

2018-2019 University of San Francisco Institutional Master Plan Update

INTRODUCTION

Planning Code Section 304.5(f) requires the University of San Francisco to provide an Institutional Master Plan (IMP) Update every two years that includes a description of all projects that: (1) have been completed since the most recent submission; (2) are ongoing, including a description of the status and estimated timetables for completion of such projects; (3) are scheduled to begin in the upcoming 24 months, including estimated timetables for the commencement, progress, and completion of such progress and (4) are no longer being considered by the institution.

In addition to the information required by the Planning Code, this letter includes updates on the following for informational purposes:

- Other potential projects discussed in the 2016 IMP Update, which could begin beyond 24 months from now, and for which there is no current timeframe for completion;
- Hilltop Campus enrollment;
- Property owned and leased by USF;
- Existing and proposed off-street parking counts;
- Recent USF initiatives related to sustainability, storm water management, pedestrian circulation, and the arts;
- Neighborhood relations and community engagement efforts; and
- USF's Transportation Demand Management Plan.

STATUS OF IMP PROJECTS

The projects listed in Table 1 below were listed in the 2014 Institutional Master Plan and in the 2016 Institutional Master Plan Update, as noted.

Table 1: 2018 USF IMP Update Proposed Projects

Projects Completed	
<i>Project Descriptions from 2016 IMP (updated)</i>	
Gleeson Rare Book Room	USF maintains a collection of rare and valuable books and periodicals. Until renovation, the rare book room in Gleeson Library was inadequate for proper climate and fire protection, storage, and display. The University has upgraded the facility with appropriate fire, climate control, security systems, and lighting. Permit numbers: 201307121705 (demo), 201309277937 (renovation); EW20131212961 (electrical). This project is described on page 68 of the 2014 IMP and in the 2016 Update.
Hayes-Healy/ Gillson Forecourt	Trailers providing temporary office space for Intercollegiate Athletics' coaches and staff occupied the area between the Gillson and Hayes-Healy residence halls. Since the 2014 IMP, the University removed the trailers and installed landscaping to provide a more welcoming and attractive entry space for the freshman residence halls. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
Lone Mountain Main Mechanical, Electrical and Plumbing Replacement	The existing heating and piping system in the Lone Mountain Main building routinely leaked, causing property damage. The system required replacement with a combination of boilers and micro turbines that will provide reliable service. This project is described on page 69 of the 2014 IMP and the 2016 Update. This project was completed in September 2018. Permit number 201612205404.
Lone Mountain Window Replacement	The existing Lone Mountain Main windows had single-pane glazing that allowed significant wind and water penetration. This project upgraded the windows and improved energy performance and weather protection. This project is described on page 69 of the 2014 IMP and in the 2016 Update. Construction took place over two phases. The first phase was completed in 2017 and the second phase was completed in September 2018. Permit number 201705025403.

Projects Completed (Continued)	
<i>Project Descriptions from 2016 IMP (updated)</i>	
Lone Mountain Main - ADA Upgrade	Improvements to update ADA accessibility in the Lone Mountain Main lower levels were incorporated within the Lone Mountain Window Replacement project and completed in September 2018. This project improved accessibility and revitalized space which had not been renovated in over thirty years. Permit number 201705025403. This project is described on page 69 of the 2014 IMP and in the 2016 Update.
Ulrich Field Intercollegiate Baseball Facility Improvements	This project included new facilities to reorient the field, moving home plate to the northwest corner, and lowering the playing surface eighteen inches below the current level to improve drainage and to improve neighborhood conditions. The existing natural turf was converted to artificial turf with organic infill. Restrooms have been constructed and ADA access improvements have been implemented. Permit numbers: 201506098521 (demo), 201506098524 (demo); 201506098525 (demo); 201506300354 (building); 201510159859 (addendum); 200511021448 (restrooms); 201506300360 (construction); Certificate of Final Completion and Occupancy, May 3, 2016. This project is described on page 68 of the 2014 IMP and in the 2016 Update.
Ongoing Projects	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Bicycle Storage Facility	USF's Transportation Demand Management Plan (detailed below) proposes a new secure and covered bicycle storage facility as part of the Residence Hall project, which is currently under construction rather than between Kalmanovitz and Malloy Halls, as originally contemplated in the 2014 IMP (see page 70) and mentioned in the 2016 Update. Construction of the facility will be incorporated into the Residence Hall project which began in July 2018. The target completion date is December 2020. See the list of permit numbers below.
Koret Interiors Refurbishment	Much of the interior space in Koret Recreation Center required refurbishment since the original construction of the facility in 1989, such as Swig Pavilion floor and wall treatment replacement. Various interior projects are being planned and will be phased over time. An all-gender shower room was completed in October 2018; Permit numbers 201807245323 and EW201807114199. This project is described on page 69 of the 2014 IMP and in the 2016 Update.

