport Campus.
Other: There are existing aviation fuel lines along the east and west side of the Airport Campus. Based on campus as-builts, these lines are not in service.

See Exhibit C.7 "Airport Campus Existing Utilities Exhibit".

CHINATOWN/NORTH BEACH

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 sliplined 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 (12-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-inch 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.

See Exhibit C.8 "Chinatown / North Beach Existing Utilities Exhibit".

CIVIC CENTER

Existing Site
The Civic Center location is situated on a sloping site between Kearny Street and Willow Street. Pedestrian access is via Willow Street and Eddy Street. 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.

See Exhibit C.9 "Civic Center Existing Utilities Exhibit".

DOWNTOWN

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 Fourth 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 Fourth 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 Fourth Street and Mission Street (across the street from the building). There are also existing high-pressure water lines in Fourth Street (12-inch) and Mission Street (16-inch). A high-pressure fire hydrant exists on the west corner of Fourth 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 Fourth Street.

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

See Exhibit C.10 "Downtown Existing Utilities Exhibit".

EVANS

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-inch 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 (8-inch and 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.

See Exhibit C.11 "Evans Existing Utilities Exhibit".

FORT MASON

Existing Site and Utilities
No review of existing site conditions or infrastructure were performed for this location.

GOUGH STREET ADMINISTRATIVE OFFICES

Existing Site and Utilities
No review of existing site conditions or infrastructure were performed for this site.

JOHN ADAMS

Existing Site
The John Adams site is located on a sloping site at the intersection of Hayes Street and Asbury Street. 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 (two 12-inch vitrified clay pipes 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 a lateral on Hayes Street (a new 10-inch vitrified clay pipe lateral in 2014), one on Masonic Avenue and another one on Grove Street. There are also a lateral on Masonic Avenue and two laterals 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.

See Exhibit C.12 “John Adams Existing Utilities Exhibit”.

MISSION

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

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 Barlett 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 the site 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.

See Exhibit C.13 "Mission Existing Utilities Exhibit".

SOUTHEAST

Existing Site
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 four laterals on Oakdale Avenue, three laterals on Phelps Street and four laterals 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.

EXHIBITS

Exhibit C.1 – Existing Storm Drain Sanitary Sewer Exhibit
Exhibit C.2 – Existing Watershed Exhibit
Exhibit C.3 – Existing Water System Exhibit
Exhibit C.4 – Existing Natural Gas System Exhibit
Exhibit C.5 – Existing Parking Lot Types Exhibit
Exhibit C.6 – Parking Demand Exhibit
Exhibit C.7 – Airport Campus Existing Utilities Exhibit
Exhibit C.8 – Chinatown / North Beach Existing Utilities Exhibit
Exhibit C.9 – Civic Center Existing Utilities Exhibit
Exhibit C.10 – Downtown Existing Utilities Exhibit
Exhibit C.11 – Evans Existing Utilities Exhibit
Exhibit C.12 – John Adams Existing Utilities Exhibit
Exhibit C.13 – Mission Existing Utilities Exhibit
Exhibit C.14 – Southeast Existing Utilities Exhibit

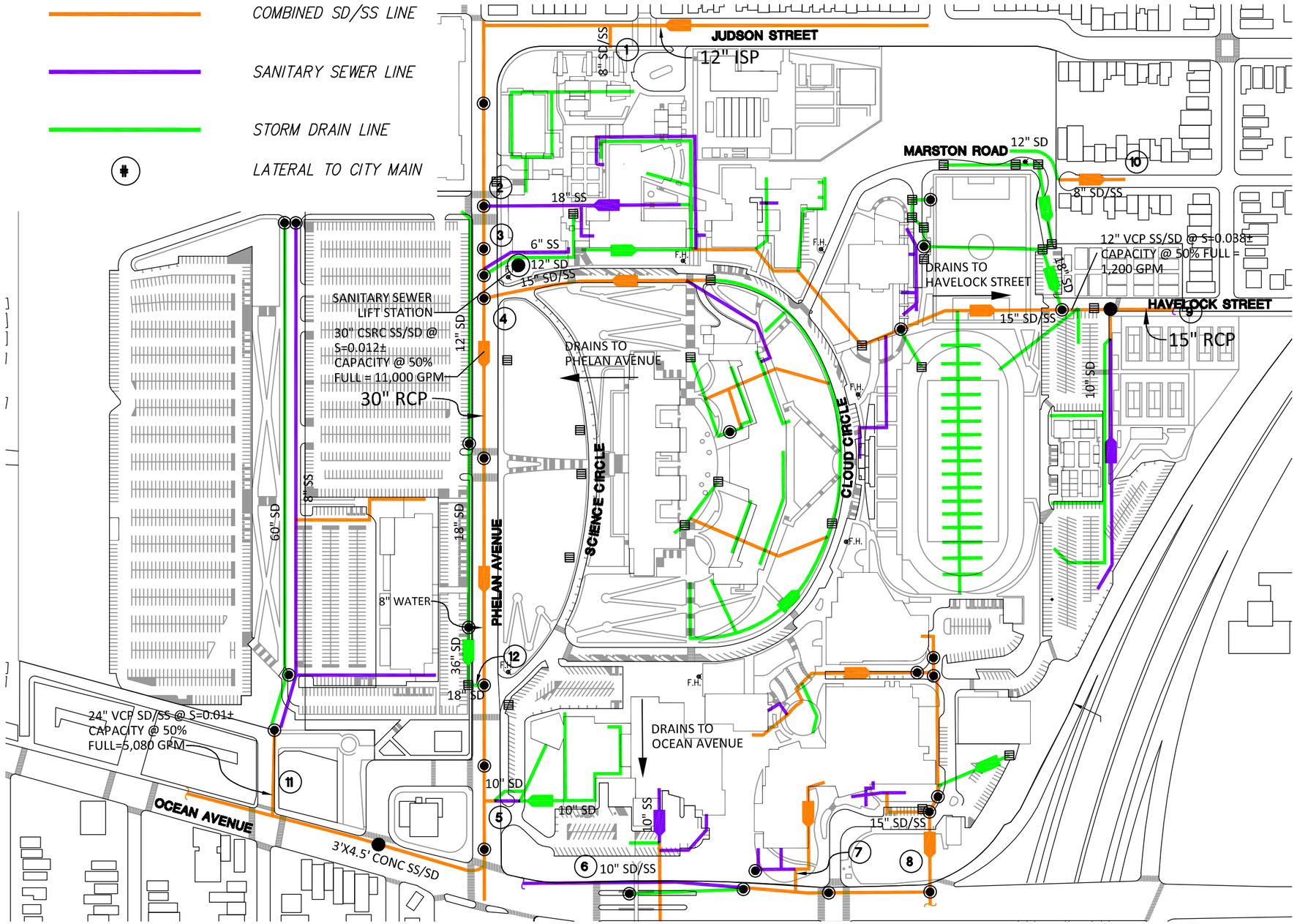
LEGEND

COMBINED SD/SS LINE

SANITARY SEWER LINE

STORM DRAIN LINE

(#) LATERAL TO CITY MAIN



SANDIS

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1 inch = 250 ft.

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EXISTING STORM DRAIN / SANITARY SEWER EXHIBIT

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET C.1 OF X SHEETS

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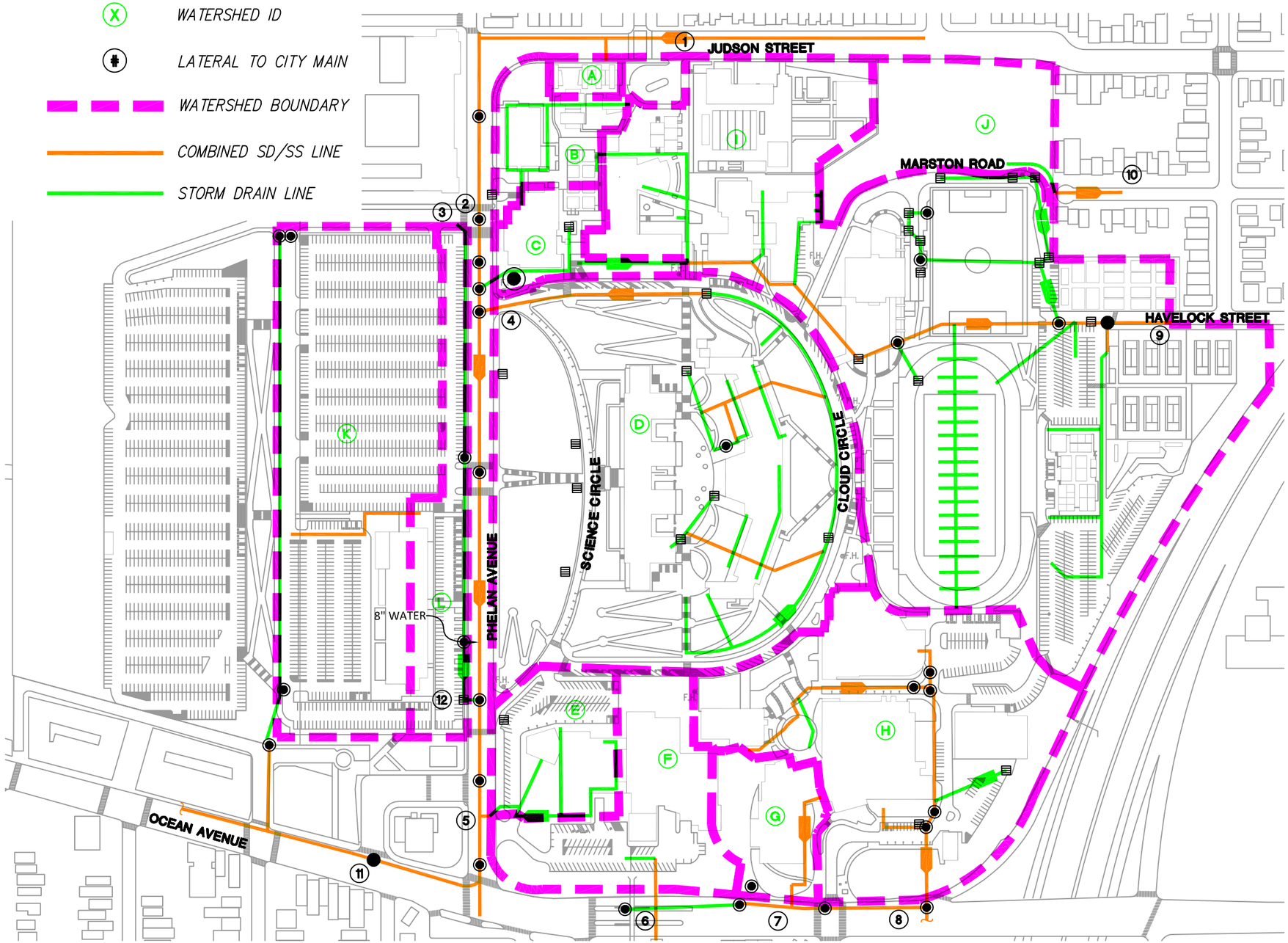
LEGEND

- (X) WATERSHED ID
- (#) LATERAL TO CITY MAIN
- WATERSHED BOUNDARY
- COMBINED SD/SS LINE
- STORM DRAIN LINE



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EXISTING WATERSHED EXHIBIT

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET C.2 OF X SHEETS

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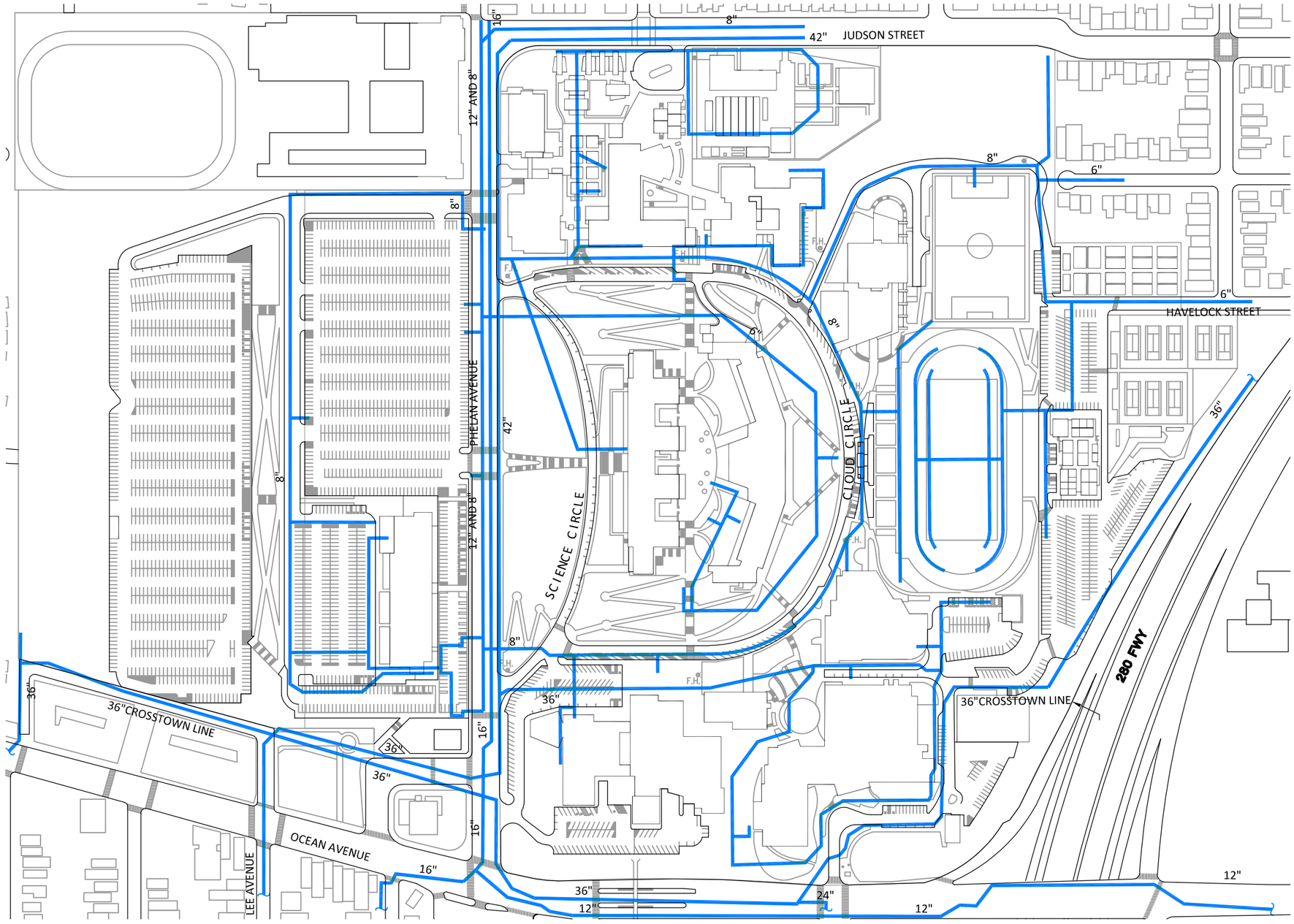

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1 inch = 250 ft.

