

# CCSF FACILITIES MASTER PLANNING UPDATE



**Presentation to BPSCAC**  
by Associate Vice Chancellor of Facilities Linda da Silva  
December 13, 2016



[www.ccsf.edu/fmp](http://www.ccsf.edu/fmp)

- FMP development information
- Mailing list sign-up
- Form to submit comments

The screenshot shows the website for the City College of San Francisco's Facilities Master Plan. The page is titled "Facilities Master Plan" and is part of the "Facilities" section of the college's website. The main content area is divided into several sections: Overview, Process, Schedule, Upcoming Events, and Get Involved in the Facilities Master Plan Project. The Overview section provides a roadmap for facilities development, while the Process section details the working group's approach. The Upcoming Events section lists meetings for November 2016 and December 2016. The Get Involved section encourages participation in the planning process, including submitting comments and following updates. The right sidebar contains sections for Resources, Related Materials, Progress Reports, and Contact Information. The contact information identifies Linda da Silva as the Associate Vice Chancellor for Facilities, with an email address of [ldasilva@ccsf.edu](mailto:ldasilva@ccsf.edu). The website also features a search bar, a language selector, and various navigation links.

Facilities Master Plan

City College of San Francisco

CCSF Guides: Future Students Community

Student Services Educational Programs Our Locations Library Employee Services About City College

Facilities Master Plan

## Facilities Master Plan

### OVERVIEW

The Facilities Master Plan will provide a roadmap for facilities development in order to support the goals and strategies of the College's Education Master Plan, the goals of which include: advancing student achievement in meeting educational goals, transforming and sustaining campus infrastructure, and providing new and expanded opportunities for organizational development and effective innovation. The Facilities Master Plan will:

- Provide a strategy for facilities improvement, renovation, replacement, and new construction over the next 10 years.
- Build a 21st century community college that meets the needs of students today and into the future
- Develop facilities to anticipate the needs of students and faculty for the 21st Century
- Modernize CCSF facilities in order to serve the city of San Francisco for the next 10 years and beyond.
- As an urban college with multiple campuses, include our community in the decision-making process.

### PROCESS

A Working Group (Capital Projects and Planning Committee) will guide the development of the Facilities Master Plan in a process that is Comprehensive, Actionable, Participatory and Transparent. This group is an advisory committee made up of faculty, classified staff, students and administrators. The Working Group follows this process:

- NEEDS - Analyze existing facilities and identify needs
- OPTIONS - Consider a variety of options based on these needs
- RECOMMENDATION - Develop a recommended solution to address the needs

### SCHEDULE

- [Work Plan and Schedule](#)

## Upcoming Events

#### PREFERRED OPTIONS - WORKSHOPS AND MEETINGS

- **November 17, 2016, 6:30PM - Board of Trustees Meeting**
  - Provide update on Options, workshops and preferences for the Ocean Campus and all Centers
  - Location: tba
- **December 9, 2016, 11:00AM to 2:00PM - FMP Advisory Working Group Meeting**
  - Review results of workshops and Board update, discuss Preferred Option for the Ocean Campus and all Centers
  - Location: Ocean Campus, Multi-Use Building, Room 357

## Get Involved in the Facilities Master Plan Project!

- **Participate in upcoming events**
  - The College will hold opportunities for students, faculty, staff, administrators, community groups and the public at each step in the planning process.
    - NEEDS - Respond to the Facilities Planning Needs Survey: Completed May 2016
    - OPTIONS - Participate in Planning Workshops to consider options for facilities development (in person and online): September - October 2016
    - Read and submit comments on Draft Facilities Master Plan: January - March 2017
- **Submit comments on-line**
  - [Click here](#)
- **Follow updates on this website**
  - Check this webpage regularly to follow the progress of the development of the Facilities Master Plan
- To sign up for e-mail updates, send a plain text e-mail to [maioridomo@cloud.ccsf.edu](mailto:maioridomo@cloud.ccsf.edu) with two lines in the body of the e-mail: **subscribe FMP and end.**

### RESOURCES

- [FMP FAQs](#)
- [FMP Advisory Working Group](#)
- [Facilities Master Plan Development](#)
- [Facilities Planning Survey](#)

### RELATED MATERIALS

- [Capital Projects Planning Committee](#)
- [College Wide Plans](#)
- [FMP RFP 047](#)
- [FMP Kickoff Announcement](#)

### PROGRESS REPORTS

- **Phase 1 "NEEDS" is completed!**
  - [Progress Report June 2016](#)
  - [Progress Report September 2016](#)
  - [Phase 1 Needs Diagrams](#)
- **Phase 2 "OPTIONS" is moving forward**

### CONTACT INFORMATION

For more information, please contact:

Linda da Silva  
Associate Vice Chancellor, Facilities  
[ldasilva@ccsf.edu](mailto:ldasilva@ccsf.edu)

# PLANNING PROCESS



Spring, Summer 2016

Fall 2016

Spring 2017

NEEDS

OPTIONS

RECOMMENDATIONS

Identify Future Needs

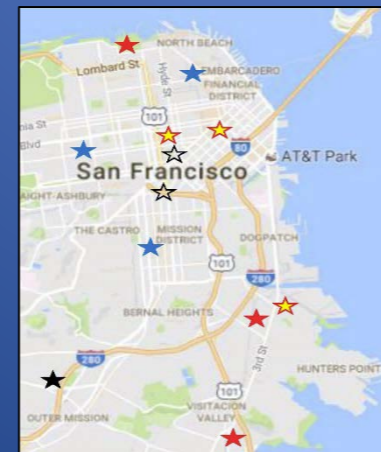
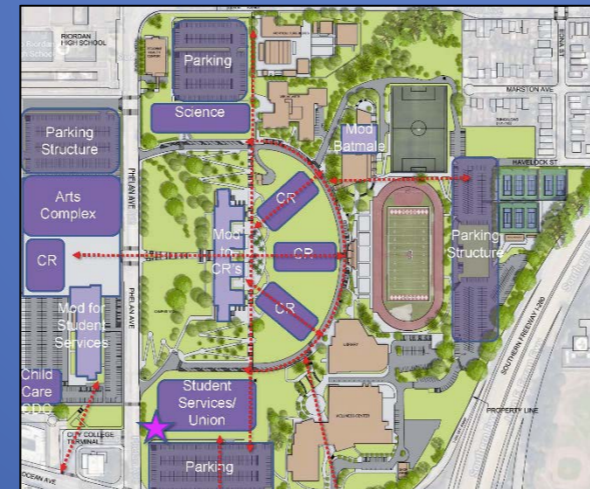
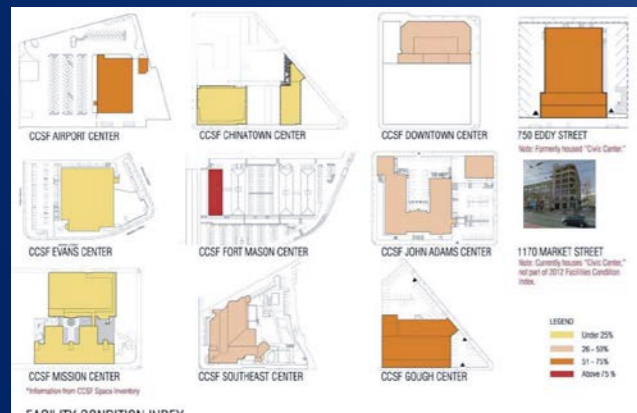
Explore Choices

Chart a Course for Future Development



Type of Space	HAVE 2015 Space Inventory ASF	NEED Ocean ASF	DIFFERENCE (= Have - Need)
Unprogrammed	2,600	0	2,600
Classroom	118,900	107,000	12,000
Labs	163,900	100,800	63,100
Office	120,200	102,500	17,700
Library/Study	81,600	129,100	-47,500
AVTV Instructional Media	18,900	36,300	-17,400
<b>Total Cap Load ASF</b>	<b>506,100</b>	<b>475,700</b>	<b>30,500</b>

GOAL	GOAL 1 Student Achievement	GOAL 2 College Retention Rate	GOAL 3 Institutional Innovation
1. Students first.	X		
2. Create an environment that promotes the "whole" student and promotes academic success.	X	X	X
3. Create spaces that promote collaborative social and community learning.	X		
4. Create spaces that promote collaborative social learning.	X	X	X
5. Create facilities that support and develop a sense of ownership.	X	X	X
6. Create spaces for formal and informal study for individuals and groups.	X	X	X
7. Develop a strategic plan for Student Services.	X	X	X
8. Second contact services location to support students where they are.	X	X	X
9. Develop facilities that create a convenient flow between related Student Development/Student Services functions.	X	X	X
10. Provide appropriate space for support services at all District locations.	X	X	X
11. Provide appropriate space for support staff.	X	X	X
12. Provide spaces that support instruction and support services appropriately and equitably.	X	X	X
13. Provide a venue for all College events.	X	X	X
14. Provide good space that is right sized and fits the College environment.	X	X	X
15. Commitment to a high quality of design for new and older spaces/buildings.	X	X	X
16. Provide intuitive wayfinding or better signage.	X	X	X
17. Provide universally accessible design.	X	X	X
18. Provide facilities that are sustainable and "green."	X	X	X
19. Develop an aesthetically pleasing, collegiate environment at each location.	X	X	X
20. Ensure longevity of campus and educational facility.	X	X	X
21. Use Total Cost of Ownership analysis to develop financial and cost-effective to construct and maintain.	X	X	X
22. Plan for real-time improvements that will improve facilities to meet instruction and support services during implementation of long-range plans.	X	X	X
23. Develop safe pathways, with in every District location, and between each campus and the surrounding community.	X	X	X
24. Improve access between each campus and the surrounding community for all transportation modes, such as pedestrians, bicycles, transit and vehicles.	X	X	X