Ongoing Projects (Continued)	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Other Open Space Improvements	Open space improvements are planned throughout the campus, and include enhanced visitor arrival, pedestrian gateways, new plantings, paving material upgrades, screening of service and parking areas, wayfinding signs, and installation of public art. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
Streetscape Improvements	The University proposes general streetscape improvements along Golden Gate Avenue, Parker Avenue, Turk Boulevard, Masonic Avenue, and Fulton Street. The improvements will include improved property-edge landscaping. Changes to the streetscape will be designed to complement traffic calming measures and the Residence Hall currently under construction on the Upper Campus. Improvements along Masonic Avenue south of Golden Gate are currently in design. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
Upper Campus Dining Commons	A new expanded Dining Commons will be provided on the Upper Campus, which will service students living in the new Residence Hall, as well as other students, faculty and staff, and is expected to reduce daily travel to the Lower Campus for dining services. The Dining Commons will include a 10,815 square foot renovation and expansion of the former approximately 9,700 square-foot Wolf and Kettle café, and construction of a separate but connected light gauge structure of approximately 3,750 square feet east of the existing café area. This project is described on page 67 of the 2014 IMP and in the 2016 Update. The San Francisco Planning Commission approved the proposed Project unanimously on March 15, 2018 (Motion No. 20138; Case No. 2015000058CUA). Construction commenced in May 2019 and the target completion date is August 2020. Permit number 201710110911.

Ongoing Projects (Continued)	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Upper Campus Residence Hall & Underground Parking	<p>The Residence Hall will address a portion of the University’s need for student housing by providing approximately 606 new beds of student housing located on the east side of the Upper Campus, on the former site of the Underhill building and its surrounding area. The approximately 234,450 square foot Residence Hall will be located over an approximately 73,840 square foot underground parking garage, which will include approximately 156 parking spaces for faculty and staff, 78 of which will be "replacement" parking spaces. This project is described on page 67 of the 2014 IMP and in the 2016 Update.</p> <p>The San Francisco Planning Commission approved the proposed Project unanimously on March 15, 2018 (Motion No. 20138; Case No. 2015-000058CUA). Construction began in July 2018 and the target completion date is December 2020. Permit numbers (to date): 201804095853 (demo), 201806202374 (demo); 201806222661 (mass excavation); 201806222663 (shoring); and master site permits 201611303815 (site); and 201611303820 (site).</p>
War Memorial Gym New West Entrance & Seismic Upgrades	<p>Seismic and MEP upgrades were completed in 2016. The main building entrance will be relocated to the southwest side of War Memorial Gym, in the campus interior, allowing easier access for the campus community and reducing crowds on Golden Gate Avenue, thereby improving neighborhood conditions. The current main entrance on Golden Gate Avenue will be converted to emergency exits. Other proposed interior renovations are discussed in the "Projects Expected to Begin in the Next 24 Months" section of this document. This project is described on page 69 of the 2014 IMP and in the 2016 Update. Work on relocation of the main entrance to the west side of the building commenced in May 2019. Expected completion in August 2020. Permit numbers: 201811156026 and 201603172390 (seismic and MEP).</p>

Projects Expected to Begin in the Next 24 Months

Project Descriptions from 2016 IMP Update (updated)