LEGEND

WATER LINE

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APPROVED BY: MAK
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EXISTING WATER SYSTEM EXHIBIT

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET C.3 OF X SHEETS

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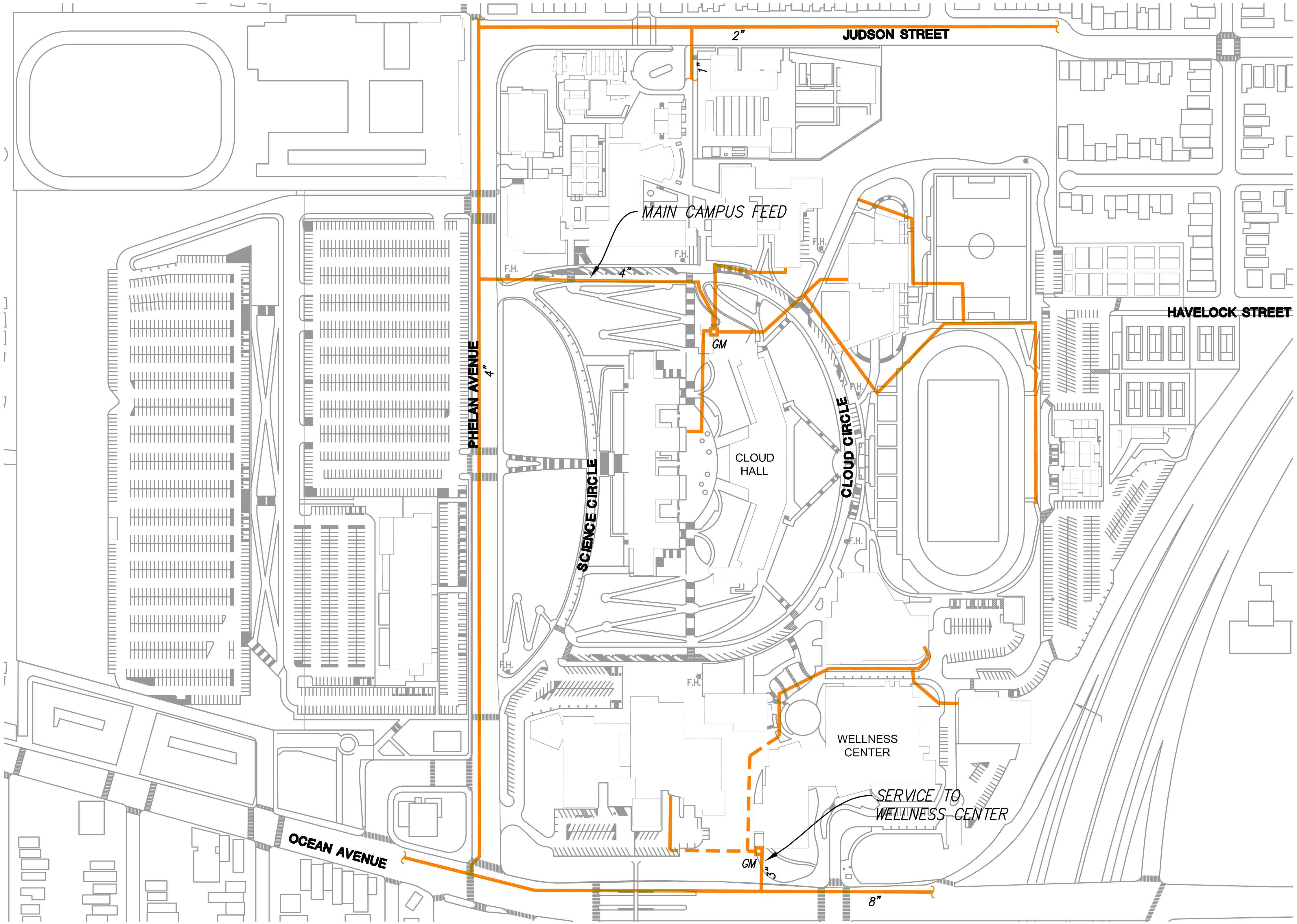

LEGEND

EXISTING GAS LINE

EXISTING GAS LINE (TO BE VERIFIED)

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EXISTING NATURAL GAS SYSTEM EXHIBIT

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET C.4 OF X SHEETS

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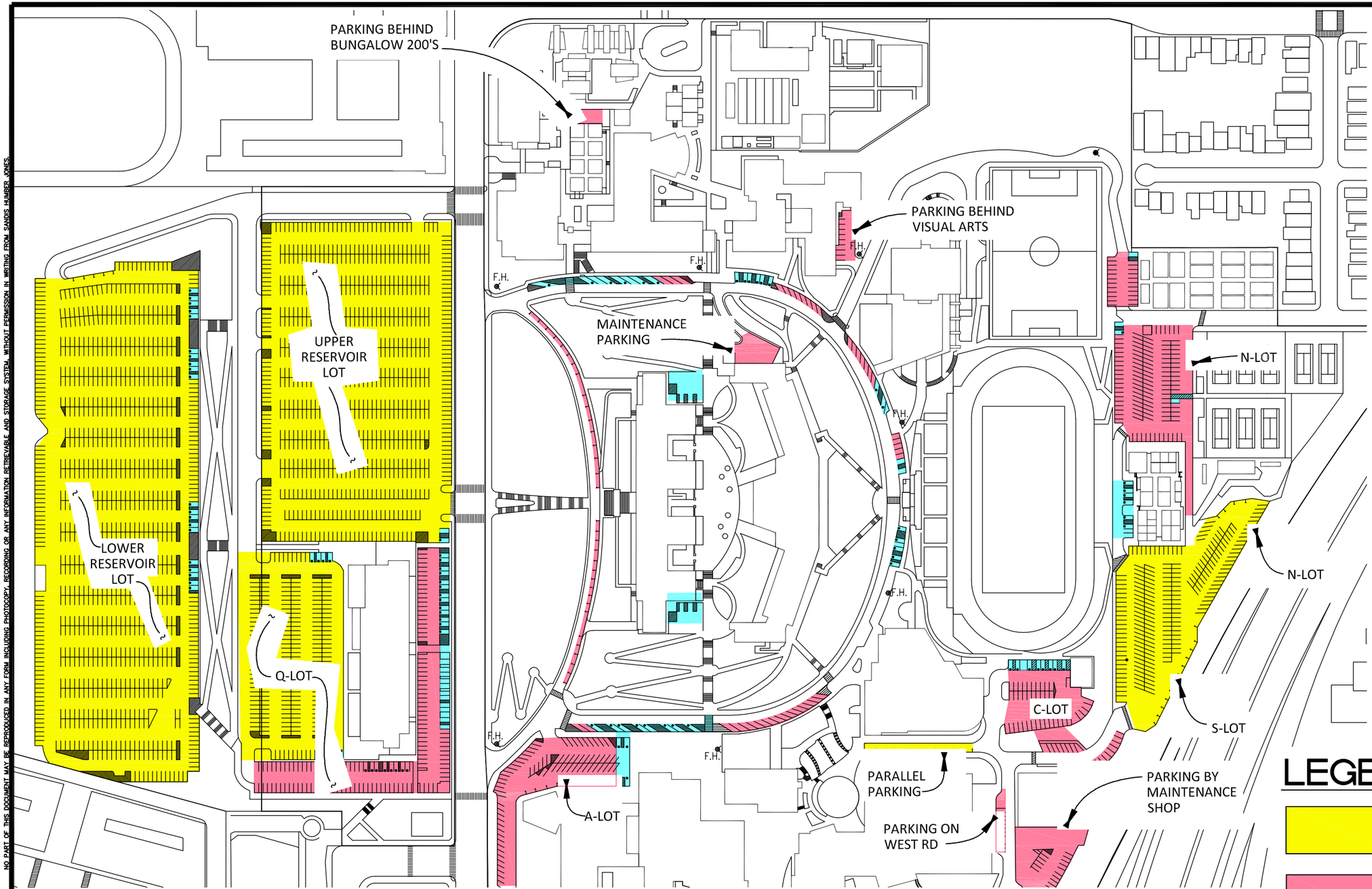

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EX. PARKING LOT TYPES EXHIBIT

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET C.5 OF X SHEETS

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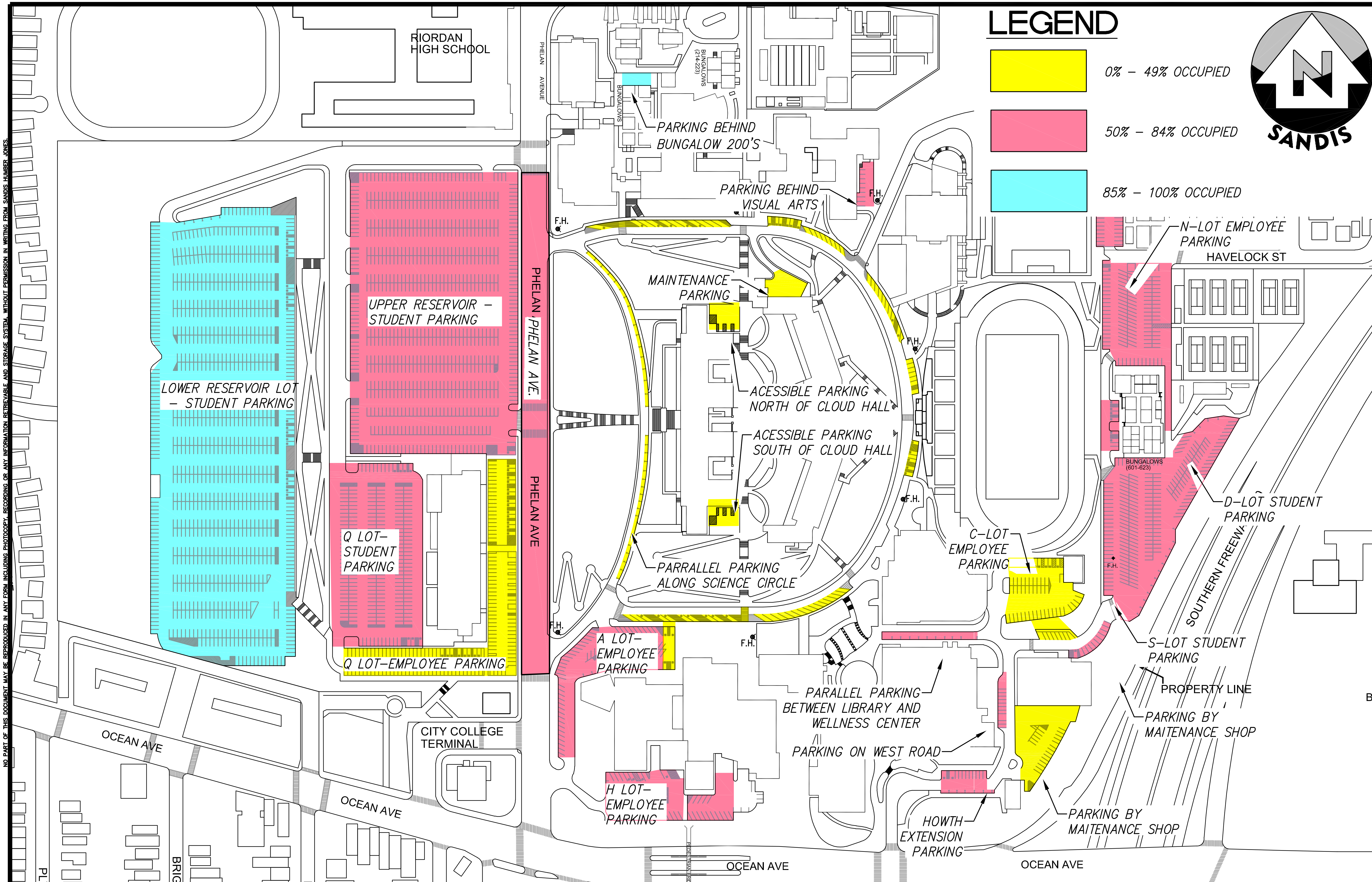
LEGEND
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50% – 84% OCCUPIED
85% – 100% OCCUPIED
SANDIS
RIORDAN HIGH SCHOOL
PARKING BEHIND BUNGALOW 200'S
PARKING BEHIND VISUAL ARTS
N-LOT EMPLOYEE PARKING
HAVELOCK ST
MAINTENANCE PARKING
UPPER RESERVOIR – STUDENT PARKING
LOWER RESERVOIR LOT – STUDENT PARKING
PHELAN AVE.
PHELAN AVE
ACESSIBLE PARKING NORTH OF CLOUD HALL
ACESSIBLE PARKING SOUTH OF CLOUD HALL
BUNGALOWS (601-623)
D-LOT STUDENT PARKING
Q LOT– STUDENT PARKING
C-LOT EMPLOYEE PARKING
PARRALLEL PARKING ALONG SCIENCE CIRCLE
SOUTHERN FREEWAY
A LOT– EMPLOYEE PARKING
Q LOT–EMPLOYEE PARKING
S-LOT STUDENT PARKING
PROPERTY LINE
PARALLEL PARKING BETWEEN LIBRARY AND WELLNESS CENTER
PARKING BY MAITENANCE SHOP
CITY COLLEGE TERMINAL
OCEAN AVE
PARKING ON WEST ROAD
H LOT– EMPLOYEE PARKING
HOWTH EXTENSION PARKING
PARKING BY MAITENANCE SHOP
OCEAN AVE
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EAST BAY/SF

PARKING DEMAND EXHIBIT

CITY COLLEGE OF SAN FRANCISCO

SAN FRANCISCO CALIFORNIA

SHEET
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OF X SHEETS

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CLEARWATER DR.

6" Gas

12" Storm

Electrical Lines

Aviation Fuel Lines

8" Storm

Aviation Fuel Lines

18" Storm

6" Sanitary Sewer

6" Water

6" Water

6" Water

AIRPORT CAMPUS

N

SANDIS

SCALE

0 10 20 30 40 50

1 inch = 50 feet

SANDIS | CIVIL ENGINEERS SURVEYORS PLANNERS

EAST BAY ST.