# PARTICIPATION

55+ meetings

800+ College survey responses

1000s of comments

Involved so far:

- FMP Advisory Working Group
- Students
- Faculty
- Classified Staff
- Board of Trustees
- Neighbors & Neighborhood Groups
- Chancellor's Cabinet
- Site Interviews with Users
- Participatory Governance Council
- City Community Advisory Committees
- City/Transit Agencies Staff



# PLANNING PRINCIPLES



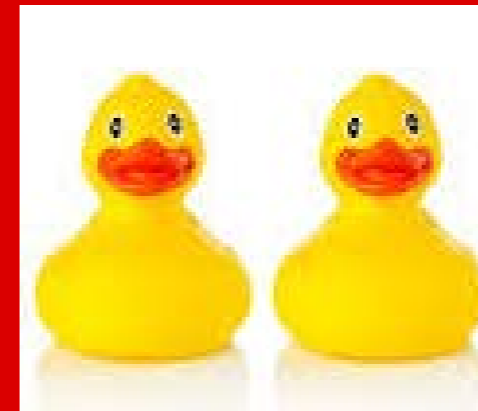
**EDUCATIONAL  
DRIVERS**



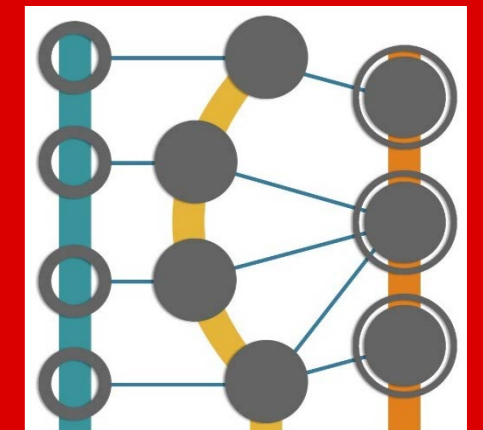
**COMMUNITY  
& TECHNOLOGY**



**CONSISTENT  
QUALITY**



**CLUSTERS FOR  
SYNERGY**



**ALIGN TO STATE  
STANDARDS**



**INTUITIVE  
WAYFINDING**

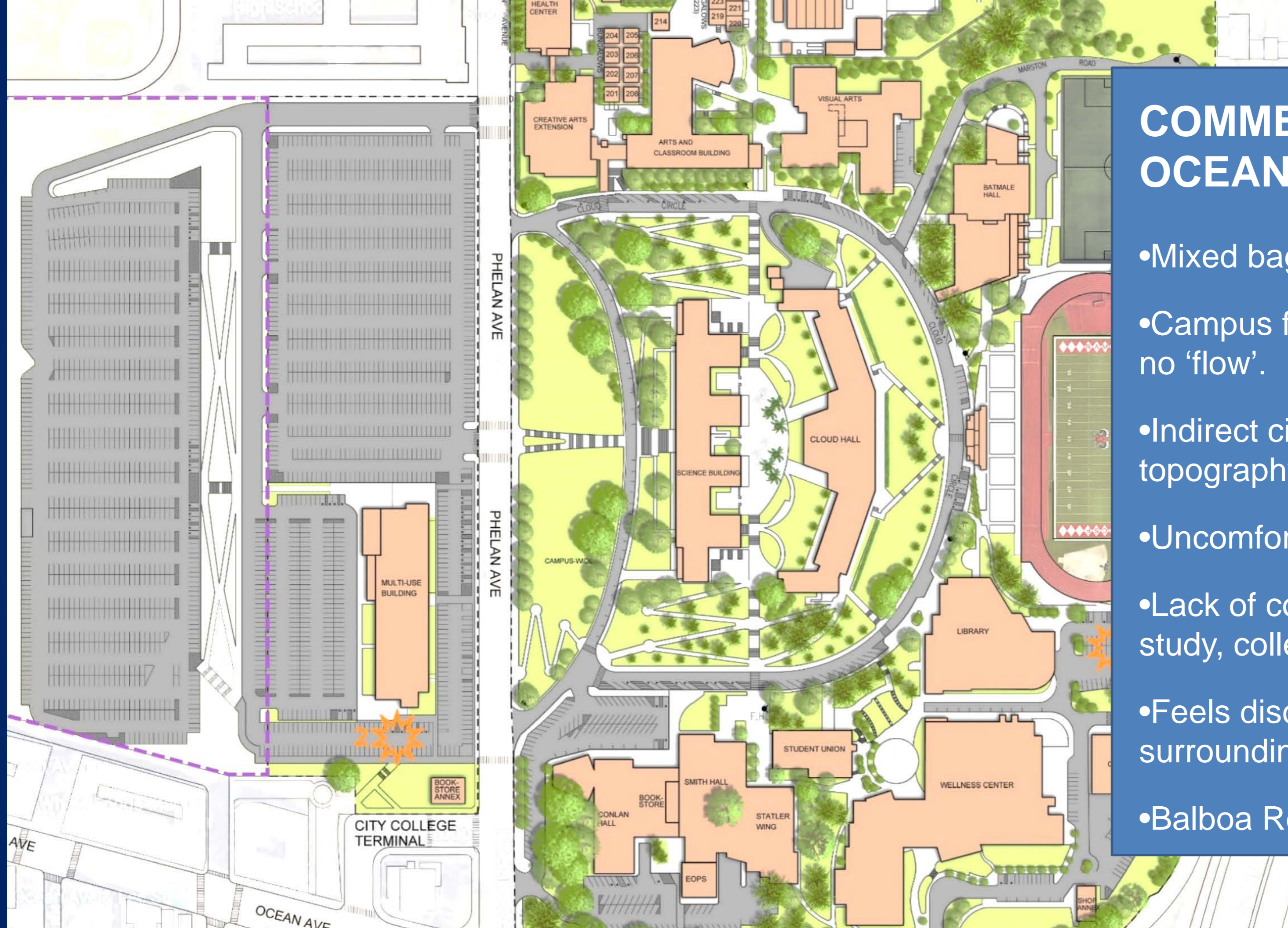


**TRANSIT & BIKE  
FRIENDLY**



**RESOURCE  
EFFICIENCY**





# COMMENTS: OCEAN CAMPUS

- Mixed bag of modern/outdated.
- Campus feels disorganized, no 'flow'.
- Indirect circulation with topography.
- Uncomfortable outdoor spaces.
- Lack of comfortable places for study, collegiate interaction.
- Feels disconnected from surrounding neighborhood.
- Balboa Reservoir.



# SPACE NEEDS ANALYSIS

## FINDINGS:

- District-wide excess of space.
- Mix of space types is not aligned to state standards.
- Inefficient layout wastes space, feels 'tight.'
- Excess lecture, lab space at all locations.
- Need more library/study space at all locations.
- Need more instructional media spaces at Ocean Campus.
- Excess space, wrong mix at Centers and Fort Mason.

## POTENTIAL:

- Reprogram/reconfigure space for other uses.
- Eliminate excess space.