<p>Basketball Practice Facility</p>	<p>The University proposes to construct a new basketball practice facility between War Memorial Gym, Hayes-Healy Hall and Gillson Hall. This location is in lieu of the proposed underground location at Negroesco Field contemplated in the 2014 IMP. The approximately 15,000 square foot practice facility would also include offices and athletic support facilities. This project (in the prior location) is described on page 66-67 and in Supplement B of the 2014 IMP and in the 2016 Update. This project is in design and the entitlement process has been initiated with the Planning Department.</p>
<p>Existing Harney Science Renovation</p>	<p>The mechanical, electrical and plumbing systems of the Harney Science building are outdated and in significant need of capital improvements. Most of the building's interior has not been modernized since the facility was built in 1965. Seventeen labs and classrooms have been decommissioned since the opening of the Lo Schiavo Center for Science and Innovation.</p> <p>Phase 1 of this project is the relocation of Harney's 300 square foot rooftop greenhouse to a 600 square foot free standing greenhouse adjacent to the community garden area on the Upper Campus. Completion of the greenhouse is expected in October 2019 (Building Permit 201701106845; Mechanical 201906052533; Electrical E201905131229).</p> <p>Phase 2 will be updating systems in existing shops. This phase is in design. The remainder of the Harney Science Center may also be renovated. This project is described on page 68 of the 2014 IMP and in the 2016 Update.</p>

Projects Expected to Begin in the Next 24 Months (Continued)	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Trash & Recycling Facility (formerly Grounds Storage & Maintenance Facility)	<p>The University’s 2014 IMP includes a proposal to locate a “Grounds Storage & Maintenance Facility” in the northwest quadrant of the Upper Campus, which is now proposed to be an approximately 1,600 square foot “Trash & Recycling Facility” in a different location. The proposed facility will replace the facility formerly located at the Underhill site (now the site of the Residence Hall). The proposed location is also in the Upper Campus’ northwest quadrant but removed from off-campus neighbors as much as possible. Access to the facility will be from the campus’ Lo Schiavo Drive. The original version of the project is described on page 68 of the 2014 IMP. The University no longer proposes to construct the 2,000 square foot facility adjacent to the Hayes-Healy garage.</p> <p>The San Francisco Planning Commission unanimously approved the proposed Project on March 15, 2018 (Motion No. 20138; Case No. 2015-000058CUA). Permit number 201810153184. Construction is expected to begin during Summer 2020 and be completed in Spring 2021.</p>
University Center & Harney Science Loading Facility	<p>USF intends to consolidate a large portion of its Lower Campus loading facilities to the site north of the University Center (UC), which is currently a loading area and parking lot. USF would transition the current UC parking lot into a loading facility to create additional loading spaces. This facility would help to alleviate delivery vehicle stacking on Golden Gate Avenue and would also reduce the chance of pedestrian-vehicle conflicts by separating the current functions. This project could include a sound barrier wall along Golden Gate Avenue if recommended by an acoustical consultant. This project is described on page 68 of the 2014 IMP and in the 2016 Update. The existing parking spaces will be replaced after construction.</p>
War Memorial Gym Interior Renovation	<p>Interior renovations will optimize the available space and provide offices, meeting rooms, locker rooms, and improved fan amenities. This project is described on page 69 of the 2014 IMP and in the 2016 Update.</p>

Projects No Longer Being Considered	
Grounds Storage & Maintenance Facility	The 2,000 square foot Grounds Storage Facility portion of this project, proposed to be located adjacent to the Hayes-Healy garage, as described on page 68 of the 2014 IMP and in the 2016 Update, is no longer proposed.
Lone Mountain Drive Realignment	The realignment of Lone Mountain Drive is no longer proposed. This project is described on page 70 of the 2014 IMP and in the 2016 Update.

SUPPLEMENTAL INFORMATION

The following is not required as part of the 2018 IMP Update and is included here for informational purposes only.

Proposed Projects Beyond 24 Months

The projects listed in Table 2 are listed in the 2014 Institutional Master Plan and in the 2016 Institutional Master Plan Update, as noted. Decisions for implementation have not yet occurred for these projects and there is no current timeframe for their completion.