DATE: 06-15-16
SCALE: 1"=50'
DRAWN BY: GL
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AIRPORT CAMPUS
EXISTING UTILITIES EXHIBIT

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET
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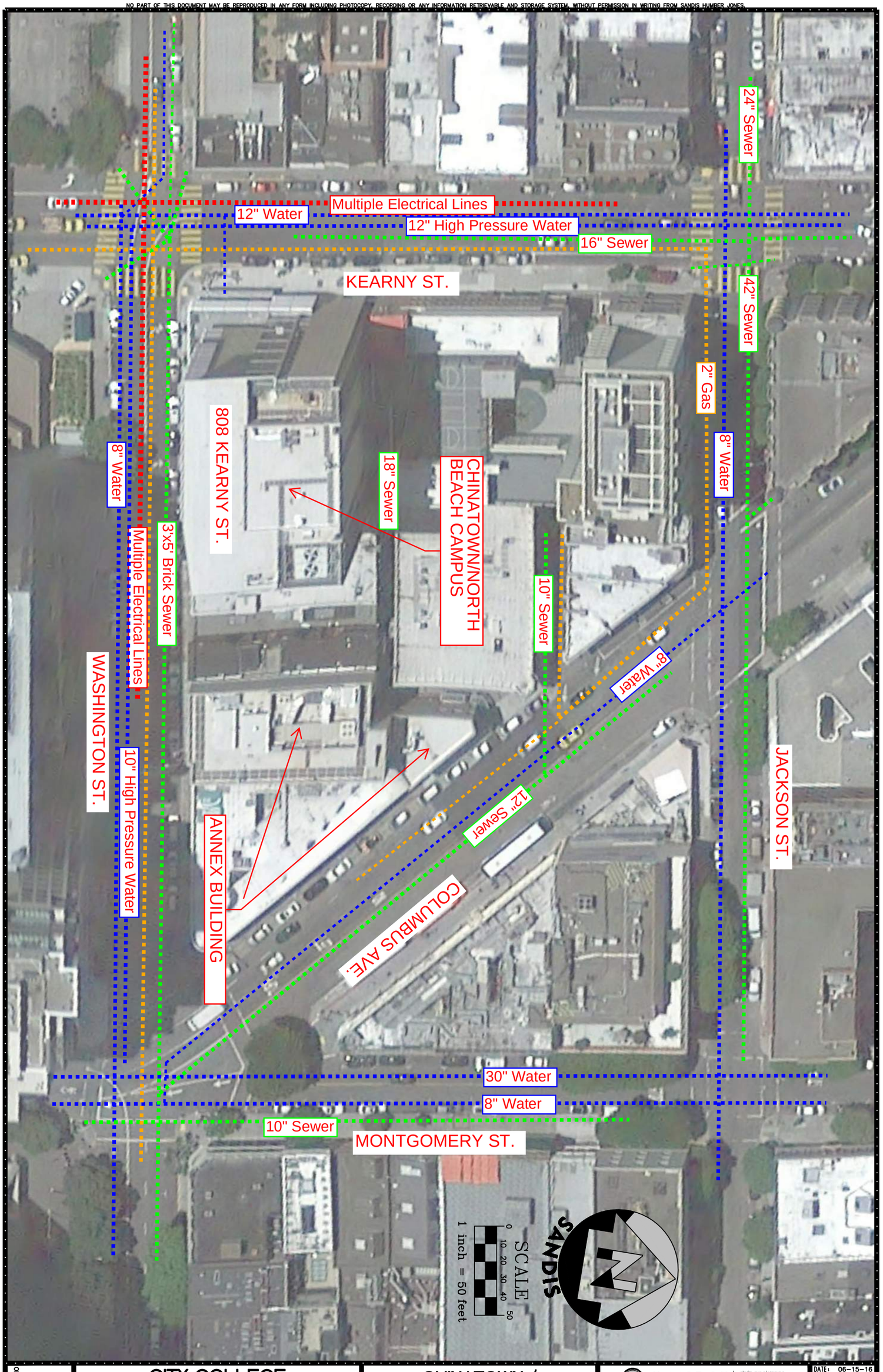
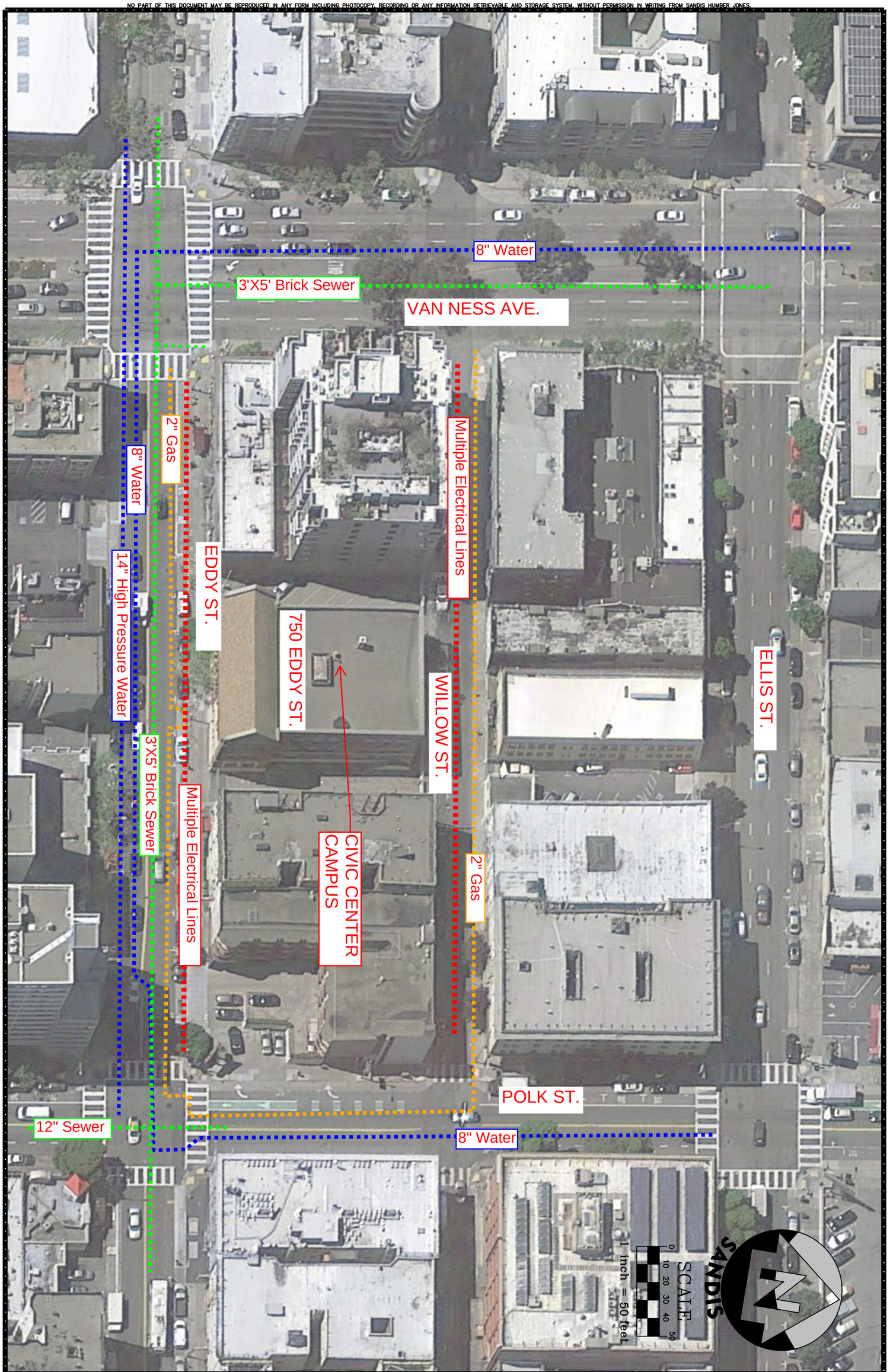
OF X SHEETS



SHEET C.8 OF X SHEETS	CITY COLLEGE OF SAN FRANCISCO SAN FRANCISCO CALIFORNIA	CHINATOWN / NORTH BEACH EXISTING UTILITIES EXHIBIT	SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS EAST BAY, SF	DATE: 06-15-16 SCALE: 1"=50' DRAWN BY: GL APPROVED BY: MAK DRAWING NO.: 615100.A



SHEET C.9 OF X SHEETS

CITY COLLEGE OF SAN FRANCISCO

SAN FRANCISCO CALIFORNIA

CIVIC CENTER EXISTING UTILITIES EXHIBIT

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS

EAST BAY/SF

DATE:	06-15-16
SCALE:	1"=50'
DRAWN BY:	GL
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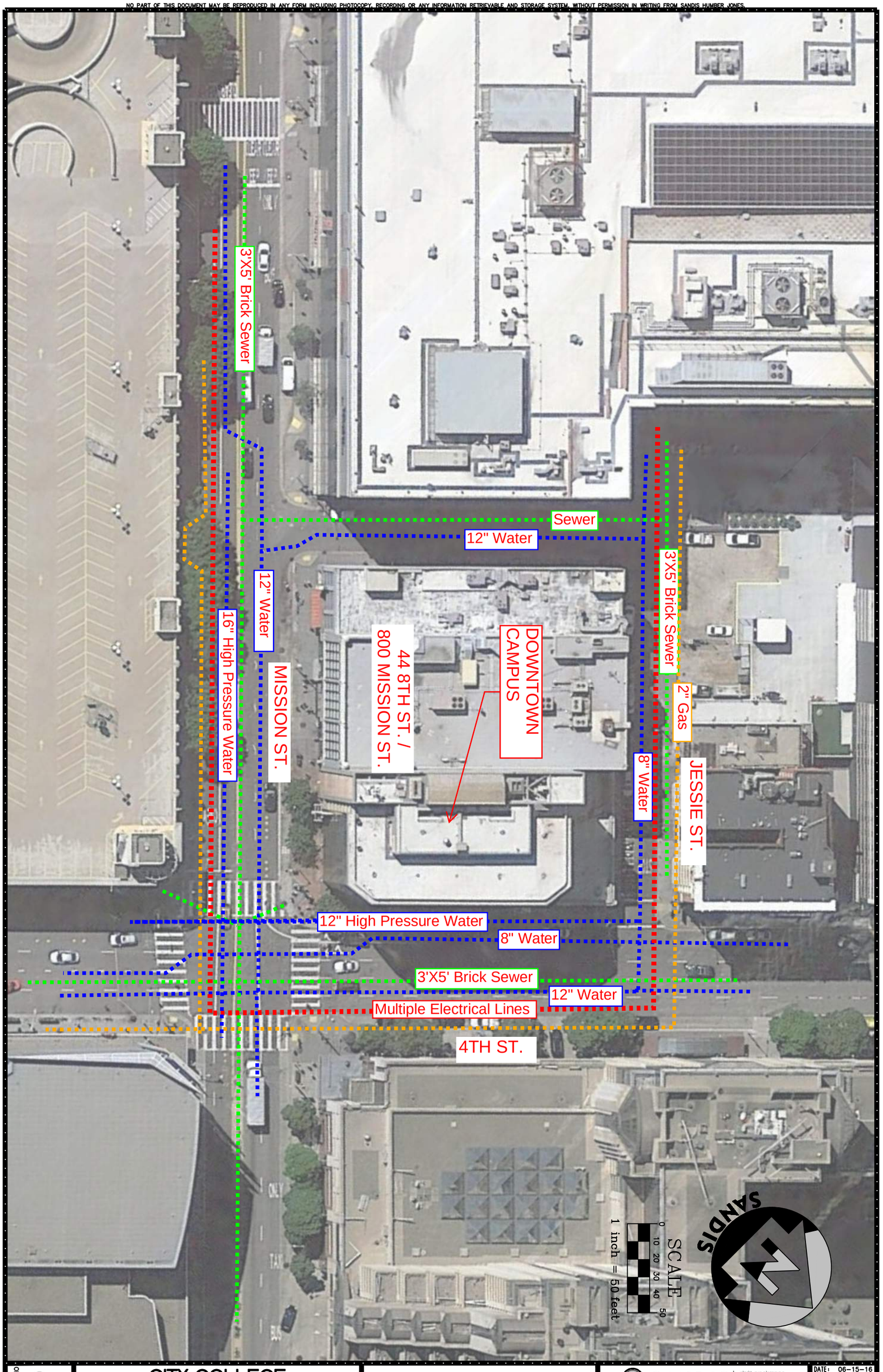
DRAWING NO.:	615100.A



SHEET C.10 OF X SHEETS

CITY COLLEGE OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

DOWNTOWN
EXISTING UTILITIES EXHIBIT

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
EAST BAY, SF

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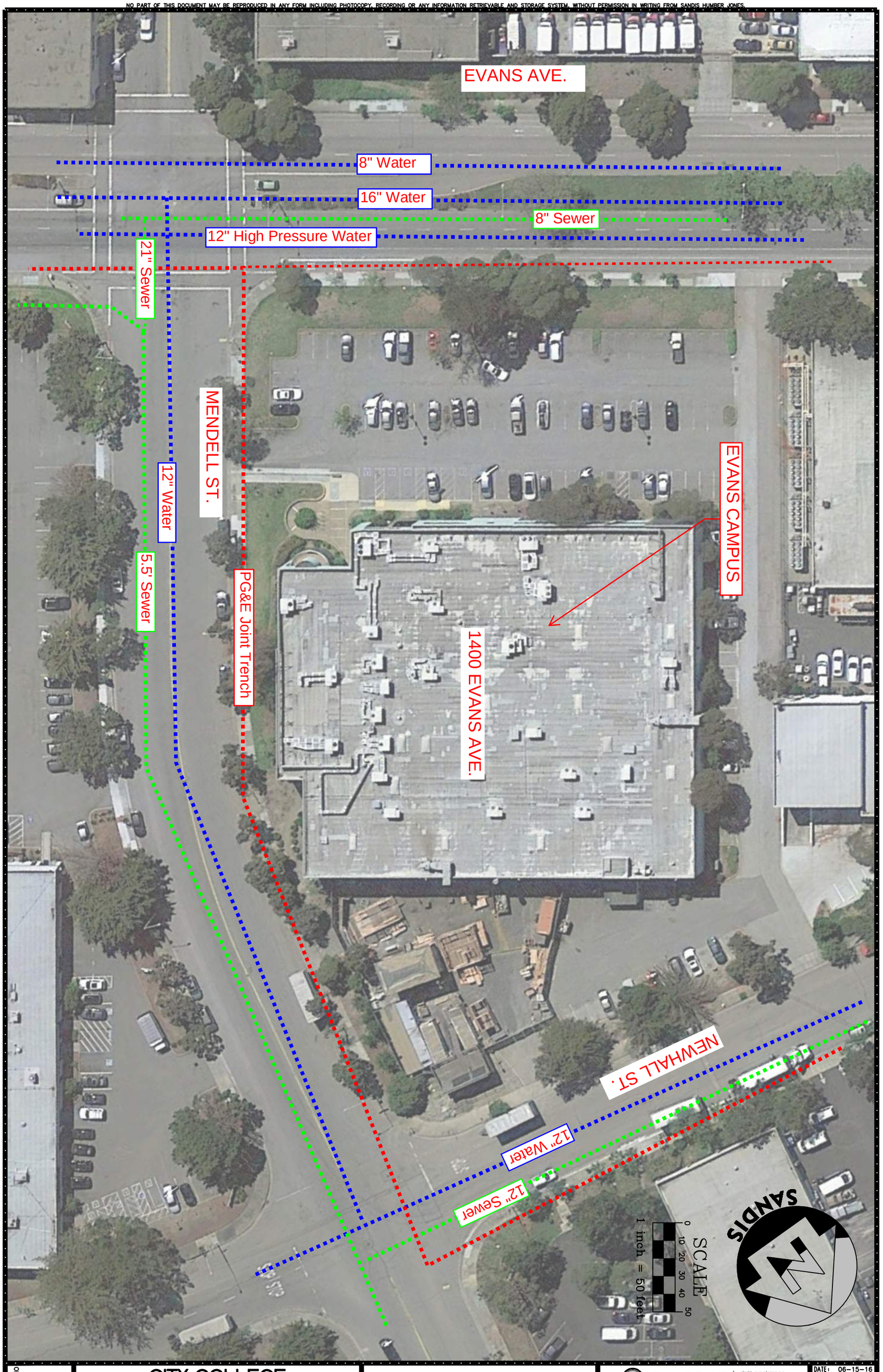

SHEET C.11 OF X SHEETS	CITY COLLEGE OF SAN FRANCISCO SAN FRANCISCO CALIFORNIA	EVANS EXISTING UTILITIES EXHIBIT	SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS EAST BAY, SF

DATE: 06-15-16
SCALE: 1"=50'
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DRAWING NO.: 615100.A

GROVE ST.

6" Water

8" Sewer

10" High Pressure Water

12kV

12" Sewer

6" Water

ASHBURY ST.

20" Water

12" Sewer

8" Gas

8" Water

6" Water

MASONIC AVE.

JOHN ADAMS CAMPUS

1860 HAYES ST.

Multiple Electrical Lines

3" Gas

12" Sewer

6" Water

HAYES ST.

STOP

SCALE

0 10 20 30 40 50

1 inch = 50 feet

SANDIS

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

DATE: 06-15-16
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EAST BAY ST.

JOHN ADAMS
EXISTING UTILITIES EXHIBIT

CITY COLLEGE
OF SAN FRANCISCO
SAN FRANCISCO CALIFORNIA

SHEET
C.12
OF X SHEETS

BARTLETT ST.