# OPPORTUNITIES AT CENTERS





**Fort Mason**  
• Inefficient layout  
• Need study space

**Civic Center**  
• Not in good condition  
• Not occupied

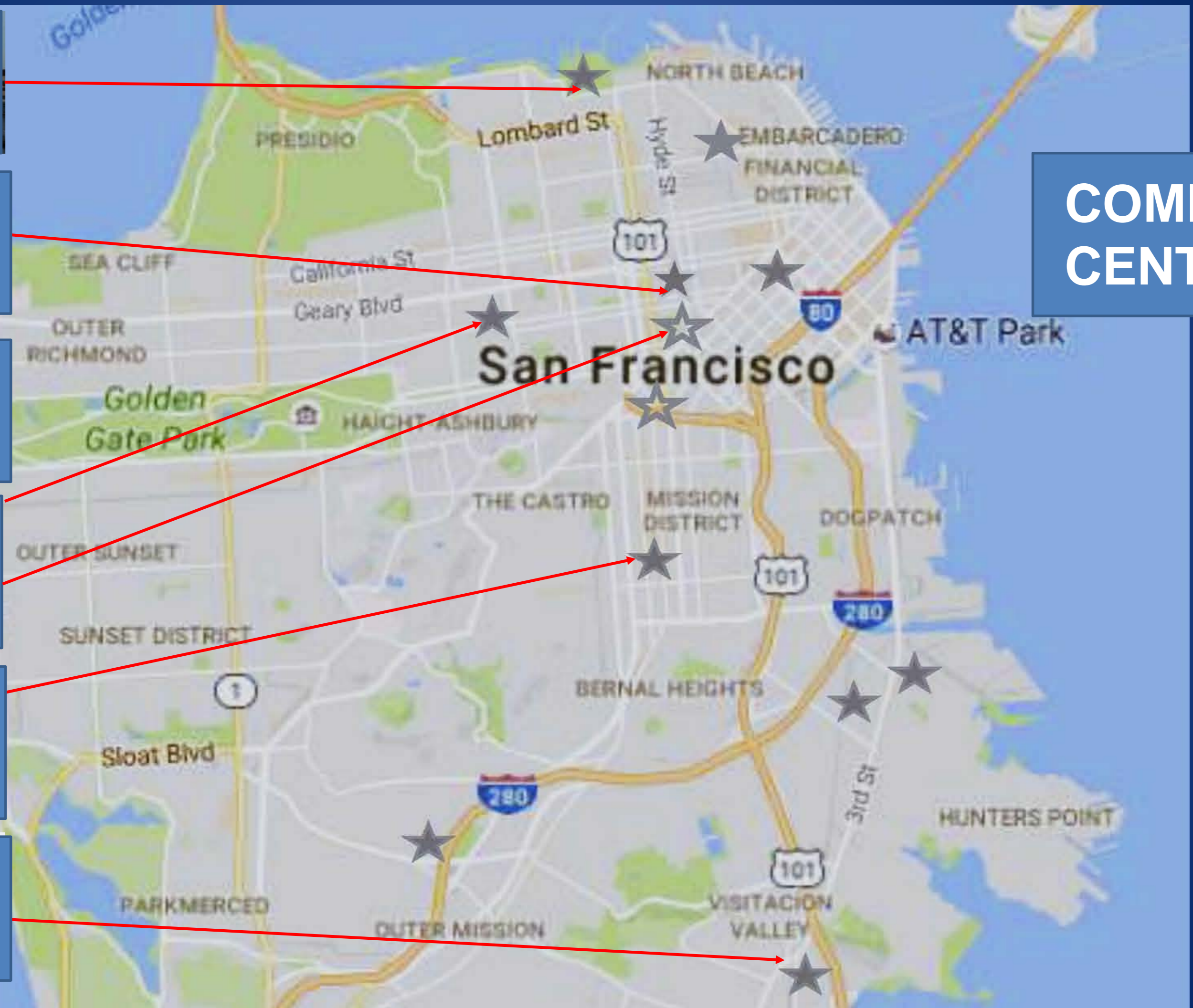
**John Adams**  
• Recently renovated  
• Underutilized space

**1170 Market**  
• Temporary  
‘Civic Center’

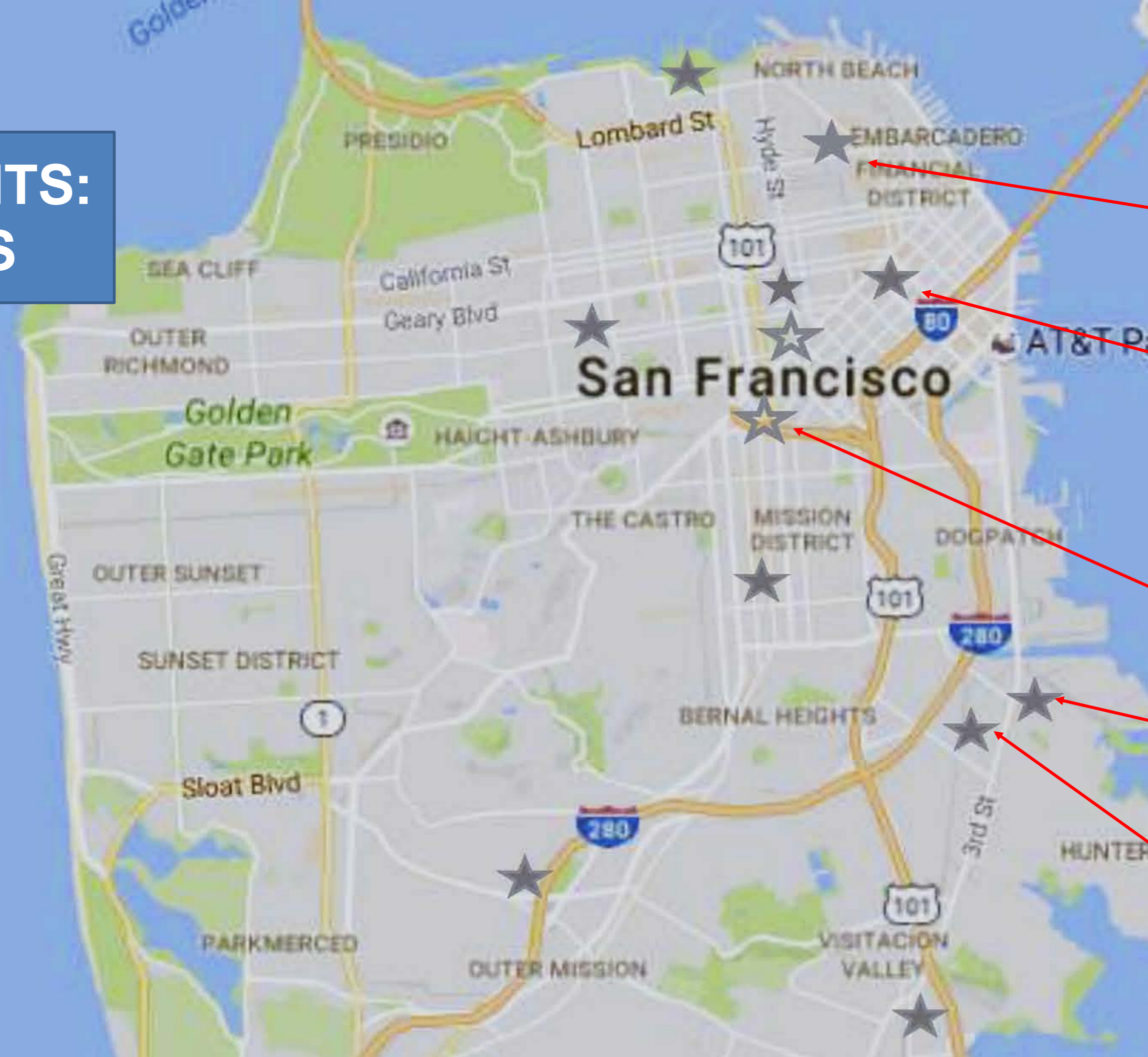
**Mission**  
• Recent construction  
• Underutilized space