Table 2: 2018-2019 USF IMP Update Proposed Projects Beyond 24 Months

Projects Beyond 24 Months	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
2350 Turk Courtyard Infill	Infilling approximately 1,700 square feet of currently under-utilized space in the courtyards at 2350 Turk Boulevard could provide much needed classroom and study space. This project is described on page 71 of the 2014 IMP and in the 2016 Update.
2350 Turk Renovation	When the proposed Upper Campus Academic Building is constructed, related space moves will likely require the renovation of 2350 Turk Boulevard to accommodate classroom and office reconfigurations. This project is described on page 72 of the 2014 IMP and in the 2016 Update.
281 Masonic Classroom Renovation	The University intends to renovate the existing space it currently leases at 281 Masonic Avenue to right-size current program usage. This project is described on page 72 of the 2014 IMP and in the 2016 Update.
Baseball Batting Practice Facilities Relocation	Baseball batting practice facilities may ultimately be relocated to an underground site between Hayes-Healy Hall and the renovated Ulrich baseball field. This project is described as part of the Ulrich Field Intercollegiate Baseball Facility Improvements project on page 68 of the 2014 IMP and in the 2016 Update.

Projects Beyond 24 Months (Continued)*Project Descriptions from 2016 IMP Update (updated)*

Cogeneration Plant Technology Upgrade	The USF cogeneration facility is approximately twenty-five years old and requires significant technology upgrades to operate more efficiently. This project is in the design phase and will involve the expansion of the current cogeneration facility into an underground facility to accommodate newer turbine technology that runs more efficiently with state-of-the-art emissions technology, and with less noise and vibration than the current reciprocating engine technology. Since the 2014 IMP, USF has determined that the expansion, which will include office and support space for USF engineering staff, will be located under the existing parking lot to the north. The existing parking spaces will be replaced after construction. This project is described on page 71 of the 2014 IMP and in the 2016 Update.
Cowell Hall Learning and Writing Center Refurbishment	When the learning and writing center and related functions currently housed in Cowell Hall are relocated into Gleeson Library as part of the proposed learning commons, the vacated space will be repurposed and modernized into what will likely be general inventory classrooms or seminar space. This project is described on page 69 of the 2014 IMP and in the 2016 Update.
Fromm Hall Lounge Renovation	Currently there are no student lounges on the residential floors in Fromm Hall. Student lounges provide neutral study space in close proximity to student sleeping rooms. This project will renovate rooms that are currently sleeping rooms into lounge space. In addition, in order to accommodate the anticipated St. Ignatius Parish office project, the current general lounge on the first floor of Fromm Hall will be reconfigured and right-sized. This project is described on page 69 of the 2014 IMP and in the 2016 Update.
Fromm Hall X-Arts Renovation	When the Upper Campus Academic Building is constructed, it is likely that the X-Arts program will be moved into the new space, creating the opportunity to repurpose the vacated space for classrooms and offices. This project is described on page 71 of the 2014 IMP and in the 2016 Update.
Fulton House Student Housing Renovation (1982 Fulton St.)	Fulton House currently houses up to twelve students. The facility requires upgrades and modernization. This project is described on page 69 of the 2014 IMP and in the 2016 Update.

Projects Beyond 24 Months (Continued)	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Gleeson Hall First Floor Renovation (Disability Services offices)	USF plans to reconfigure the existing Disability Services offices, after a future relocation of this function. This project is described on page 69 of the 2014 IMP and in the 2016 Update.
Gleeson Library Roof Enclosure	The University is considering enclosing the roof space of Gleeson Library. This would create approximately 20,000 square feet of usable space. The project would add a light-gauge structure approximately fifteen feet high. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
Hayes-Healy/Gillson Common Area Front Desk	This project involves consolidation of the entry and access to the Hayes-Healy and Gillson dormitories. It will be located in the forecourt between the two buildings and provide secure access to the dorms. The new entry will release space on the first floors of the two buildings to be used as lounge and residence rooms. This project is described on page 68 of the 2014 IMP and in the 2016 Update.
Hayes-Healy/Gillson Lounge, Bath & Room Renovation	In both the Hayes-Healy and Gillson residential facilities, lounge reconfigurations are required to accommodate student needs for both quiet and group study. In addition, although the bathrooms were partially renovated within the past ten years, the remaining areas such as sink and toilet rooms now require modernization. This project is described on page 72 of the 2014 IMP and in the 2016 Update.
Library Learning Commons & Entrance Renovation	The University plans a renovation of the Gleeson Library to create a learning commons, which would integrate library functions with information technology and other student study and support functions. This project is described on page 71 of the 2014 IMP and in the 2016 Update.
Lone Mountain Stacks Renovation	The Lone Mountain Main stacks, which served as the main library for the San Francisco College for Women, are no longer required as a library support facility. The space will be renovated and repurposed as staff support space. This project is described on page 72 of the 2014 IMP and in the 2016 Update.