Multiple Electrical Lines

2" Gas

8" Water

12" Sewer

106 BARTLETT ST.

BUILDING B

12" Sewer

8" Water

6" Gas

22ND ST.

8" Water

12" High Pressure Water

BUILDING A

MISSION CAMPUS

1125 VALENCIA ST.

6" Gas

3'x5' Brick Sewer

24" Water

8" Water

VALENCIA ST.

12" Sewer

8" Water

23RD ST.

SCALE

0 10 20 30 40 50

1 inch = 50 feet

SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

EAST BAY: SF

DATE: 06-15-16
SCALE: 1"=50'
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MISSION
EXISTING UTILITIES EXHIBIT

CITY COLLEGE
OF SAN FRANCISCO
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SHEET
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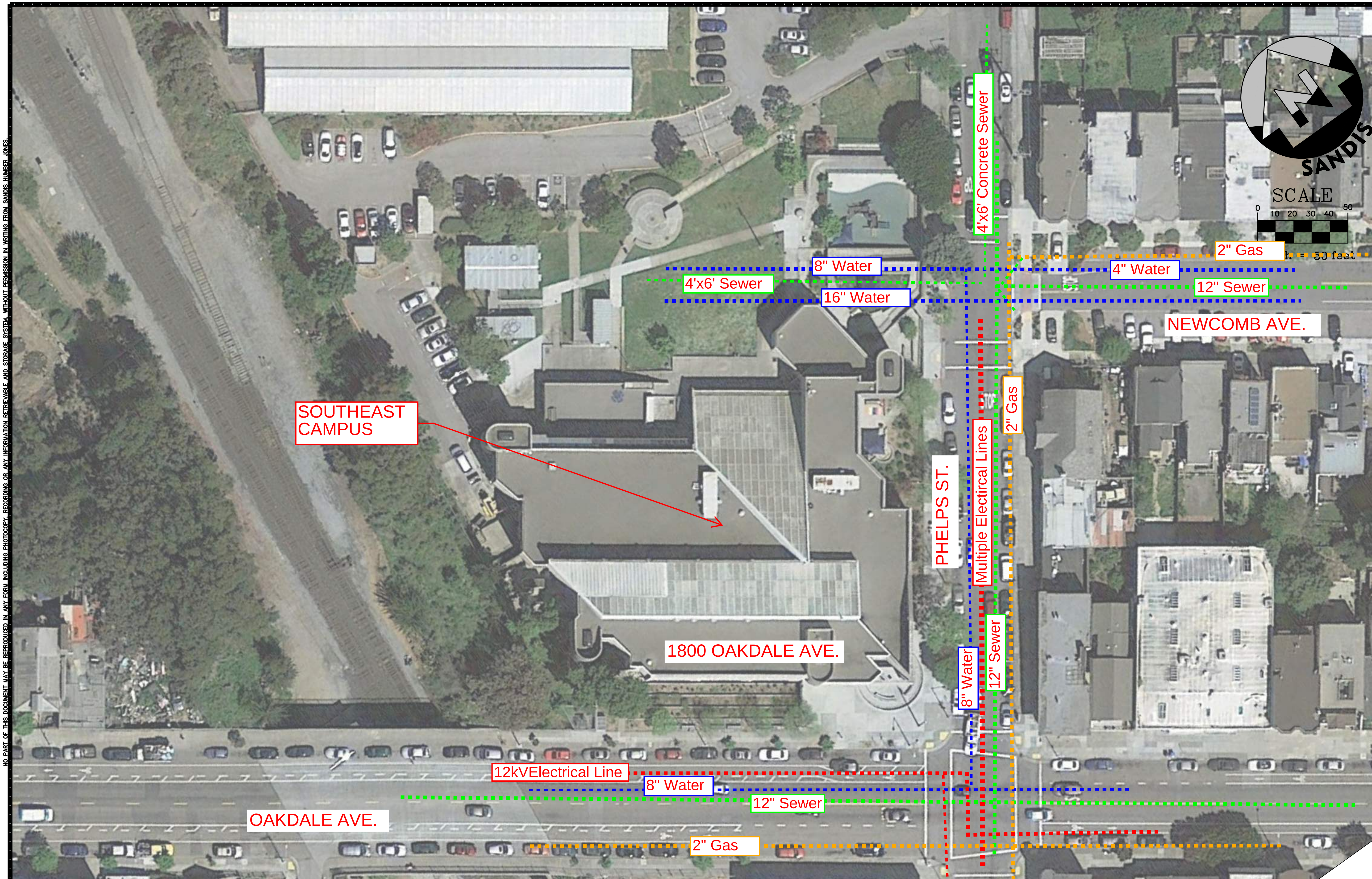
OF X SHEETS



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SOUTHEAST EXISTING UTILITIES EXHIBIT

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SAN FRANCISCO CALIFORNIA

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OF X SHEETS

Infrastructure Condition Assessment

City College of San Francisco (CCSF) –

Part 2 Recommendations (in progress)

Prepared for:

tBP Architecture

1777 Oakland Boulevard
Suite 320
Walnut Creek, CA 94596

Prepared by:

636 9th Street
Oakland, CA 94607

Table of Contents

PART 2 RECOMMENDATIONS

SITE CIRCULATION ANALYSIS

PURPOSE

The main site circulation concept is to encourage and enhance pedestrian access by limiting vehicular circulation on campus. This includes improving public roadway access to Campus, changing the Cloud Circle vehicular corridor to a pedestrian friendly route known as Cloud Walk and adding parking structure(s). The concept of reducing vehicular access from Havelock Street to relieve congestion on surrounding residential areas will also be explored. The City of San Francisco has plans for Ocean Avenue Improvements, which includes widening the roadway by adding landscape medians, a bicycle lane and a wider public sidewalk. The Ocean Avenue Corridor Improvement project proposes to move the city curb location into the CCSF campus property and transforming sections of Ocean Avenue into a Complete Street.

EMERGENCY VEHICLE ACCESS

Existing emergency access shall be maintained and continue to utilize the future Cloud Walk route and Cloud Circle west of the existing Science Hall. Emergency access at new buildings will require dead ends or turn around type roadways that meet San Francisco Fire Department code requirements in areas where a throughway cannot be achieved.

SERVICES / SANITATION / DELIVERY VEHICLES

Existing service, sanitation and delivery vehicles shall be maintained and utilities Cloud Walk as needed. Marston Road shall be widened to allow for semi-truck access to help mitigate access away from Cloud Walk. This will require a new retaining wall at the northeast corner of the soccer field. Roadway realignment along West Road (between the soccer field and the Bungalows) and parking lot reduction at the West Road parking lot will be needed to allow for semi-truck turning movement from Havelock Street. The intersection of Marston Road and Cloud Walk shall be widened to allow semi-truck turning movement onto Cloud Walk. This roadway will remain as restricted access for authorized vehicles only.

PUBLIC ROADWAY ACCESS

The new Wellness Gateway will provide enhanced access, allowing for bus, fire truck and semi-truck ingress and egress. This will serve as the main access to the south side of campus and to a new parking structure.

The Ocean Gateway / Student Services Plaza will be impacted by the widening of the Ocean Avenue sidewalk. Additional retaining walls will be required to maintain the existing pedestrian bridge that

spans Ocean Avenue. The concept at this area is a “zero lot line” scheme with direct access from Ocean Avenue to the Student Services Plaza.

The City of San Francisco has plans for modifications to Phelan Avenue include providing a landscape median and raised pedestrian crosswalk at the roadway intersections to connect the east side of campus to west side of campus. These improvements will complement the Ocean Avenue Corridor Improvements at are currently in development.

Caltrans and SFMTA are planning to expand the I-280 SB Ocean Avenue off-ramp from one lane to two lanes at Ocean Avenue in 2017-2018, improving access to Ocean Avenue.

ACCESSIBLE ROUTES AND PARKING

The main campus elevations vary from approximately 352 feet towards the center of campus to approximately 250 feet at the lowest point of the campus. New improvements will require accessible features, including ADA ramps and elevators inside buildings. The goal is to maintain the existing campus structure of providing ADA parking stalls near the campus core.

PEDESTRIAN ACCESS

The existing Cloud Circle vehicular route will become a restricted fire access roadway and therefore serve primarily as a pedestrian corridor, renamed Cloud Walk. A thoroughfare in the north / south direction will exist, called College Walk, which will extend from Ocean Avenue to Judson Avenue. Pedestrian connections to the west side of Phelan Avenue will be incorporated at the two outlets from Cloud Walk and from the main Gateway at the center of campus.

Cloud Drive will be raised such that it becomes a shared pedestrian and limited vehicular roadway (use another word?). This will include bicycle access throughout the campus. Vehicular access on Cloud Walk would be limited to emergency vehicles, maintenance vehicles, delivery vehicles and special permitting for ADA parking. Vehicle access to the existing Visual Arts Building and Batmale Hall will be through Marston Road.

In order for Cloud Circle to become Cloud Walk the following would need to be planned for:

- How to maintain access to, or relocate, the existing ADA parking along Cloud Circle.
- Establishing a new service / sanitation / delivery vehicle route.

PARKING ANALYSIS

PURPOSE

A preliminary parking study was performed by SANDIS; dated 09/09/2016. The purpose of the study was to determine the existing peak parking demand, and forecast future parking demands.

RESULTS

The overall Campus parking demand was determined to peak at 78% of available capacity. State of the practice for efficient parking circulation is to operate a parking lot at no more than 85% full.

FUTURE DEMAND

Long-term student enrollment is forecast to increase by 25%. This demand would result in the need of approximately 2,890 stalls. Approximately 3,395 stalls would be needed to preserve efficient operations, at 85% of capacity, in the parking facilities under the forecasted demand.

UTILITY INFRASTRUCTURE ANALYSIS

PURPOSE

The following sections address the necessary improvements to the storm drainage, sanitary sewer, water distribution and natural gas system. The analysis of the existing utility systems is based on the *City College of San Francisco Ocean Campus Infrastructure Final Project Proposal* completed by S&K Engineers in August 2014, as well as discussions with facilities personnel.

STORM DRAINAGE

Due to the age and condition of the existing storm drainage system, it is recommended to replace it in its entirety with a new system. This includes piping, fittings, lift stations (if necessary), cleanouts, manholes, area drains and catch basins. Grading efforts, along with adding area drains and catch basins, should be performed to remedy any areas of the campus where runoff is directed toward building walls or ponding has been witnessed (both in landscape and hardscape areas). Efforts to make the entire system drain by gravity, without the use of lift stations, would be beneficial from a long-term cost and maintenance perspective, if feasible. The storm drain system should be separated from the sanitary sewer system, and only combine where the laterals leaves the CCSF site and connect to the City main. When taking into consideration the proposed buildout conditions of the campus, there would be a net decrease in the amount of stormwater runoff (both rate and volume) leaving the site. Using a 10-year / 10-minute storm event, the current runoff from the campus is approximately 43,640 gallons per minute (GPM). The proposed runoff from the campus, based on the **20xx** buildout scenario, is 45,170 gallons per minute (GPM), without taking into account required stormwater control measures. The City of San Francisco now requires a reduction in the peak flow and total volume of runoff leaving a proposed improvement site. In general, even if the existing condition is that of a pervious surface, such as landscaping or grass, and it is developed with a new impervious surface, such as a building or parking lot, the project team will be tasked with reducing the peak flow and total volume of runoff leaving the site, compared to the existing condition. For typical sites this requirement is a 25% reduction in peak flow and a 25% reduction in the total volume. Therefore, it would be a conservative approach to design the new storm drain system to the existing site runoff conditions. See Exhibit C.16 titled “Conceptual Watershed Exhibit”.

On-site design considerations for a new storm drainage system would be to create a utility corridor under major walkways or roadways to group all utility systems together. This allows for easier maintenance and repair access, as well as a better way to track the physical location of the infrastructure. It may also be beneficial to "simplify" the system by reducing the number of laterals that leave the CCSF site and connect to the City combined sewer system.

See Exhibit C-15 "Conceptual Storm Drain / Sanitary Sewer Exhibit", which provides a conceptual layout of a new storm drain system, utilizing the utility corridor approach. Laterals would exist to each building and drainage structure; however the storm drain mains would exist under walkways and roadways bisecting the campus.

Methods for meeting the City of San Francisco stormwater requirements include, but are not limited to, bioretention basins, pervious pavements, flow-through planters, green roofs and rainwater harvesting (for plumbing use). The San Francisco Public Utilities Commission would review and approve the Stormwater Control Plan for each improvement project.

For existing and proposed runoff calculations see Appendix A "Storm Drain Calculations".

SANITARY SEWER

Due to the age and condition of the existing sanitary sewer system, it is recommended to replace it in its entirety with a new system. This includes piping, fittings, lift stations (if necessary), cleanouts and manholes. Efforts to make the entire system drain by gravity, without the use of lift stations, would be beneficial from a long-term cost and maintenance perspective, if feasible. The sanitary sewer system should be separated from the storm drainage system, and only combine where the laterals leaves the CCSF site and connect to the City combined sewer main.

When taking into consideration the proposed buildout conditions of the campus, there would be a net **increase/decrease** in the amount of sanitary sewer demand. The current peak sanitary sewer demand from the campus is approximately 1,392 gallons per minute (GPM). The proposed peak sanitary sewer demand, based on the **20xx** buildout scenario, is **x,xxx** gallons per minute (GPM). For existing and proposed sanitary demand calculations see Appendix B "Sanitary Sewer Calculations".

On-site design considerations for a new sanitary sewer system would be to create a utility corridor under major walkways or roadways to group all utility systems together. This allows for easier maintenance and repair access, as well as a better way to track the physical location of the infrastructure. It may also be beneficial to "simplify" the system by reducing the number of laterals that leave the CCSF site and connect to the City combined sewer system.

See Exhibit C.15 titled "Conceptual Storm Drain / Sanitary Sewer Exhibit", which provides a conceptual layout of a new sanitary sewer system, utilizing the utility corridor approach. Laterals would exist to each building; however the sanitary sewer mains would exist under walkways and roadways bisecting the campus.

Phasing of this work would be required so the existing system could remain operational during construction.

WATER DISTRIBUTION SYSTEM

Due to the age and condition of the existing water distribution system, the water system should be replaced. The addition to new piping and fittings, isolation valves should be included to allow for proper maintenance and operation of the system. There should be separate looped domestic and fire water systems for the campus. The domestic water system would be metered at each connection point to the City main and include an approved backflow prevention device. The fire water systems would include an approved backflow prevention device with bypass meter at each connection to the City main. The western portion of campus would be served by a looped fire water line and a looped domestic water line, both tapped from the low pressure 16-inch water line in Phelan Avenue. For the eastern portion of campus, it would be advantageous to include the water lines in a utility corridor with natural gas, electrical and telecommunications. It could be routed parallel to storm drainage and sanitary sewer; however, is technically a separate trench due to health code separation requirements. This utility corridor should be routed under major walkways or roadways to allow for easier maintenance and repair access, as well as a better way to track the physical location of the infrastructure. Laterals would exist from the domestic water line to each building, hose bib and water feature, if relevant. The fire water line would include laterals to each sprinklered building, as well as existing and proposed fire hydrants. Each sprinklered building should have a Fire Department Connection (FDC) and Post Indicator Valve (PIV) within sight of the approved fire access route. New fire hydrants shall be included at the code required spacing along the new looped system, and at the necessary locations for adequate fire protection at the campus buildings and parking lots.

Depending on the flow and pressure available in the City mains, there may be an option to reduce the number of connections to City mains, thereby simplifying the overall system. See Exhibit C.17 titled "Conceptual Utility Corridor Exhibit" for a conceptual layout of the proposed water distribution systems.

Phasing of this work would be required so the existing system could remain operational during construction.