**Airport**  
• Outdated space  
• No collegiate space

**COMMENTS:  
CENTERS**



# COMMENTS: CENTERS



**Chinatown/North Beach**  
•Recent construction  
•Underutilized space

**Downtown**  
•Outdated space  
•Tank mitigation  
•Need collegiate, study space  
•Neighborhood security

**Gough Street**  
•Vacate

**Evans**  
•Outdated layout

**Southeast**  
•Outdated space  
•Underutilized space  
•Inactive space  
•Need collegiate space



# RECENT CONSTRUCTION OR RENOVATION

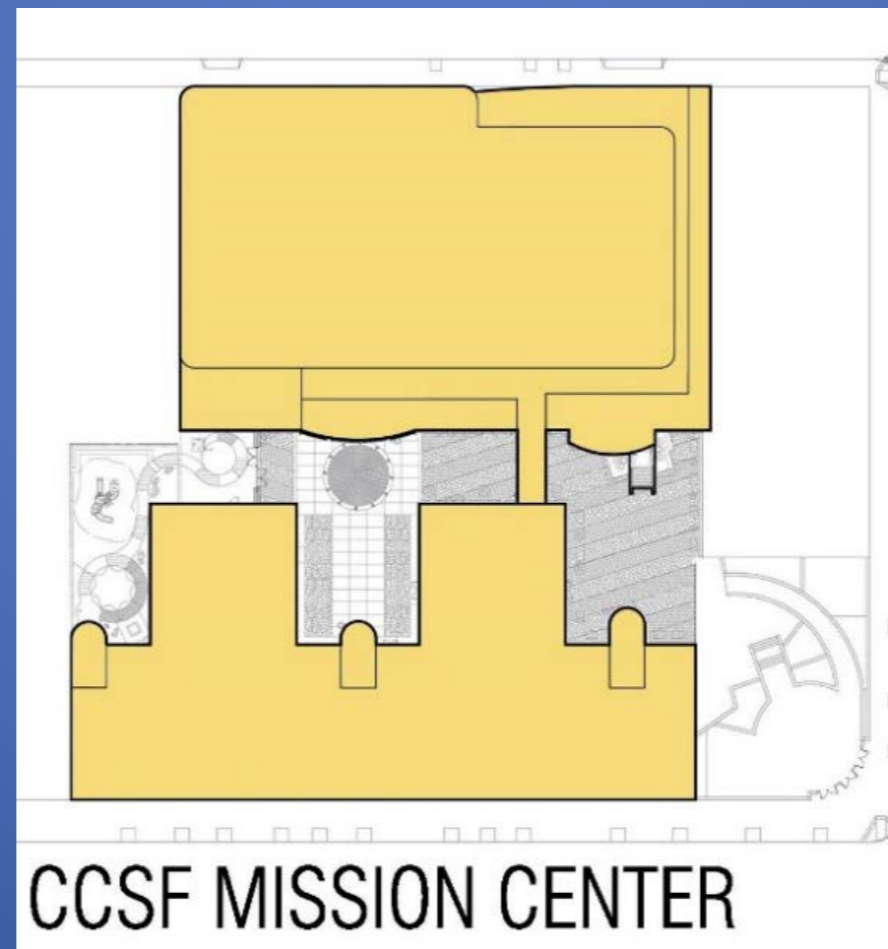
## CHINATOWN/NORTH BEACH

Underutilized space  
FTES = 2,900



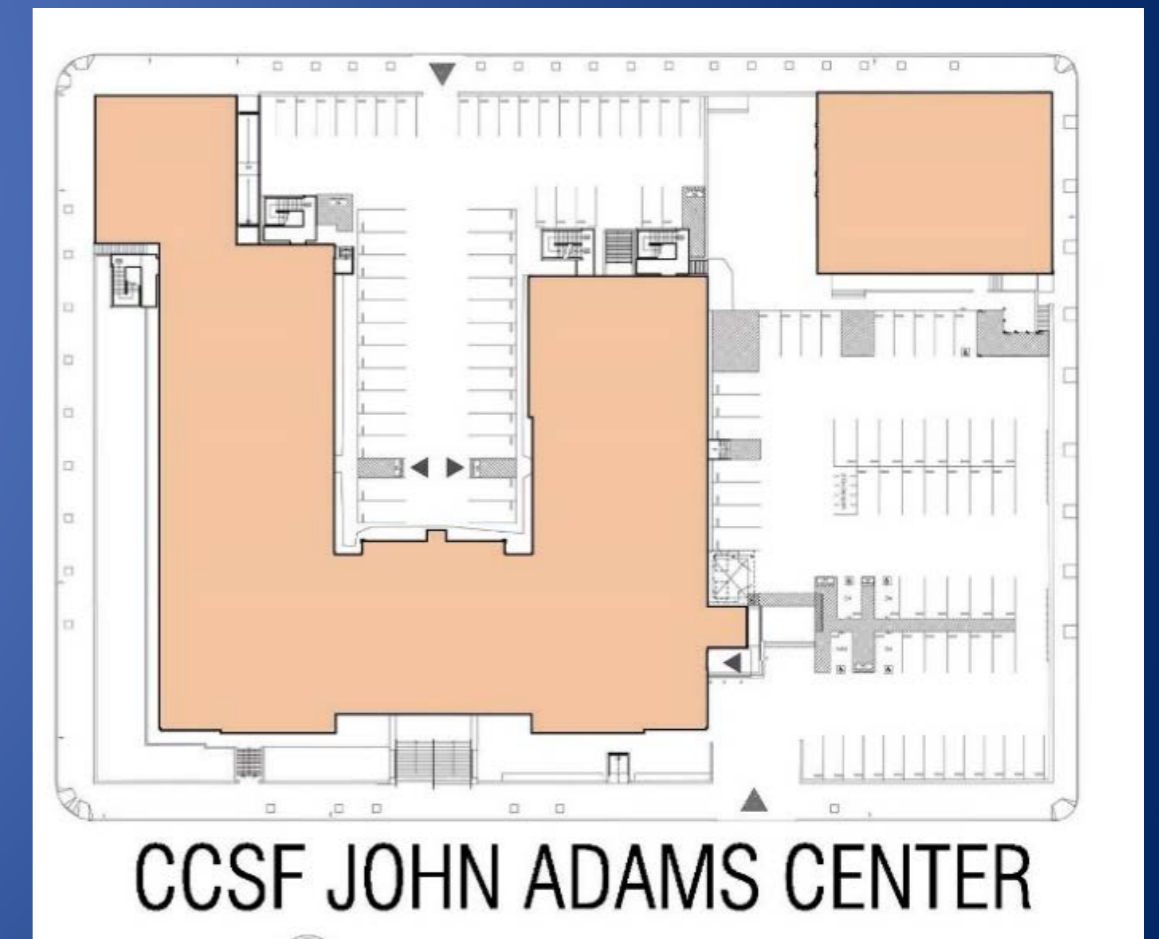
## MISSION

Underutilized space  
FTES = 2,200



## JOHN ADAMS

Underutilized space  
FTES = 1,600



“FTES” is approximate Full Time Equivalent Students in 2014-15



# POTENTIAL RENOVATION OR REPLACEMENT

## 750 EDDY STREET

Former Civic Center,  
now vacant

Potential to preserve  
historic façade

FTES = 300

## DOWNTOWN

Recent remodel 1<sup>st</sup>, 2<sup>nd</sup> floors

Not flexible for reorganization

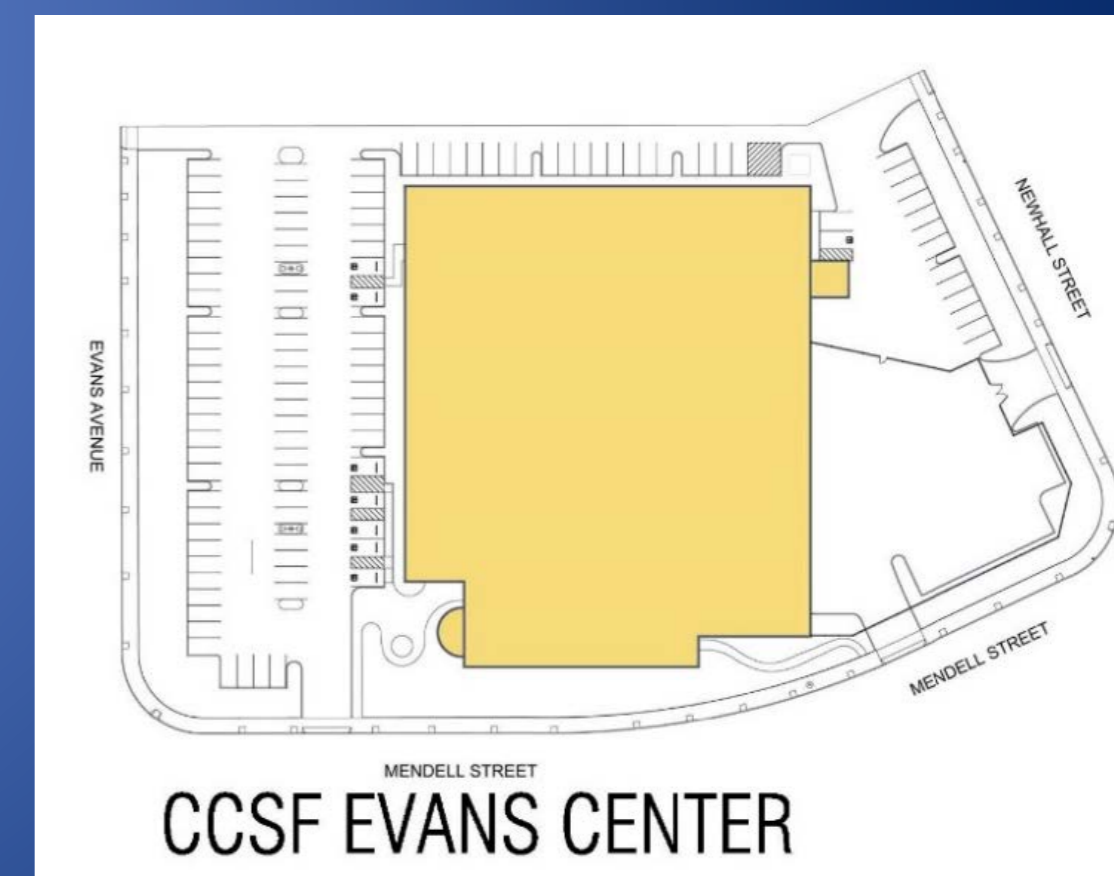
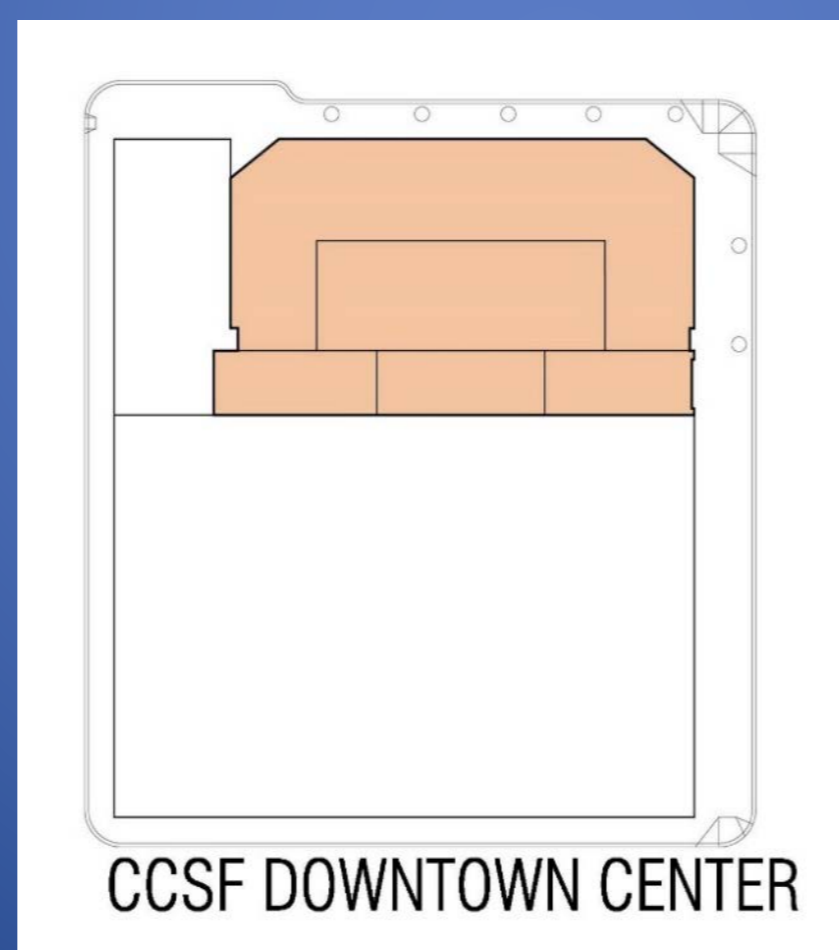
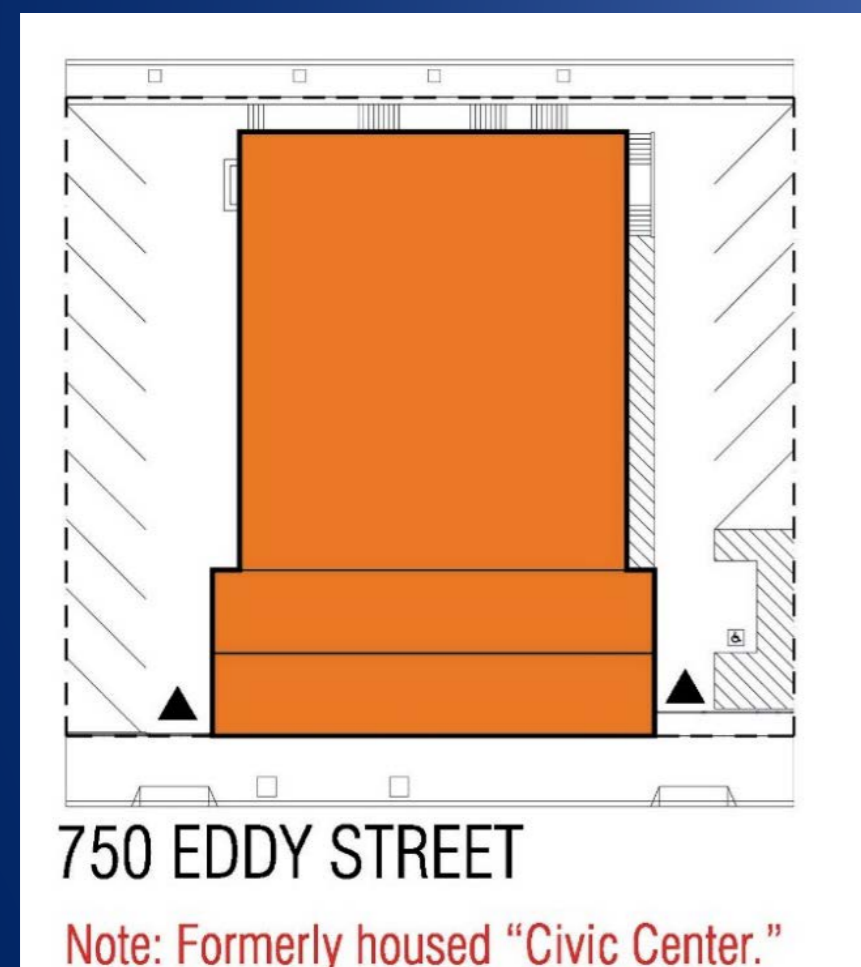
Requires costly mitigation of  
underground tank