RECYCLED WATER

At the time of this report, the CCSF Ocean Campus does not reside within a San Francisco Public Utilities Commission (SFPUC) designated recycled water use area, and therefore, does not need to comply with the Recycled Water Ordinance. A map of the designated areas can be found at http://sfwater.org/index.aspx?page=687.

NATURAL GAS

The existing natural gas system, with the exception of the Wellness Center and pool, require a full replacement due to its age. A new looped system operating at 5 psi medium pressure with gas regulators and seismic valves is recommended. The natural gas can be placed in the joint trench with the other campus utilities and have new laterals extended to each building with a natural gas demand. See Exhibit C.17 "Conceptual Utility Corridor Exhibit".

SITE DEVELOPMENT ANALYSIS

PURPOSE

(add text)

AUDITORIUM/ARTS COMPLEX AND ARTS ANNEX

The Auditorium / Arts Complex and Arts Annex are two new buildings on the west side of Phelan Avenue in the existing Upper Parking Lot. A new vehicular access roadway would be located on the north side of the building and pedestrian access would cross Phelan Avenue at the Arts Gateway to the east side of campus. There are elevation differences between Phelan Avenue and the upper parking lot (318 feet on Phelan Avenue and 306 feet on the west side of the upper parking lot).
Due to the elevation differences, landscape areas between the new buildings will be needed. Possible need for ADA ramps or elevators may be needed to provide accessibility to the Parking Structure.

OCEAN GATEWAY / STUDENT SERVICES BUILDING

The proposed Ocean Gateway / Student Services Building is a new building and underground parking garage located at the northeast corner of Phelan Avenue and Ocean Avenue. Due to the elevation differences across the site (314 feet at the northwest corner and 290 feet at the southeast corner along Ocean Avenue), as well as the proposed widening of Ocean Avenue, there will be a need for site features that will adjust for these differences. The existing Ocean Avenue Pedestrian Bridge will also be incorporated with the design of the Ocean Gateway to maintain access from Geneva Avenue and Muni. The Student Services Building shall also reflect San Francisco characteristics of a "zero-lot line" type of building to achieve pedestrian access along Ocean Avenue. A terraced landscape area from the intersection up to the building, as well as a new retaining wall along Ocean Avenue are options. To create an ADA-compliant connection from the building to Ocean Avenue the use of an elevator would be a possibility. The parking garage entrance would be from Phelan Avenue to eliminate or minimize the need for vehicular traffic on the campus roadways and Cloud Walk.

CHILD DEVELOPMENT CENTER/ CENTRAL PLANT/ STEM COMPLEX

The Child Development Center, Central Plant and Stem Complex buildings are new buildings at the southeast corner of Phelan Avenue and Judson Avenue. There are elevation differences between Judson Avenue and Cloud Walk (325 feet from Judson Street to 321 feet to the south side). In addition, the existing Horticulture Complex and Visual Arts Building (to be repurposed) shall remain adjacent to these new buildings.
To maintain accessibility and pedestrian access, Cloud Walk shall require site features to include ADA ramps leading towards Judson Avenue. A new retaining wall may be required along the east side of the Horticulture Complex building due to the elevation difference.

STUDENT UNION/ INSTRUCTIONAL BUILDINGS

The Student Union is a new building located in the center of where the existing Cloud Hall resides. Due to elevation difference between Cloud Walk, the Instructional Building and Student Union (362 feet west and 305 feet at Cloud Walk), there will be a need for site features that will adjust for these differences. Stairs, ADA ramps and elevators located inside Student Union will be required to create an ADA-

compliant access for students and staff. Dedicated ADA parking stalls may be required adjacent to the Student Union.

STUDENT SERVICES BUILDING

This proposed building is located at the northeast corner of the existing Wellness Center. There elevation differences between Cloud Walk and the existing Wellness Center (305 feet at Cloud Walk to 282 feet at the existing Wellness Center building).

OTHER SITE DEVELOPMENTS

There are also four existing buildings slated for repurposing. They include the Visual Arts Building, Batmale Hall, Science Hall and the Multi-Use Building on the east side of campus.

Visual Arts Building
The Visual Arts Building is approximately 6 feet below Cloud Walk. There are existing stairs and ADA ramps that may require improvements to comply with current California Building Code standards.

Batmale Hall

(add text)

Science Hall
Science Hall site shall incorporate site improvements to align with the new Student Union and Instructional Buildings. The Central Quad shall include stairs and ADA ramps to provide accessibility between the two buildings as well as accessibility to Cloud Walk. The existing ADA parking at Science Hall shall be maintained to comply with current California Building Code standards.

Multi-Use Building
The Multi-Use Building will remove the employee parking lot next to Phelan Avenue. Site improvements include a new passenger drop-off area and plaza area.

PARKING FACILITIES

The proposed FMP will result in an increase in parking demand as discussed in earlier sections. This demand will be met using a combination of surface lots and parking structures. These parking facilities shall be located throughout the campus.

Due to the high parking demand for the campus, there is a need for additional parking at the CCSF campus. There are two locations for a new parking garage on the campus that have been explored. One option is a 1,156-stall parking garage at the north end of the Upper Reservoir Lot. A second option is a 687-stall parking garage that would reside to the east of the football / track and field stadium where N-Lot, S-Lot and the 602-623D Bungalows are currently located**.**

An additional option is a below-grade parking structure at the proposed Ocean Gateway / Student Services Building reserved for visitors.

APPENDIX A – STORM DRAINAGE CALCULATIONS (in progress)

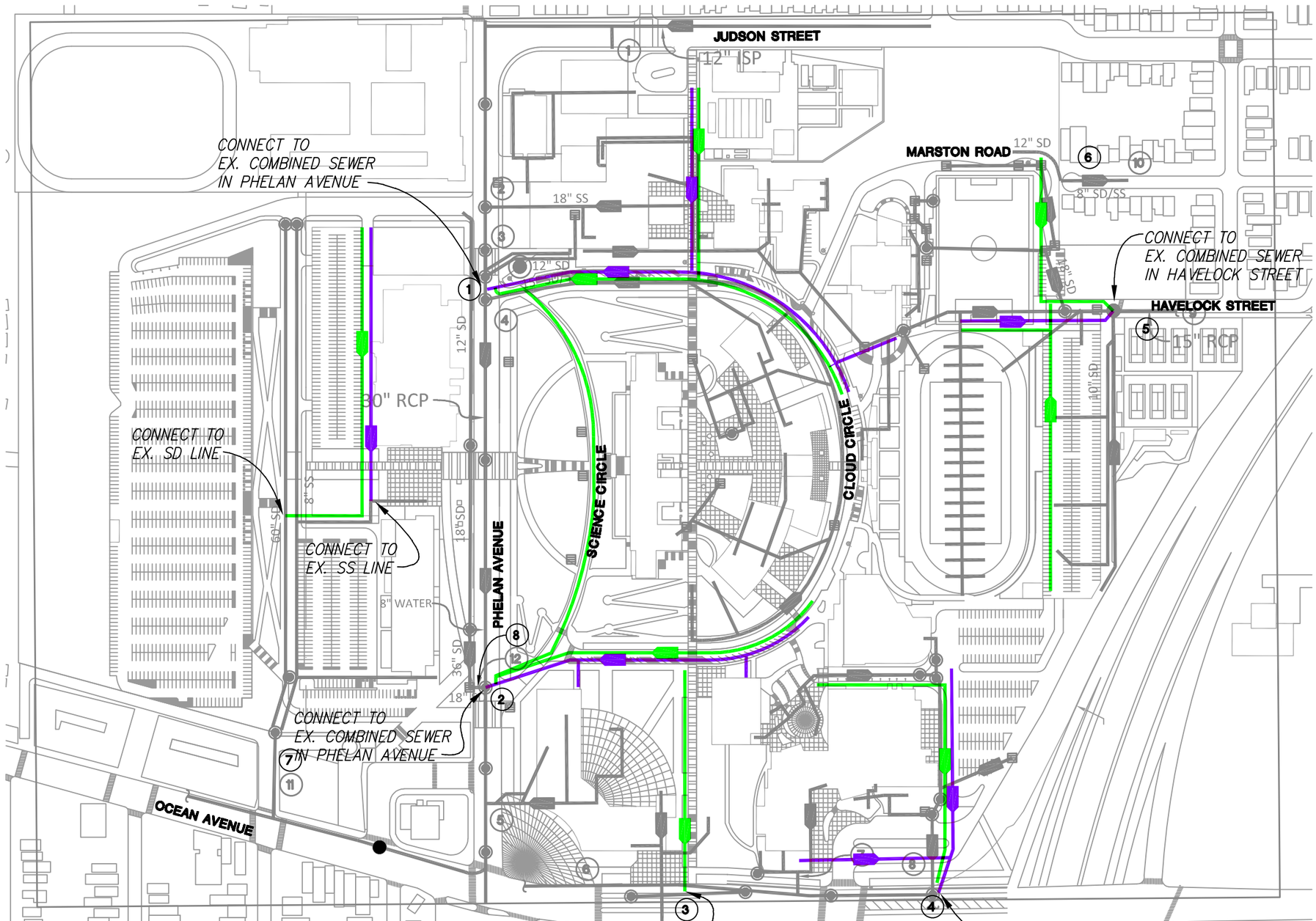
APPENDIX B – SANITARY SEWER CALCULATIONS (in progress)

EXHIBITS

Exhibit C.15 – Conceptual Storm Drain / Sanitary Sewer Exhibit

Exhibit C.16 – Conceptual Watershed Exhibit

Exhibit C.17 – Conceptual Utility Corridor Exhibit



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0 50 100 150 200 250

1 inch = 250 ft.

LEGEND

- EXISTING SS, SD, OR COMBINED LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- (#) LATERAL TO CITY MAIN

GENERAL NOTES

1. CONCEPTUAL CAMPUS SS AND SD MAINS SHOWN. NEW LATERALS WOULD BE REQUIRED TO EACH EXISTING BUILDING CONNECTION AND SD UTILITY STRUCTURE.

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CONCEPTUAL STORM DRAIN / SANITARY SEWER EXHIBIT

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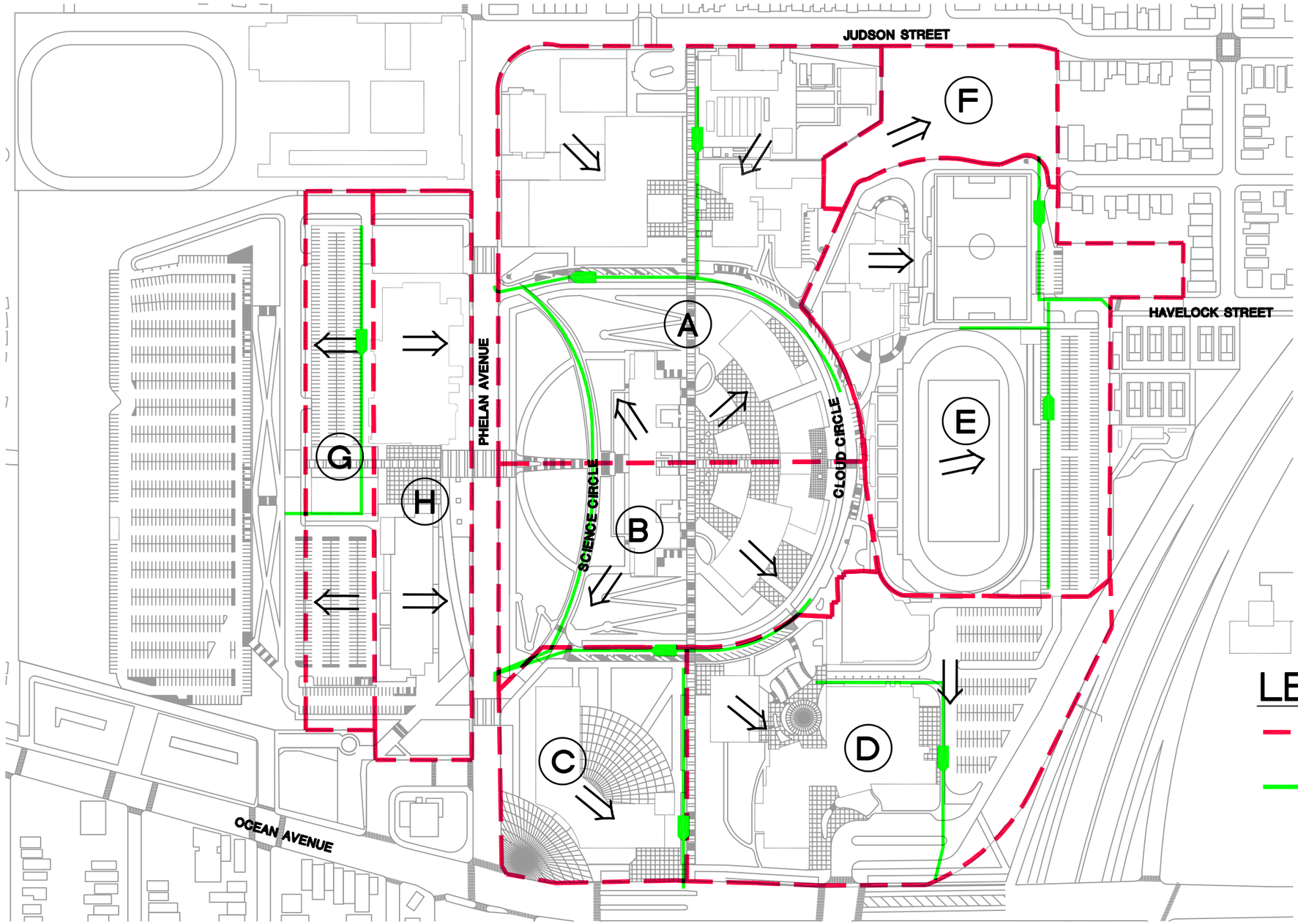

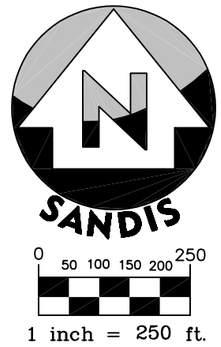

LEGEND

- PROPOSED WATERSHED BOUNDARY
- PROPOSED STORM DRAIN LINE
- FLOW DIRECTION
- (X) WATERSHED AREA ID

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CONCEPTUAL WATERSHED EXHIBIT