FTES = 1,800

## EVANS

Not designed for  
educational use

FTES = 600



"FTES" is approximate Full Time Equivalent Students in 2014-15

# LEASED BY DISTRICT



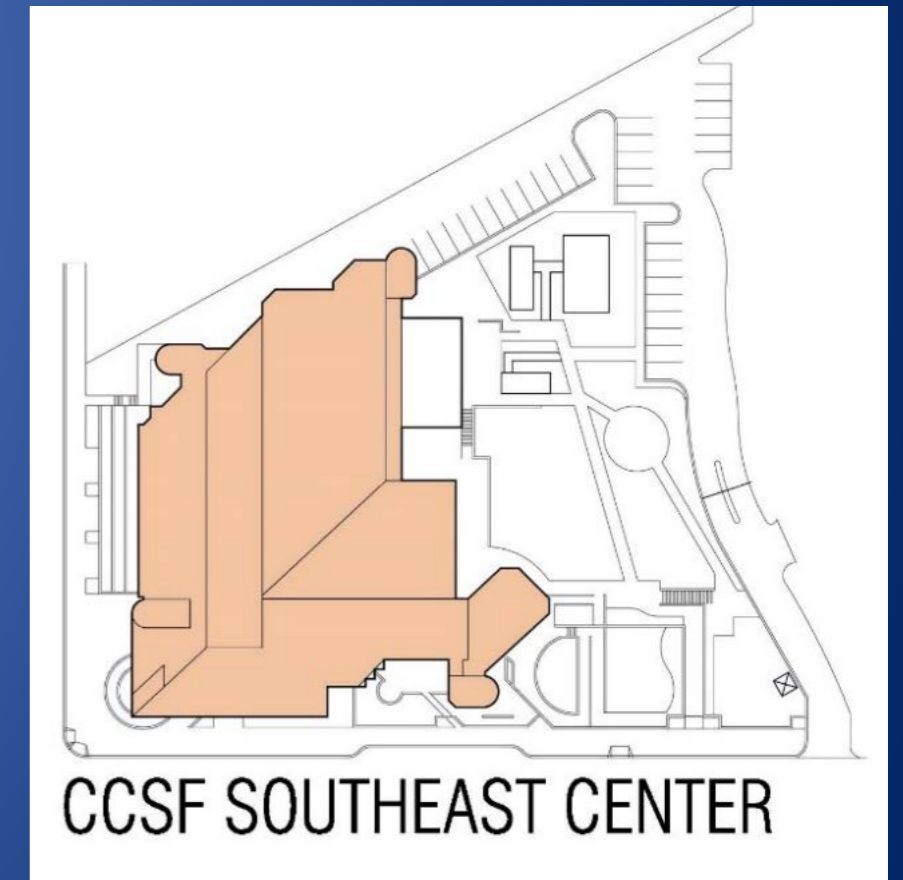
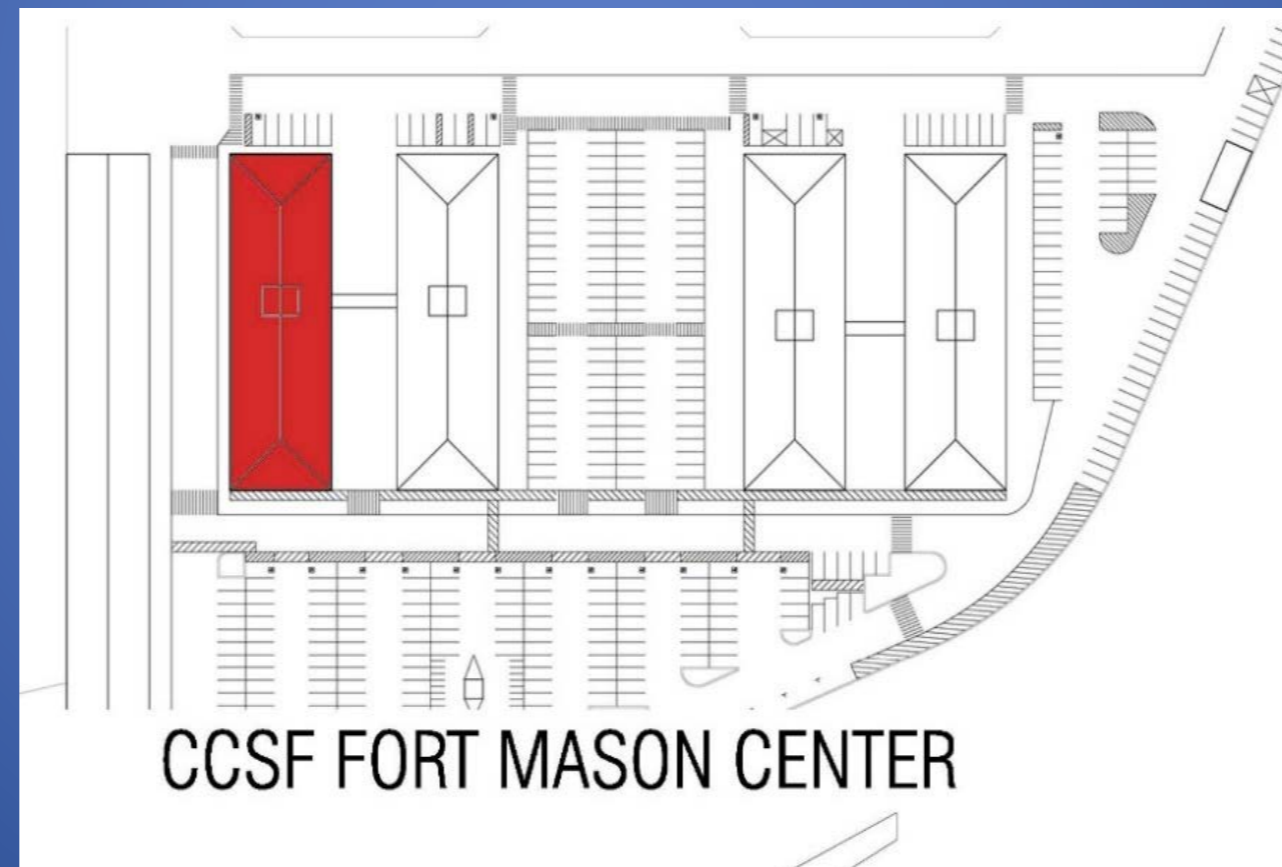
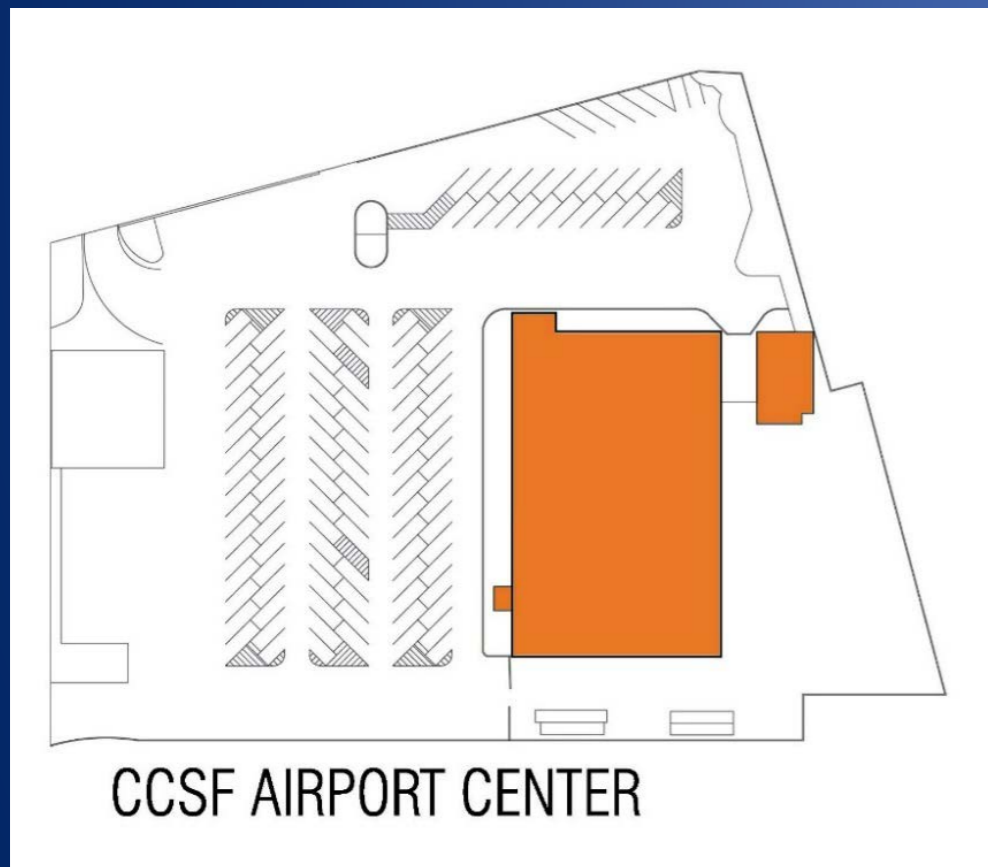
## AIRPORT