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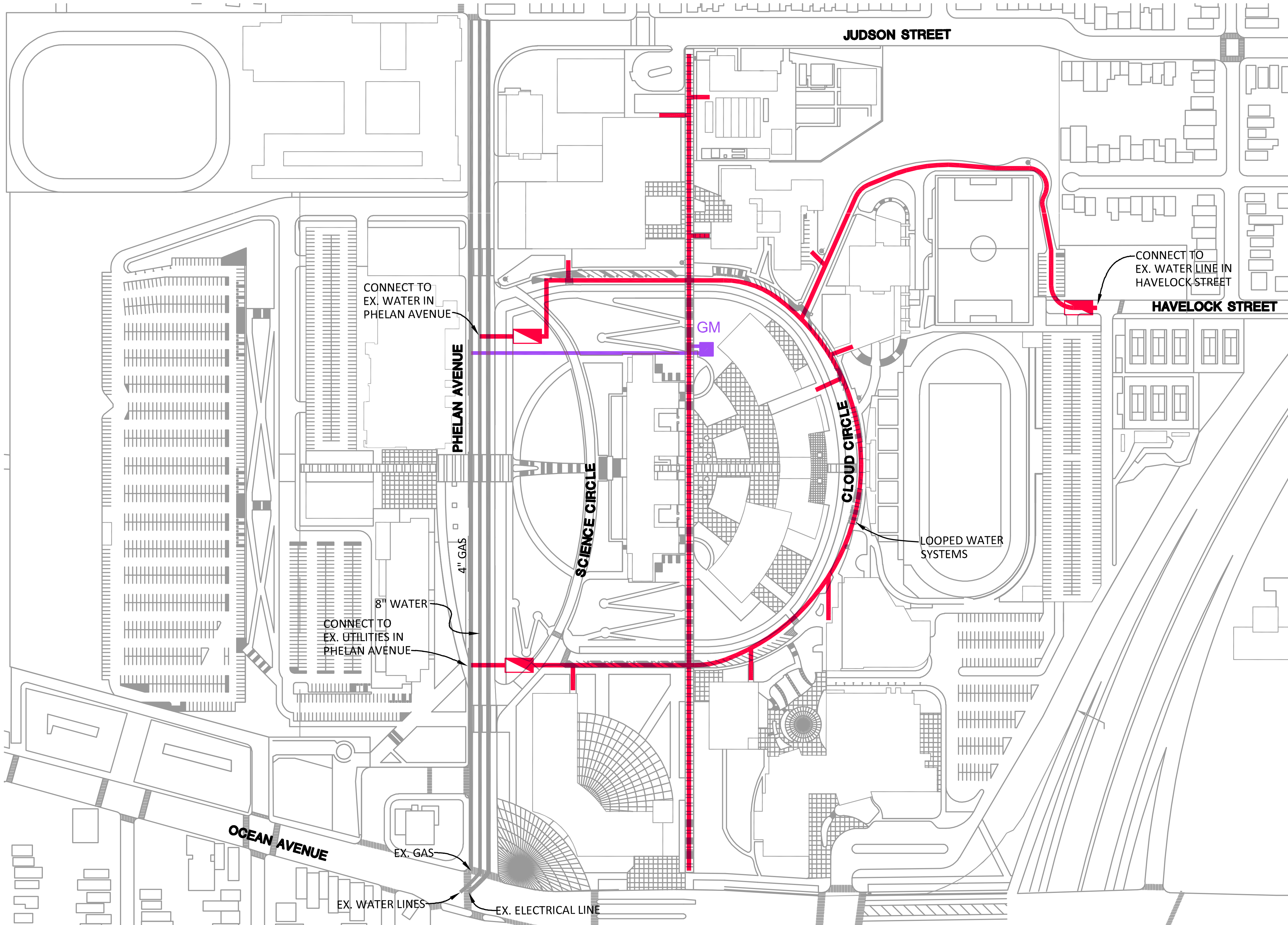
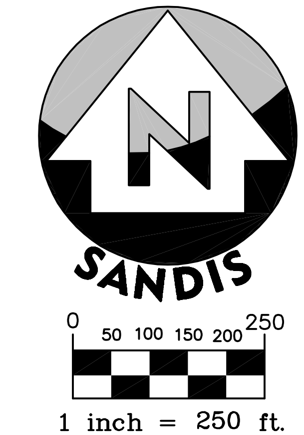


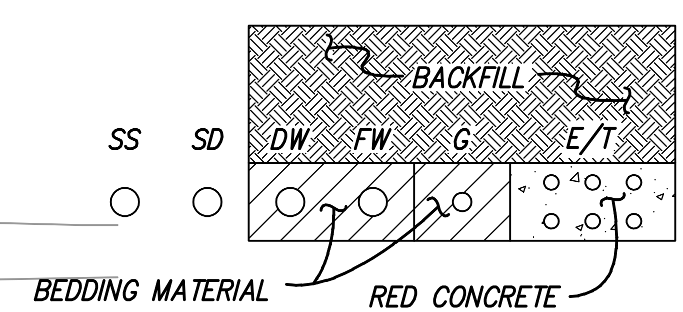


LEGEND

(red line)	PROPOSED UTILITY CORRIDOR
(purple line)	PROPOSED GAS MAIN
(grey line)	EX. UTILITY LINE
(red box)	PROPOSED WATER METER AND BACKFLOW DEVICES
GM (purple square)	PROPOSED GAS METER

GENERAL NOTES

A. *JOINT TRENCH MAY INCLUDE DOMESTIC WATER, FIRE WATER, NATURAL GAS, ELECTRICAL AND TELECOM.*



TYPICAL UTILITY CORRIDOR SECTION

N.T.S.

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CONCEPTUAL UTILITY CORRIDOR EXHIBIT

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SHEET C.17 OF X SHEETS

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September 9, 2016
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Phil Newsom
tBP Architecture
1777 Oakland Boulevard, Suite 320,
Walnut Creek, CA 94596

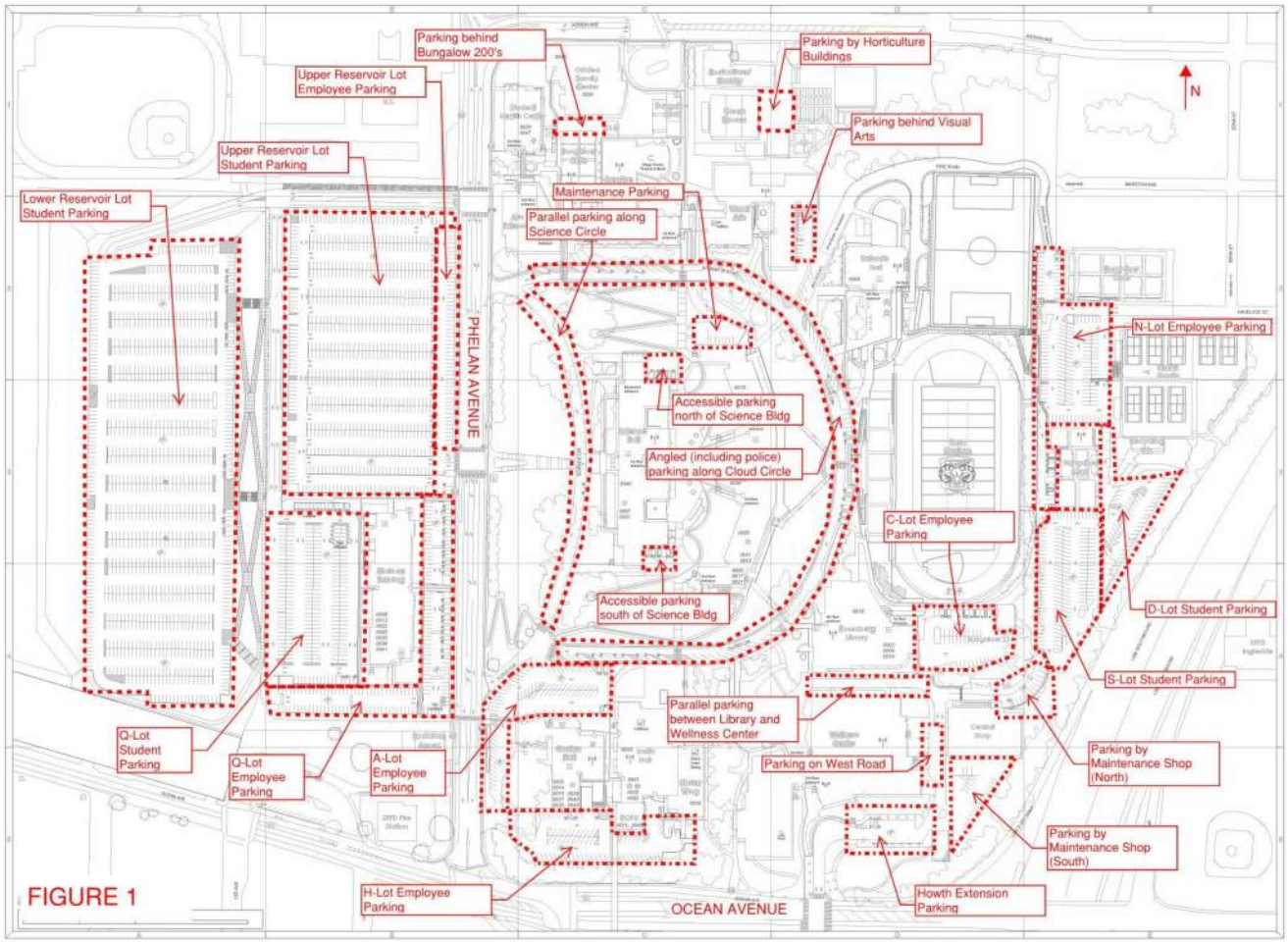
RE: CITY COLLEGE OF SAN FRANCISCO – OCEAN AVENUE CAMPUS
SUMMARY OF FINDINGS OF PRELIMINARY PARKING ANALYSIS
SAN FRANCISCO CA, CA

Dear Phil,

The intent of this letter is to provide a summary of the parking demand study (Study) prepared for the Ocean Avenue Campus of the City College of San Francisco (Campus). The study included the collection of parking occupancy data, analysis of this data to determine the existing peak parking demand, and forecasts of future parking demands.

Campus Parking Supply Overview

The Campus is generally bound by Judson Ave to the north, I-280 to the east, Ocean Ave to the south, and Plymouth Ave to the west. There are a total of 2964 available parking stalls located both along internal campus roadways and a series of parking lots. These stalls include both designated student and employee parking as well as accessible parking stalls. Refer to Figure 1 for an overview of the individual parking lots and on-street parking locations.



Campus Parking Demand Survey

The parking demand survey involved the collection of occupancy counts for all parking stalls located within the Campus on an hourly basis. Hourly data was collected between 8am and 8pm on Wednesday, August 17, 2016. Table 1 provides a summary of the data collected. Review of Table 1 will indicate that the overall Campus parking demand peaked at 78% of available stalls occupied between 11am and 12pm. Refer to Appendix A for an hourly breakdown of occupancy for each individual lot and on-street parking grouping.

Table 1 – Parking Occupancy Summary

Start Time		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM	
	Supply	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied
Total	2964	801	27%	1747	59%	2214	75%	2309	78%	2076	70%	1872	63%

Start Time		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM	
	Supply	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied
Total	2964	1622	55%	1380	47%	1122	38%	916	31%	1047	35%	1086	37%	849	29%

Future Parking Demand Projections

Using Facilities Master Plan projections of future student enrollment, the near-term (2020) and long-term (2026) Campus parking demands are forecast in Table 2 below. Review of Table 2 will indicate that the Campus is not anticipating a measureable increase in student enrollment in the near-term and therefore the parking demand is expected to remain relatively consistent. Long-term enrollment is however forecast to increase by 25%, which is forecast to result in a similar level of parking demand. The peak parking demand forecast for 2026 is 2,886 stalls. The 2020 and 2026 forecasted demand assumes that there is not a change in transportation mode split.

Table 2 – Future Paring Demand

Year of Fall Semester	Student Enrollment	% Increase from Current Enrollment	Peak Parking Demand (# of Stalls)	Peak Parking Demand (% of Stalls)	Notes
2016	19,600*	Current	2309	77.9%	Year of Parking Survey
2020	19,600*	0%	2309	77.9%	Near-term horizon of Facilities Master Plan (no enrollment increase)
2026	24,500*	25%	2886	97.4%	Long-term horizon of Facilities Master Plan (25% enrollment increase)

Please feel free to contact me at 510.590.3421 should you have any questions or require additional information.

Regards,

SANDIS

Ron Sanzo, PE, TE, PTOE
Senior Traffic Engineer

Attachments: Appendix A – Parking Survey Results

Appendix A – Parking Survey Results

City of San Francisco
Parking Occupancy Counts at CCSF
Wednesday, 8-17-2016

Start Time			8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM	
	Type	Supply	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied
Howth Extension Parking	R	15	11	73%	15	100%	15	100%	15	100%	15	100%	15	100%	15	100%	15	100%	15	100%	14	93%	15	100%	13	87%	13	87%
	HC	2	0	0%	2	100%	2	100%	1	50%	2	100%	2	100%	1	50%	1	50%	1	50%	2	100%	2	100%	2	100%	1	50%
	Total	17	11	65%	17	100%	17	100%	16	94%	17	100%	2	12%	16	94%	16	94%	16	94%	16	94%	17	100%	15	88%	14	82%
Parking by maint. shop	R	21	17	81%	16	76%	17	81%	17	81%	16	76%	15	71%	12	57%	12	57%	9	43%	7	33%	7	33%	8	38%	6	29%
	Total	21	17	81%	16	76%	17	81%	17	81%	16	76%	15	71%	12	57%	12	57%	9	43%	7	33%	7	33%	8	38%	6	29%
Parking on West Rd.	R	9	9	100%	9	100%	9	100%	9	100%	9	100%	9	100%	8	89%	8	89%	7	78%	8	89%	8	89%	8	89%	8	89%
	Total	9	9	100%	9	100%	9	100%	9	100%	9	100%	9	100%	8	89%	8	89%	7	78%	8	89%	8	89%	8	89%	8	89%
Parking btwn Library & Wellness Center	R	8	6	75%	8	100%	7	88%	8	100%	8	100%	6	75%	7	88%	8	100%	8	100%	7	88%	8	100%	8	100%	5	63%
	Total	8	6	75%	8	100%	7	88%	8	100%	8	100%	6	75%	7	88%	8	100%	8	100%	7	88%	8	100%	8	100%	5	63%
C Lot - Employee Parking	R	9	5	56%	4	44%	6	67%	5	56%	9	100%	6	67%	4	44%	4	44%	5	56%	5	56%	9	100%	9	100%	10	111%
	HC	7	3	43%	5	71%	7	100%	5	71%	5	71%	4	57%	5	71%	5	71%	6	86%	7	100%	7	100%	4	57%	6	86%
	Total	16	8	50%	9	56%	13	81%	10	63%	14	88%	10	63%	9	56%	9	56%	11	69%	12	75%	16	100%	13	81%	16	100%
Parking by maint. shop	R	18	10	56%	16	89%	17	94%	17	94%	17	94%	17	94%	15	83%	13	72%	13	72%	9	50%	14	78%	17	94%	13	72%
	HC	1	0	0%	0	0%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	0	0%	0	0%	1	100%	1	100%	0	0%
	Total	19	10	53%	16	84%	18	95%	18	95%	18	95%	18	95%	16	84%	14	74%	13	68%	9	47%	15	79%	18	95%	13	68%
S Lot - Student Parking	R	164	65	40%	151	92%	164	100%	163	99%	160	98%	146	89%	142	87%	125	76%	106	65%	79	48%	87	53%	103	63%	85	52%
	Total	164	65	40%	151	92%	164	100%	163	99%	160	98%	146	89%	142	87%	125	76%	106	65%	79	48%	87	53%	103	63%	85	52%
D Lot - Student Parking	R	64	2	3%	58	91%	68	106%	68	106%	65	102%	48	75%	38	59%	30	47%	16	25%	10	16%	7	11%	2	3%	2	3%
	Total	64	2	3%	58	91%	68	106%	68	106%	65	102%	48	75%	38	59%	30	47%	16	25%	10	16%	7	11%	2	3%	2	3%
N Lot - Employee Parking	R	136	25	18%	84	62%	118	87%	130	96%	114	84%	98	72%	95	70%	81	60%	59	43%	39	29%	48	35%	54	40%	38	28%
	HC	10	0	0%	0	0%	0	0%	3	30%	4	40%	4	40%	3	30%	3	30%	3	30%	1	10%	0	0%	0	0%	0	0%
	Total	146	25	17%	84	58%	118	81%	133	91%	118	81%	102	70%	98	67%	84	58%	62	42%	40	27%	48	33%	54	37%	38	26%
Parking behind Visual Arts	R	10	6	60%	10	100%	10	100%	10	100%	10	100%	7	70%	8	80%	6	60%	7	70%	5	50%	7	70%	7	70%	8	80%
	Total	10	6	60%	10	100%	10	100%	10	100%	10	100%	7	70%	8	80%	6	60%	7	70%	5	50%	7	70%	7	70%	8	80%
Maintenance Parking [2]	R	10	12	120%	6	60%	7	70%	7	70%	10	100%	11	110%	11	110%	13	130%	14	140%	11	110%	11	110%	10	100%	12	120%
	Total	10	12	120%	6	60%	7	70%	7	70%	10	100%	11	110%	11	110%	13	130%	14	140%	11	110%	11	110%	10	100%	12	120%
Science Circle [3]	R	29	24	83%	26	90%	27	93%	28	97%	28	97%	25	86%	26	90%	22	76%	19	66%	25	86%	25	86%	29	100%	23	79%
	HC	2	2	100%	2	100%	2	100%	1	50%	1	50%	0	0%	0	0%	2	100%	1	50%	1	50%	2	100%	2	100%	0	0%
	Total	31	26	84%	28	90%	29	94%	29	94%	29	94%	25	81%	26	84%	24	77%	20	65%	26	84%	27	87%	31	100%	23	74%
Accessible Parking s/o Cloud Hall [4]	HC	2	1	50%	1	50%	1	50%	1	50%	1	50%	2	100%	2	100%	1	50%	1	50%	1	50%	2	100%	1	50%	1	50%
Accessible Parking n/o Cloud Hall	HC	3	3	100%	3	100%	3	100%	3	100%	3	100%	2	67%	2	67%	3	100%	3	100%	1	33%	2	67%	1	33%	1	33%
	Total	5	4	80%	4	80%	4	80%	4	80%	4	80%	4	80%	4	80%	4	80%	4	80%	2	40%	4	80%	2	40%	2	40%
A Lot - Employee Parking	R	81	38	47%	79	98%	79	98%	79	98%	78	96%	79	98%	79	98%	76	94%	76	94%	58	72%	59	73%	55	68%	41	51%
	HC	4	0	0%	3	75%	4	100%	4	100%	4	100%	4	100%	2	50%	1	25%	0	0%	0	0%	0	0%	0	0%	0	0%
	Total	85	38	45%	82	96%	83	98%	83	98%	82	96%	83	98%	81	95%	77	91%	76	89%	58	68%	59	69%	55	65%	41	48%

Start Time			8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM	
	Type	Supply	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied
H Lot - Employee Parking	R	63	35	56%	63	100%	62	98%	63	100%	63	100%	64	102%	65	103%	62	98%	60	95%	43	68%	21	33%	14	22%	9	14%
	HC	4	1	25%	1	25%	2	50%	3	75%	4	100%	4	100%	3	75%	1	25%	2	50%	0	0%	0	0%	0	0%	0	0%
	Total	67	36	54%	64	96%	64	96%	66	99%	67	100%	68	101%	68	101%	63	94%	62	93%	43	64%	21	31%	14	21%	9	13%
Cloud Circle [5]	R	39	36	92%	35	90%	27	69%	34	87%	37	95%	37	95%	37	95%	39	100%	33	85%	33	85%	32	82%	33	85%	32	82%
	HC	29	9	31%	21	72%	22	76%	23	79%	17	59%	17	59%	12	41%	13	45%	12	41%	7	24%	14	48%	16	55%	5	17%
	Total	68	45	66%	56	82%	49	72%	57	84%	54	79%	54	79%	49	72%	52	76%	45	66%	40	59%	46	68%	49	72%	37	54%
Parking behind bungalow 200's	R	7	0	0%	0	0%	1	14%	3	43%	3	43%	3	43%	3	43%	3	43%	3	43%	4	57%	2	29%	4	57%	4	57%
	Total	7	0	0%	0	0%	1	14%	3	43%	3	43%	3	43%	3	43%	3	43%	3	43%	4	57%	2	29%	4	57%	4	57%
Phelan Ave. [1]	WEST R	34	34	100%	34	100%	34	100%	34	100%	34	100%	32	94%	32	94%	30	88%	28	82%	32	94%	35	103%	35	103%	25	74%
	EAST R	27	26	96%	27	100%	27	100%	27	100%	27	100%	26	96%	27	100%	26	96%	25	93%	27	100%	27	100%	28	104%	26	96%
	Total	61	60	98%	61	100%	61	100%	61	100%	61	100%	58	95%	59	97%	56	92%	53	87%	59	97%	62	102%	63	103%	51	84%
Lower Reservoir Lot	STU R	984	6	1%	161	16%	407	41%	457	46%	344	35%	228	23%	140	14%	89	9%	48	5%	27	3%	16	2%	11	1%	7	1%
	STU HC	20	1	5%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Total	1004	7	1%	161	16%	407	41%	457	46%	344	34%	228	23%	140	14%	89	9%	48	5%	27	3%	16	2%	11	1%	7	1%
Upper Reservoir Lot	EMP R	57	18	32%	37	65%	54	95%	54	95%	51	89%	51	89%	52	91%	51	89%	42	74%	29	51%	27	47%	35	61%	30	53%
	STU R	704	365	52%	709	101%	705	100%	699	99%	653	93%	652	93%	552	78%	440	63%	331	47%	295	42%	441	63%	486	69%	385	55%
	Total	761	383	50%	746	98%	759	100%	753	99%	704	93%	703	92%	604	79%	491	65%	373	49%	324	43%	468	61%	521	68%	415	55%
Q Lot	EMP R	132	17	13%	47	36%	80	61%	96	73%	94	71%	97	73%	85	64%	91	69%	91	69%	73	55%	48	36%	35	27%	20	15%
	EMP HC	27	0	0%	9	33%	20	74%	19	70%	13	48%	13	48%	19	70%	7	26%	8	30%	5	19%	9	33%	10	37%	7	26%
	STU R	198	14	7%	92	46%	188	95%	198	100%	158	80%	143	72%	104	53%	84	42%	60	30%	44	22%	46	23%	41	21%	23	12%
	STU HC	7	0	0%	3	43%	1	14%	1	14%	1	14%	1	14%	1	14%	1	14%	1	14%	1	14%	1	14%	0	0%	0	0%
	FAC R	27	0	0%	10	37%	20	74%	23	85%	17	63%	18	67%	14	52%	13	48%	9	33%	6	22%	7	26%	4	15%	3	11%
	Total	391	31	8%	161	41%	309	79%	337	86%	283	72%	272	70%	223	57%	196	50%	169	43%	129	33%	111	28%	90	23%	53	14%
Total		2964	801	27%	1747	59%	2214	75%	2309	78%	2076	70%	1872	63%	1622	55%	1380	47%	1122	38%	916	31%	1047	35%	1086	37%	849	29%

Notes:

R -Regular parking
HC - Handicapped parking
EMP- Employee
STU-Student
FAC-Faculty

[2] 10 marked spaces, vehicles park every which way; 4 - 8 pm vehicles double park.

[3] Total supply includes 3 stalls for loading (yellow zone); vehicles park there as well

[4] Besides 2 HC stalls, there are also 3 stalls for Police

[5] Total supply includes 5 stalls for Police

Phelan Ave.

Parking behind Bungalow 200's

Upper Reservoir Lot Employee Parking

Upper Reservoir Lot Student Parking

Lower Reservoir Lot Student Parking

Parking behind Visual Arts

Maintenance Parking

Parallel parking along Science Circle

N-Lot Employee Parking

Accessible parking north of Cloud Hall

Angled (including police) parking along Cloud Circle

C-Lot Employee Parking

Accessible parking south of Cloud Hall

D-Lot Student Parking

S-Lot Student Parking

Parallel parking between Library and Wellness Center

Parking by Maintenance Shop

Q-Lot Student Parking

Parking on West Road

Q-Lot Employee Parking

A-Lot Employee Parking

Parking by Maintenance Shop

Howth Extension Parking

H-Lot Employee Parking

SANDIS
8/17/16 Parking Survey Results

Legend

- 0% - 49%
- 50% - 84%
- 85% - 100%

OCEAN CAMPUS PRELIMINARY PLANNING

Digital Viewing Instructions:

View > Page Display > Two-UP

DEVELOPMENT POTENTIAL

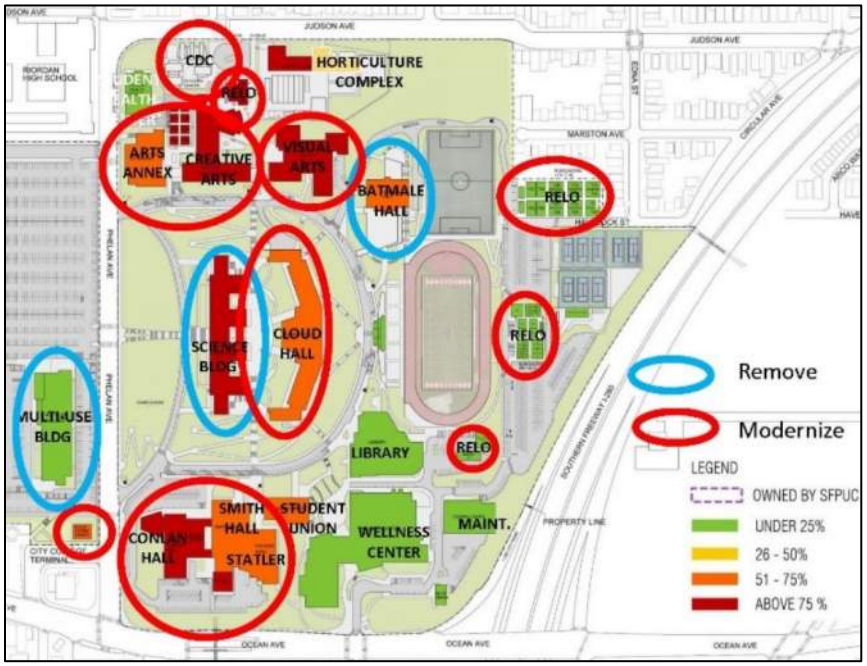
PRELIMINARY PLANNING PROGRAM

- The discussion of development options by the FMP Advisory Committee started with a draft planning program based on the Existing Conditions Analysis of the Ocean Campus.
- Create a Landmark front door to the campus.
- Locate a one-stop shop for first-contact student services at the front door.
- Develop the long-awaited Performing Arts Education Center.
- Provide modern facilities for Science instruction.
- Update the historically significant Science Hall for interdisciplinary instruction.
- Update Batmale Hall to renew its service life.
- Update or remove buildings that are in Poor Condition or Very Poor Condition.
- Create a heart of campus activity, with the Student Union/Cafeteria at the center.
- Re-establish a permanent home for the Child Development Center.
- Upgrade existing facilities.
- Replace bungalows with permanent space.
- Consolidate on-campus administrative functions.
- Reprogram portions of the Multi-Use Building and the Rosenberg Building and Library to serve current and future needs.
- Redistribute parking to College property.

Existing Campus 2017

POTENTIAL BUILDINGS TO REMOVE OR REPROGRAM

The State Chancellor's Facilities Condition Index, the College's Facilities Condition Assessment and stakeholder preferences were used by the FMP Advisory Committee to consider the long-term development potential of each building. The Committee identified which buildings on the Ocean Campus should be reprogrammed, modernized of removed.



Potentially Remove

- Bookstore Annex
- Bungalows
- Cloud Hall
- Conlan Hall
- Creative Arts Building
- Orfalea Child and Family Center
- Creative Arts Extension
- Smith-Statler Building
- Visual Arts Building

Reprogram/Modernize

- Batmale Hall
- Multi-Use Building
- Science Hall

POTENTIAL BUILDING SITES

Based on the existing campus facilities and the list of buildings to remove, the FMP Advisory Committee considered potential building sites on the Ocean Campus. These are proposed sites for replacement facilities, as well as future development.

The wooded area west of the Horticulture Complex is the subject of a Memorandum of Understanding between City College and the Sunnyside Neighborhood Association to preserve it as open space.

PRELIMINARY SITE LAYOUTS

As the FMP Advisory Committee considered alternative layouts, ideas emerged about the flow of campus activity, orientation, neighborhoods, and connections with the surrounding community.

Potential Orientation

- Create landmark front door at Ocean Avenue and Frida Kahlo Way.
- Locate Student Union in a more convenient central location.
- Replace parking capacity from the Lower Reservoir near destinations.
- Reinvent Cloud Circle as Cloud Walk, a mostly pedestrian promenade.

Potential Neighborhoods

- Re-organize the campus into neighborhoods of related functions.

Potential Community Connectivity

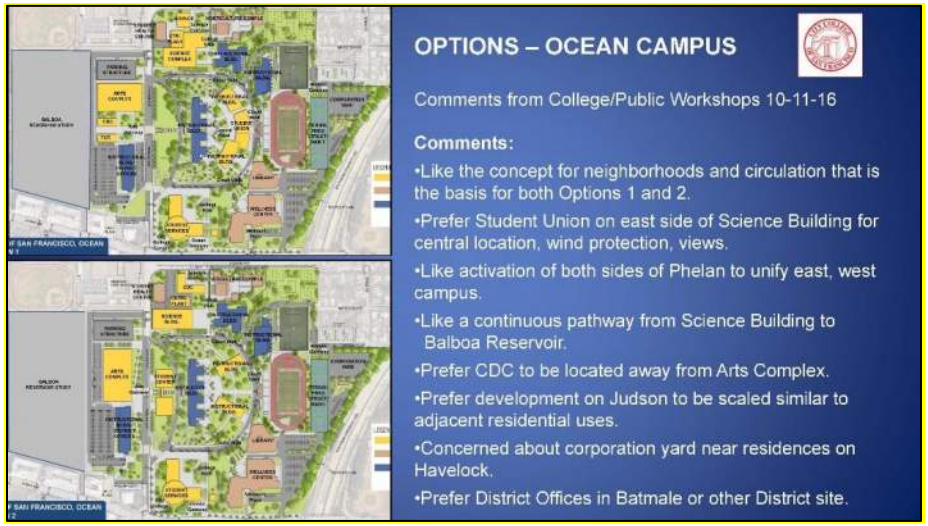
- Connect all buildings to Cloud Walk at middle level.
- Unify east, west campus.
- Strengthen connections between campus & surrounding community

COMMUNITY DISCUSSION OF OPTIONS

The FMP Advisory Committee developed two options for consideration at public workshops.

PREFERENCES

The College/public comments about the two options for the Ocean Campus were studied by the FMP Advisory Committee. They worked with the Planning Team to diagram the preferences discussed in the workshops.



The Draft Preference Diagrams were developed further with input from the Board of Trustees, College committees and College/public workshops.

- October 2016 Cabinet, Board of Trustees
- November 2016 Public Workshops, Chancellor's First Friday, Academic Senate, FMP Advisory Committee and Participatory Governance Council, Management Team
- December 2016 Student Development, Balboa Park Station Community Action Committee, Board of Trustees

Discussion of Draft Preferences

- Parking and vehicular access
- How much parking should be provided?
- Should the parking count be equal or greater than what exists now?
- Should the parking be enlarged to allow growth?
- Should parking be greatly reduced in favor of transit first strategies?
- Where will it be located?
- Should parking be better dispersed around campus?
- How will it be accessed?
- New accesses should not impact neighborhoods, no increased traffic on Havelock.
- Accesses should not exacerbate Ocean and Frida Kahlo Way gridlock
- Accesses should not conflict with pedestrian and bicycle accesses.
- Pedestrian access.
- Provide safe access from BART to campus.
- What is impact of new offramp from 101?
- What is a realistic crossing location that people will use and not conflict with cars?
- Provide improved access form Unity Plaza
- Is crossing at the right location?
- Can signal be better located?
- Provide safer/better access across Frida Kahlo Way.
- Where are the best spots to the proposed expanded facilities west of Frida Kahlo Way?
- Engage Ocean Avenue
- Create pedestrian ways

- Create a street presence.
- What will happen to the overcrossing?
- Provide better onsite circulation that acknowledges topography
- Making Cloud Circle into a pedestrian friendly Cloud Walk?
- Making goat paths real pedestrian ways.
- Southeast crossing from BART?
- Bicycles
- Where do they pass on campus?
- How can they traverse campus?
- Bike parking centralized or dispersed?
- Consider recording video of the presentation of final presentation for website. Showing sequence, etc.