Poor condition  
FTES = 200

## FORT MASON INSTRUCTIONAL SITE

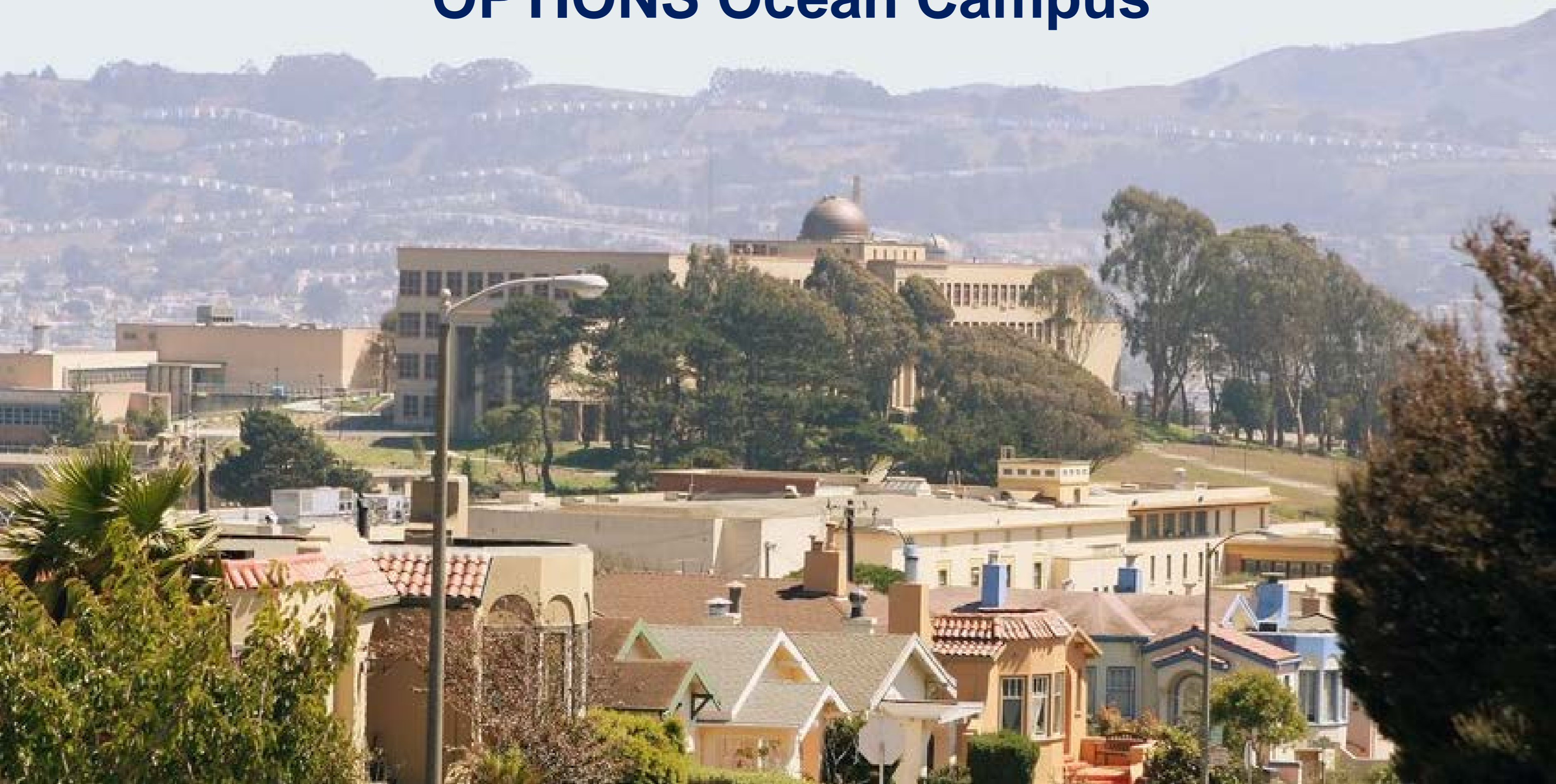
Poor condition  
FTES = 100

SOUTHEAST  
Large inactive space  
FTES = 100

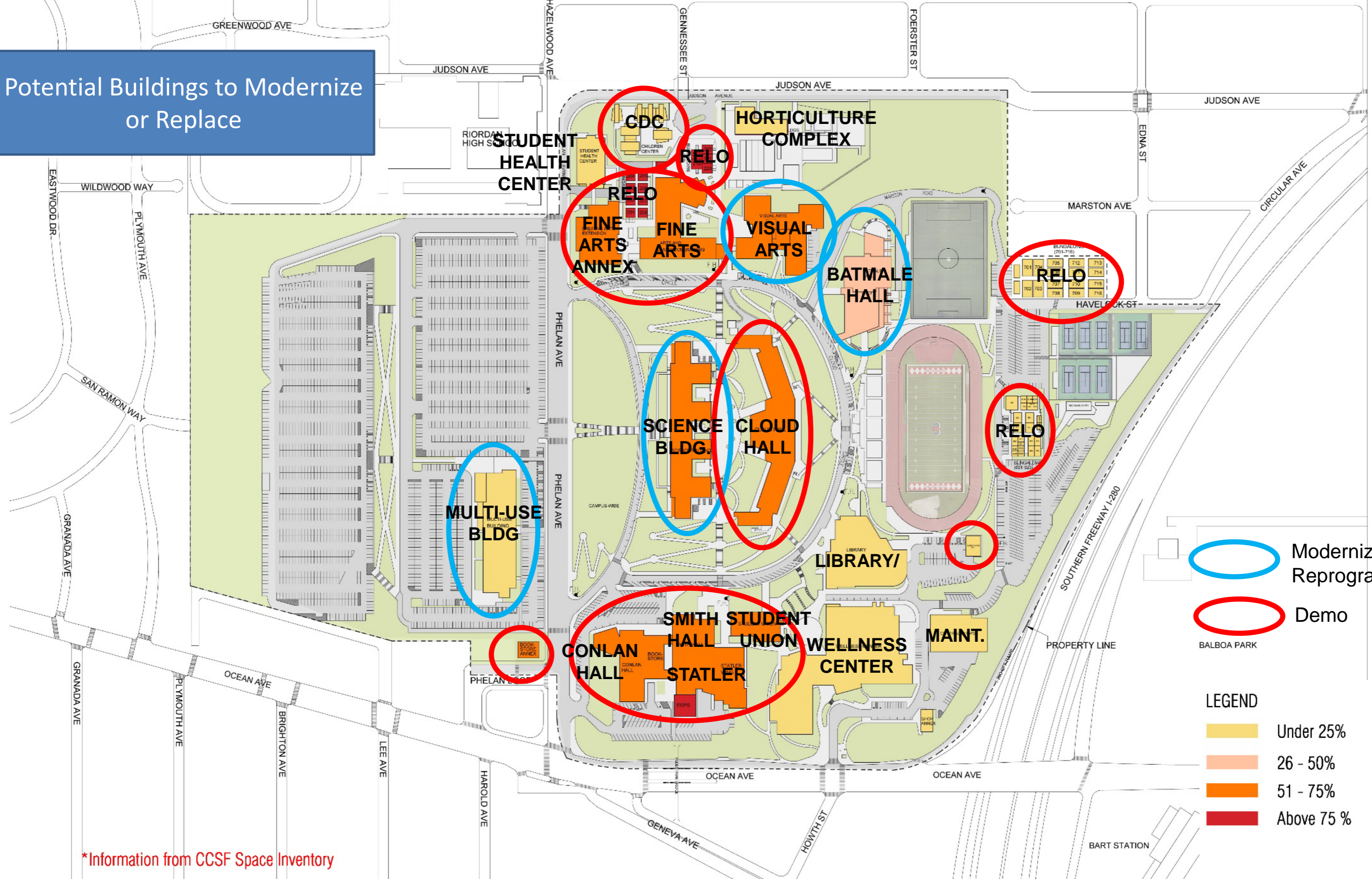


“FTES” is approximate Full Time Equivalent Students in 2014-15

# OPTIONS Ocean Campus



Potential Buildings to Modernize or Replace



- Modernize/Reprogram
- Demo

**LEGEND**

	Under 25%
	26 - 50%
	51 - 75%
	Above 75 %

\*Information from CCSF Space Inventory



# DRAFT PROGRAM

## Facilities to be Reused, Replacements

### Reprogram

- Library (add Data Center)

### Modernize, Reuse

- Instructional Building (Science Building)
- Instructional Building (Visual Arts)
- Instructional Building (Batmale Hall)
- Instructional Building (Multi-Use Building)

### Replacement

- Student Development
- Student Union
- Auditorium/Arts Complex
- STEM Complex
- Child Development Center
- Instructional Building(s)
- Parking
- Maintenance
- Central Plant