February - March 2017 FMP Advisory Group, Academic Affairs

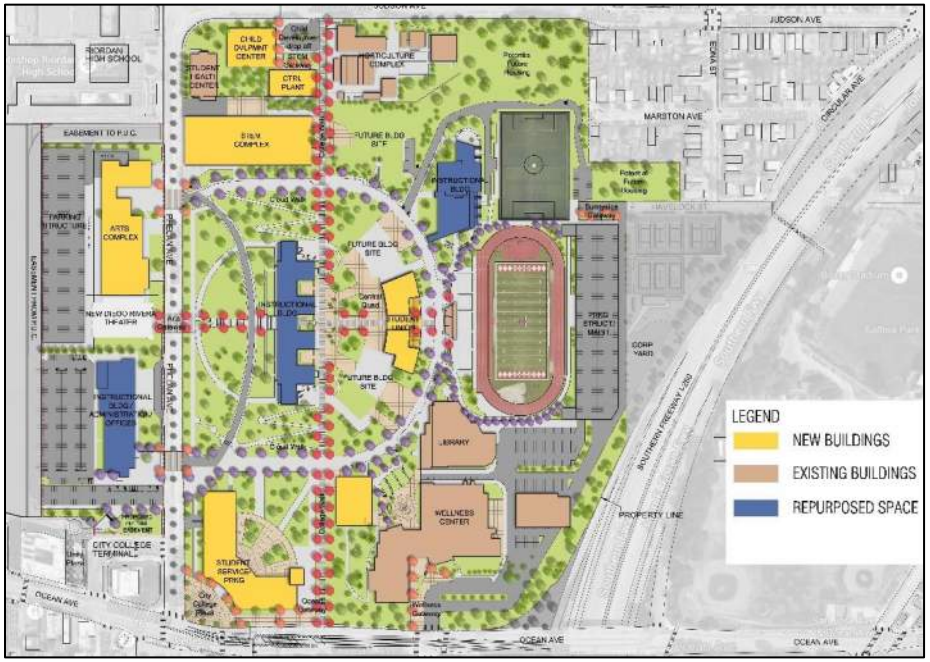
DRAFT PREFERENCE

April 2017 – Board of Trustees

DRAFT RECOMMENDATION

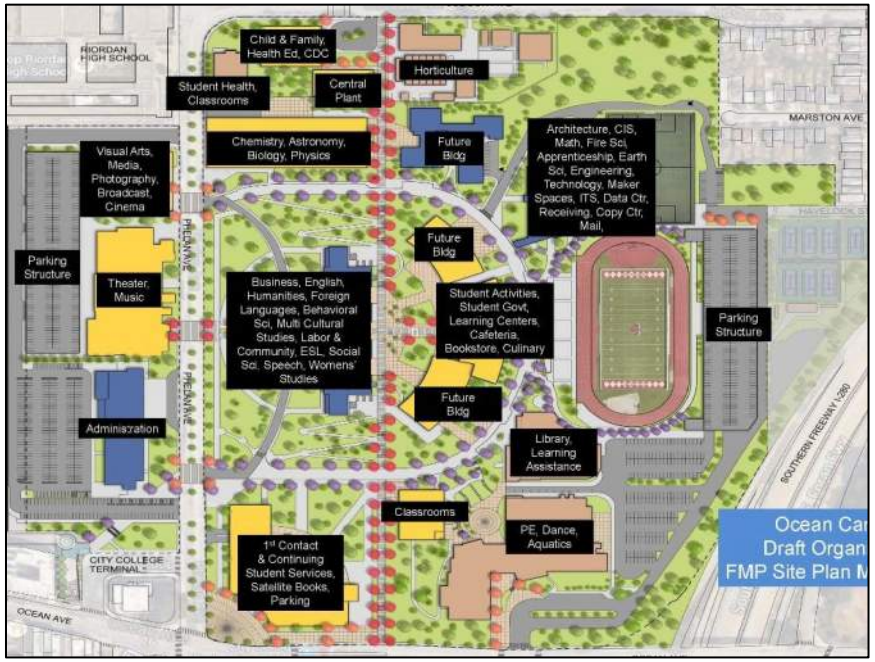
The Draft Recommendation was reviewed by the FMP Advisory Committee.

July 2017 FMP Advisory Group



CAMPUS ORGANIZATION

The layout of campus instructional programs and support services was drafted by the former Associate Vice Chancellor of Facilities in consultation with the Vice Chancellor of Academic Affairs. It is based on the Neighborhood concept and the Preferred Option.



ACTION ITEM

DATE: **July 14, 2016** **PRESENTER: John Rizzo, Brigitte Davila, Alex Randolph**

SUBJECT: **Resolution on the Development of the Balboa Reservoir Property**

ITEM NO. **160714-VIII-191**

WHEREAS: The property now known as the "Balboa Reservoir" is occupied by City College of San Francisco (CCSF), is known as part of the "West Campus" and is dedicated to the public good; and

WHEREAS: From 1946 to 1956 City College operated affordable student housing on the site now proposed for housing by the City; and

WHEREAS: Planning for the long anticipated and voter-approved Performing Arts and Education Center (PAEC) has resumed at CCSF; and

WHEREAS: The PAEC would not only serve CCSF's mission, but also the residents of San Francisco, by filling a need for small performance spaces that are in short supply, and therefore help revitalize San Francisco's arts community, particularly in an area of San Francisco not well served by art and performance spaces; and

WHEREAS: Changes to traffic flow on Phelan Avenue by the City and County of San Francisco (the City) in recent years have made traffic worse and slowed Muni buses that our students and staff depend on; and

WHEREAS: The City has proposed to build on the western portion of the Balboa Reservoir a housing development of mixed affordable and market-rate units; and

WHEREAS: The Balboa Reservoir has been the site of existing city college parking for 60 years. Furthermore, the site of the proposed development is currently used by CCSF for the parking of up to 1,000 students and employees, and is often filled to capacity; and

WHEREAS: In its presentation to the Board of Trustees and in its materials posted online, one of the options the City has proposed includes the creation of new streets through the CCSF owned parking lot; and

WHEREAS: CCSF is the central educational, economic and cultural focus of the neighborhood where the Balboa Reservoir property is situated;

WHEREAS: CCSF's interests cannot be secondary and must be taken into account in coordination with City efforts regarding the planned development on the "Balboa Reservoir"; and

WHEREAS: The development of the publicly owned Balboa Reservoir represents a valuable public resource that will provide a unique opportunity for the City to serve the public good, provide badly needed-affordable housing and support the mission of CCSF to provide accessible, quality education to all; therefore be it

RESOLVED: That the City College Board of Trustees submit the following priorities for the continued discussion with the city regarding the proposed "Balboa Reservoir" development:

1. CCSF cannot grant the city a roadway between the Multi-Use Building and the planned PAEC

    o The Board of Trustees may exchange one or more roadway accesses/ easements through CCSF owned property only if the City reimburses CCSF with other land in the reservoir or a monetary payment

2. The City's Balboa Reservoir project should be at least 50% permanent affordable housing with a preference for dedicated faculty and staff housing.

    o The Board of Trustees acknowledges that significant engagement by CCSF staff and administrators is required to create dedicated housing for faculty, staff and, if possible, student dormitories.

3. In order to avoid the loss of enrollment from students who must commute by car and loss of parking for audience members of performances at the PAEC, City College of San Francisco requires important mitigation measures to offset the loss of existing parking with the following:

    o A flexible* parking structure that includes electric car charging stations, bicycle parking, share car parking to accommodate overflow parking and performances at the PAC,
    *(flexible parking structures accommodate transitions from parking alone to a range of other uses as parking ratios decline with further mixed-use development and increased use of shared parking and public transit.), and

    o A comprehensive transit study and transit alternatives, including MUNI / BART Passes for all students and residents of any housing structure built on the Balboa Reservoir property, and

    o Car and bike sharing options for residents, neighbors, and members of the CCSF community

4. The City shall prioritize including open, accessible common space throughout the development to be used as parks, gardens, playgrounds or other types of open space that will enhance the CCSF community and neighborhood. The City must recognize that the open campus of CCSF is designated as a park and any development must be consistent with this designation and the master plan.

AMENDED 3/9/3017

ACTION ITEM

DATE: **March 9, 2017**

SUBJECT: **Resolution to move forward with the construction of the Performing Arts and Education Center**

ITEM NO: **170323-VIII-54**

WHEREAS: the Board of Trustees recognizes the work the current administration and staff have accomplished in the area of planning for the facilities needs of City College of San Francisco; and

WHEREAS: the current and past facilities planning work has shown the inadequacy of the College's current theater facility, the lack of backstage space that has prevented the College from providing Career Technical Educational training in the Arts, and the lack of adequate rehearsal space for the performing arts educational programs; and

WHEREAS: several administrations, including the current one, have long recognized the need for the Performing Arts and Education Center at the college and have taken actions to move the College towards making it a reality; and

WHEREAS: like previous facilities planning processes, the current draft 10-year Capital Master Plan recognizes the need for the construction of the Performing Arts and Education Center; and

WHEREAS: the voters approved Proposition A in 2001 and 2005, bond measures to fund the creation of several new facilities, including the Performing Arts and Education Center, and that approximately $47 million of these funds are being held for the construction of the Center; and

WHEREAS: the San Francisco arts community is suffering from a loss of small-to-medium-sized performance space due to accelerated gentrification, and that the City College Performing Arts and Education Center would serve not just the City College Community, but also the greater San Francisco arts communities; and

WHEREAS: it has been determined income generated by the Performing Arts and Education Center when not in use by students would help sustain the maintenance of the building; and

WHEREAS: a design for the Performing Arts and Education Center was completed and approved by the Board of Trustees; and

WHEREAS: in 2008, the design for the Performing Arts and Education Center won two national awards, "American Architecture Awards" from the Chicago Athenaeum: Museum of Architecture and Design, and the Award of Merit, Community College Facility Coalition Professional Design Awards; and

WHEREAS: the Board of Trustees has approved the Final Environmental Impact Report for the Multi-Use Building and Performing Arts and Education Center; and

WHEREAS: City College has spent approximately $11 million on the design and construction of infrastructure of the Performing Arts and Education Center, including the filling in of the site at Balboa Reservoir and the creation of the heating and cooling systems that now exists below the Multi-Use Building and has 500 geothermal wells at the site; and

WHEREAS: art and education experts, members of the public, and members of the administration have expressed concern that the current location of the famed Diego Rivera mural "Pan American Unity" is inadequate for the long term safety and educational potential fitting of such a renowned work of art; and

WHEREAS: moving "Pan American Unity" to the Performing Arts and Education Center would also fulfill Diego Rivera's and architect Timothy Pflueger's original intent as City College of San Francisco exercises stewardship of its world-class treasure; and

WHEREAS: over the past 10 years, the College's 5-year Capital Plans that the Board of Trustees created and submitted to the State of California have included the Performing Arts and Education Center at or near the top of the list of needed, planned facilities; and

WHEREAS: the College's projects funded by the 1998, 2001 and 2005 bond measures the relied on a Project Labor Agreement (PLA) with the San Francisco Building Trades, to ensure quality workmanship and fair treatment of workers; and

WHEREAS: the Board of Trustees has relied on Local Hire processes for the construction of the Multi-Use Building and the two Chinatown/North Beach buildings in order to provide jobs for local residents; and

WHEREAS: in 2015, the Board of Trustees tasked the Project Architect to provide an update the costs of building and maintaining the Performing Arts and Education Center, and that this update was delivered to the College; and

WHEREAS: this updated cost information was discussed at several public Board of Trustees meetings, and that the consensus of experts and administration was that building the Performing Arts and Education Center in phases would be the most cost-effective and timely approach to getting the much-needed Center completed; therefore, be it

RESOLVED: that the Board of Trustees hereby tasks the Administration with moving forward with steps necessary to complete the construction of the Performing Arts and Education Center; and be it further

RESOLVED: that the Board of Trustees recognizes the need to build the Performing Arts and Education Center in phases, including:

1. A Phase I, to be funded largely by proceeds from 2001 and 2005 local bond measures, which shall include (but not be limited to) the large performance hall and include the relocation of the mural "Pan American Unity" by Diego Rivera;

2. A Phase II to include the remaining elements of the PAEC not included in Phase I;
3. A possible Phase III to include potential additions to the PAEC, such as the elements of the Visual Arts Program, if the Board determines a need, to be funded from state or other sources; and further be it

RESOLVED: that the Board of Trustees places a priority on Phase I and determines that work can commence now and is not contingent on later phases; and further be it

RESOLVED: the administration shall task the Project Architect to create a proposal for the definition of Phase I **that includes the Diego Rivera mural** and present it to the Board of Trustees by September of 2017 **and at a later date for approval of the design**; and be it further

RESOLVED: that the Chancellor or her representative shall report back to the Board of Trustees or to a Board Facilities Committee or equivalent on a monthly basis as to the progress of Phase I, either in writing or verbally; and be it further

RESOLVED: that the planning on the Performing Arts Center Phases II and III will move forward as deemed necessary for the timely completion of the project; ~~and be it finally~~ **and be it further**

RESOLVED: that the District identify and explore additional funding from outside sources, such as: philanthropy, private sector, and sponsorships; and be it finally

RESOLVED: that the Board of Trustees orders that this work progress to the full extent possible without jeopardizing the potential awarding of an additional $50 million in state funding toward the Performing Arts and Education Center.

Submitted by: Trustee John Rizzo and Vice President Brigitte Davila

5. The City, in coordination with the CCSF master plan, must make improvements to Ocean Ave and Phelan Ave to accommodate increased traffic flow, to ensure timely transit of the Muni buses and streetcars, and to improve pedestrian safety

6. The City, in coordination with the CCSF master plan, must place a new crosswalk on Ocean Avenue near the exit from the Balboa BART station, which is used by thousands of CCSF students, staff and faculty every day,

In addition, the City must undertake measures to overall increase pedestrian and bicyclist safety.

7. CCSF Administration shall work with the City to explore locating the new Child Development Center onsite at any Balboa Reservoir development to provide high quality child care for residents, students, faculty, and staff

8. That the City College of San Francisco – Capital Projects Planning Committee (CCSF-CPPC), which is comprised of all City College stakeholders and is in the best position to review the Balboa Reservoir Development in concert with CCSF Master Planning (now in progress) and the Balboa BART Station Parameters. This committee shall, in coordination with the PGC and the Balboa Reservoir CAC, provide regular feedback and input to the Board of Trustees for further discussion and action, if necessary.

BE IT FURTHER RESOLVED: That the Board of Trustees directs the Chancellor to communicate these priorities to the City and instruct the Administration to ensure that CCSFs interest are acknowledged and recognized as we continue our discussion with the City to create a housing development that benefits the whole community without harming CCSF’s mission.

Due to size constraints, please refer to the CCSF Facilities web page:
http://www.ccsf.edu/en/about-city-college/administration/vcfa/facilities_planning.html
to reference the Five Year Construction Plan (2020-2024)