Potential building sites, circulation, conceptual directions

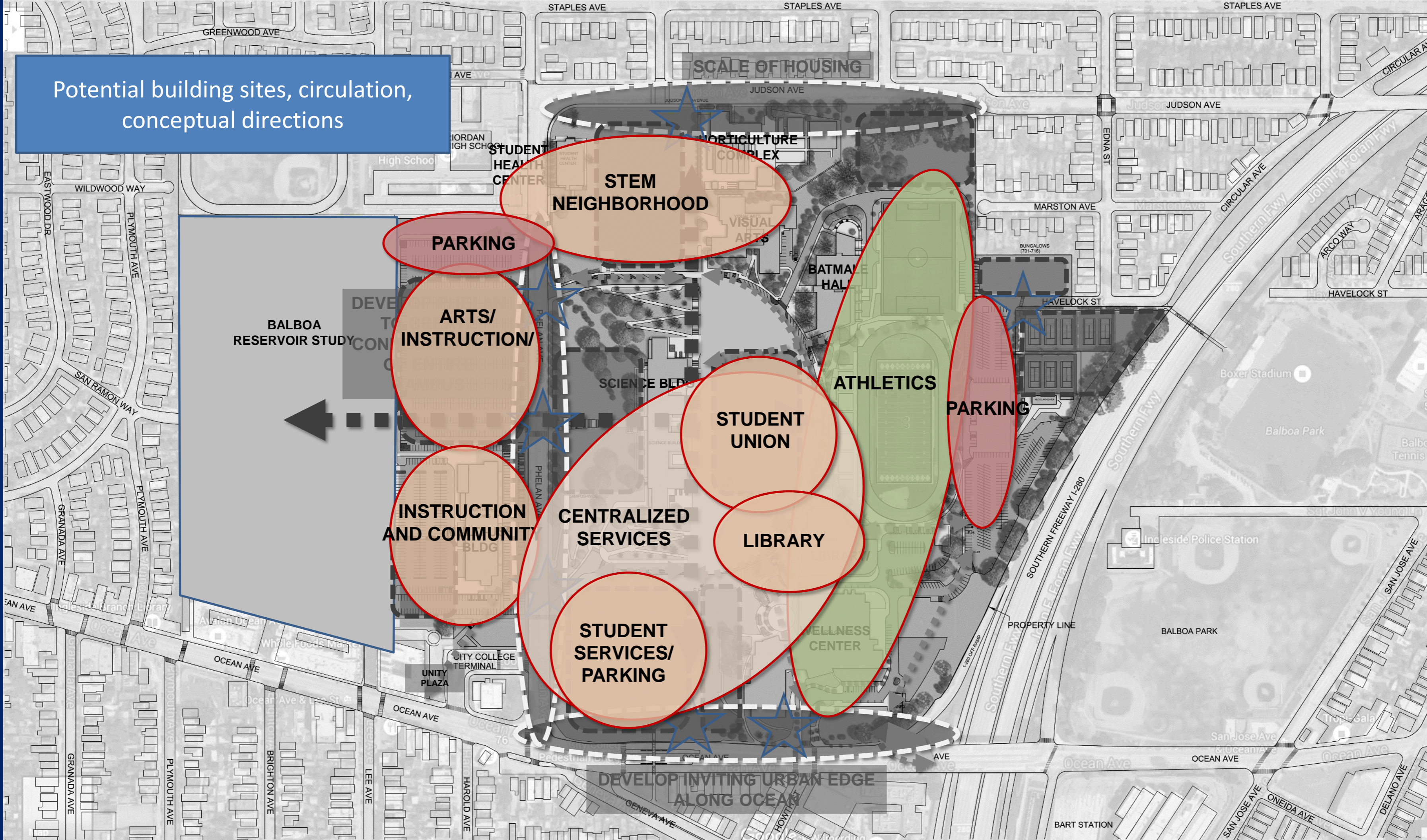
SCALE OF HOUSING

DEVELOP PHELAN TO CREATE CONNECTEDNESS OF ENTIRE CAMPUS

DEVELOP INVITING URBAN EDGE ALONG OCEAN



Potential building sites, circulation, conceptual directions



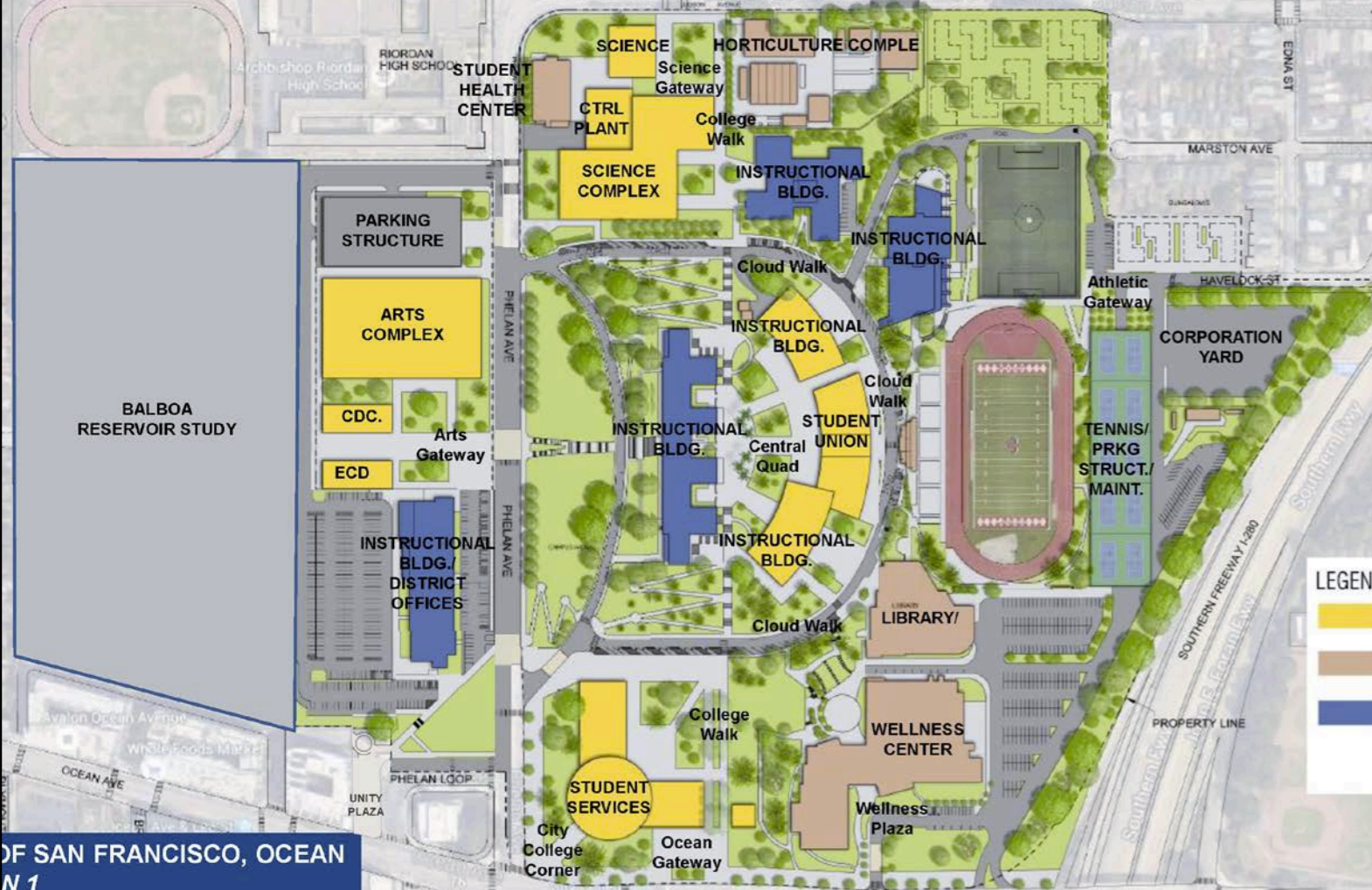


# OPTIONS – OCEAN CAMPUS

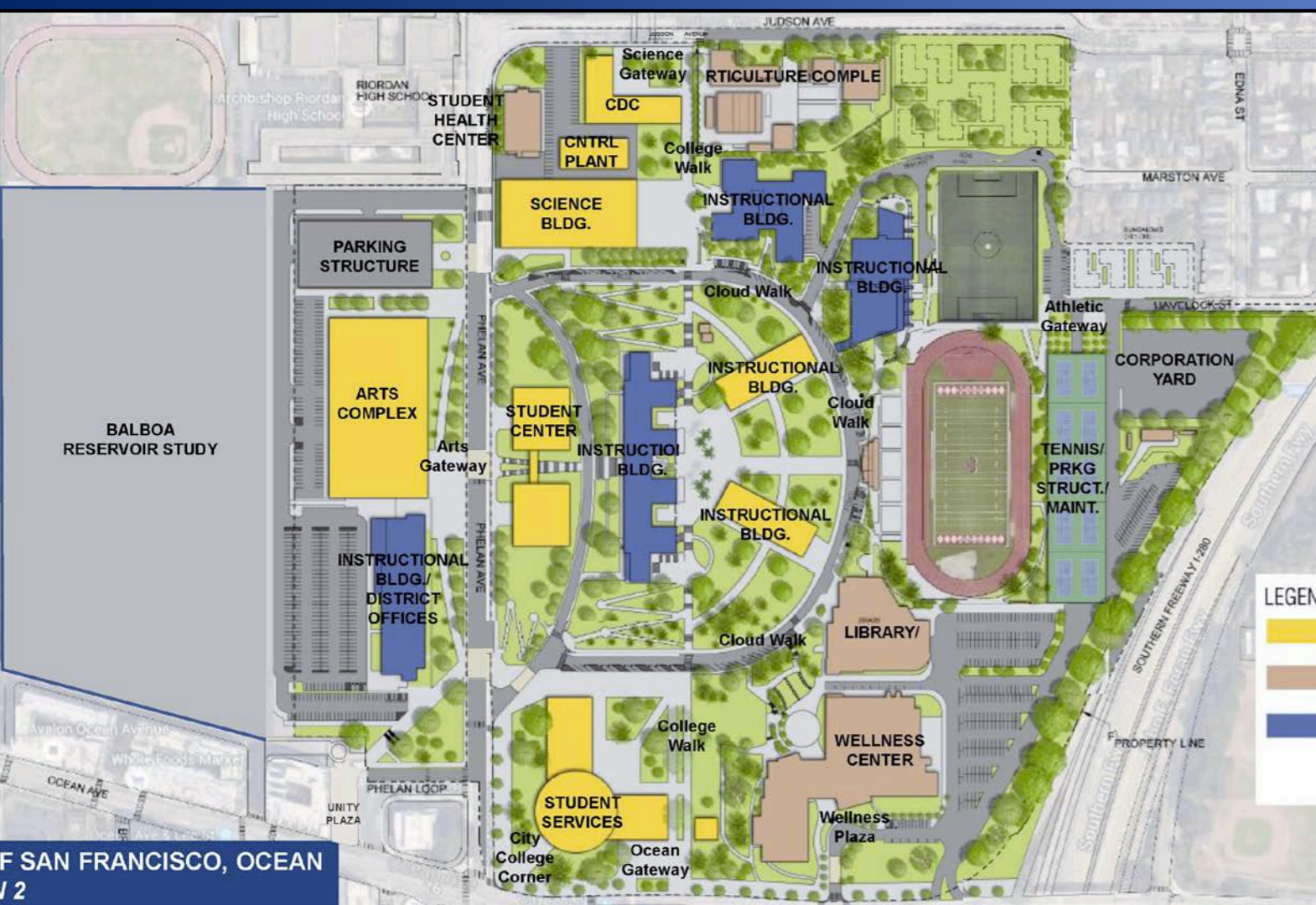
Comments from College/Public Workshops 11/17

## Comments:

1. Like the concept for neighborhoods and circulation that is the basis for both Options 1 and 2.
2. Prefer Student Union on east side of Science Building for central location, wind protection, views.
3. Like activation of both sides of Phelan to unify east, west sides of campus.
4. Like a continuous pathway from Science Building to Balboa Reservoir.
5. Balboa Reservoir.
6. Prefer CDC to be located away from Arts Complex.
7. Prefer development on Judson to be scaled similar to adjacent residential uses.
8. Concerned about corporation yard near residences on Havelock.
9. Prefer District Offices in MUB.



CITY COLLEGE OF SAN FRANCISCO, OCEAN CAMPUS OPTION 1



CITY COLLEGE OF SAN FRANCISCO, OCEAN CAMPUS OPTION 2



**CITY COLLEGE OF SAN FRANCISCO,  
OCEAN CAMPUS, DRAFT PREFERENCE**

**LEGEND**

- NEW BUILDINGS
- EXISTING BUILDINGS
- REPURPOSED SPACE

**BALBOA  
RESERVOIR STUDY**

**STUDENT HEALTH CENTER**  
**CHILD DVL PNT CNTR**  
**STEM COMPLEX**  
**INSTRUCTIONAL BLDG.**  
**INSTRUCTIONAL BLDG.**  
**INSTRUCTIONAL BLDG.**  
**INSTRUCTIONAL BLDG.**  
**INSTRUCTIONAL BLDG.**  
**STUDENT UNION**  
**INSTRUCTIONAL BLDG.**  
**LIBRARY/**  
**WELLNESS CENTER**  
**STUDENT SERVICES/ PARKING**

**CDC Drop-Off Gateway**  
**Arts Gateway**  
**Sunnyside Gateway**  
**Ocean Gateway**  
**Wellness Gateway**

**POTENTIAL FUTURE HOUSING**  
**POTENTIAL FUTURE HOUSING**  
**CORP YARD**

**PARKING GARAGE**  
**AUDITORIUM/ ARTS COMPLEX**  
**ARTS ANNEX**  
**INSTRUCTIONAL BLDG./ ADMINISTRATION DISTRICT**  
**PARKING GARAGE /MAINT.**

**Archbishop Riordan High School**  
**RIORDAN HIGH SCHOOL**  
**Boxer Stadium**  
**Balboa Park**

**STAPLES AVE**  
**JUDSON AVE**  
**MARSTON AVE**  
**HAVELOCK ST**  
**OCEAN AVE**  
**SOUTHERN FREEWAY I-280**

**EASTWOOD DR**  
**WILDWOOD WAY**  
**PLYMOUTH AVE**  
**SAN RAMON WAY**  
**GRANADA AVE**  
**AVILA AVE**  
**OCEAN AVE**  
**PLYMOUTH AVE**  
**RIGHTON**  
**LEE AV**  
**HARGREAVES**

**EDNA ST**  
**CIRCULAR AVE**  
**Southern Fwy**  
**John F. Kennedy Fwy**  
**PROPERTY LINE**



## FMP NEXT STEPS

Board of Trustees Meeting  
December 15

Presentation on Center Opportunities and Ocean Preference

CCSF + City Agency Charettes to explore Ocean and Phelan Avenue interfaces  
December 2016 – January 2017

Develop Preferred Option  
January – April 2017

Board Approval of FMP  
May or June 2017