Projects Beyond 24 Months (Continued)	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Lone Mountain Visitor Center	The Lone Mountain Visitor Center is an important component of the University's effort to improve the look and spirit of the campus by presenting a cohesive visitor experience. Currently, the campus has no clearly defined entrance nor is there a welcoming starting point for visitors to begin their visit at the University. The Visitor Center at Lone Mountain will provide that entry point. This project is described on page 67 of the 2014 IMP and in the 2016 Update.
Loyola Village Renovation	Loyola Village is a housing facility for USF students, faculty, and staff. Originally designed as a residential condominium, the building requires upgrades to meet the needs of students. In particular, reprogramming space to provide study and social areas for students is required. The exterior of Loyola Village requires significant restoration and waterproofing upgrades. This project is described on page 72 of the 2014 IMP and in the 2016 Update.
Mission House Upgrade (284 Stanyan St.)	Mission House was used as an office before USF acquired the property from Saint Ignatius High School in 2010. It requires significant life safety upgrades. This project will involve the design and implementation of needed structural and architectural upgrades and/or replacement. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
Mixed-Use Building/ROTC at Negroesco Field	The ROTC will be accommodated in a proposed approximately 3,740 square foot renovation/addition to the Koret Recreation Center, which will include administrative offices and meeting space for the ROTC program. Bathroom and vending facilities for fans and players using Negroesco Field are also proposed. This project is described on page 67 of the 2014 IMP and in the 2016 Update, with square footage information added here. Selected intercollegiate athletic programs are no longer proposed to be accommodated in a new building as part of this project (see instead the Basketball Practice Facility project described above). The San Francisco Planning Commission unanimously approved the ROTC component of the Project on March 15, 2018 (M- Motion No. 20138; Case No. 2015-000058CUA). Construction start date is yet to be determined.

Projects Beyond 24 Months (Continued)	
<i>Project Descriptions from 2016 IMP Update (updated)</i>	
Parker Street Visitor Arrival	To complement the proposed Lone Mountain Visitor Center, the University proposes to create a Visitor Arrival area on Parker Street between St. Ignatius Church and Fromm Hall. The entry, with broad views of the campus central green, will provide a clearly defined arrival point for the Lower Campus and reduce confusion for drivers and pedestrians arriving at the campus. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
Parking under Negroesco Field	There is the potential to build a parking structure beneath the Negroesco Field. The parking structure would raise the field to approximately street level along Parker Avenue. The structure could contain approximately two hundred fifty to three hundred parking spaces in a single level beneath the field. This project is described on page 68 of the 2014 IMP and in the 2016 Update.
Presentation Theatre Refurbishment	The Presentation Theater provides one of the few large gathering spaces on campus with its 477-seat capacity. Because of the age of the facility, the seating, north exits, dressing rooms, and electrical systems all require upgrade and modernization. This project is described on page 69 of the 2014 IMP and in the 2016 Update.
Replacement Tennis Courts	The construction of the Residence Hall on the Underhill site displaced the tennis courts that previously occupied the site. USF proposes to install two tennis courts on Anza Street, just east of Parker Avenue. This project is described on page 72 of the 2014 IMP and in the 2016 Update.
Saint Ignatius Parish Meeting Space & Court Infill	The St. Ignatius Parish desires to consolidate its office space to eliminate the trailer currently located north of the Parish church. At the same time, the Parish plans to develop Parish meeting and gathering space, including music rooms and other support functions. This project will require renovating the north and west sides of the first floor of Fromm Hall, including the infill of the north courtyard and the possible addition of a second-floor expansion over the courtyard and lower gathering space. This project is described on page 69 of the 2014 IMP and in the 2016 Update.

Projects Beyond 24 Months (Continued) <i>Project Descriptions from 2016 IMP Update (updated)</i>	
Toler Hall (Phelan) Ground Floor Renovation	The University plans to renovate Toler Hall (formerly Phelan Hall)'s ground floor space, likely to be designated as academic space. This project is described on page 70 of the 2014 IMP and in the 2016 Update.
University Center Terrace Infill	Enclosing the unused terraces at the University Center would provide between 10,000 and 20,000 square feet of office and activity space. This project is described on page 71 of the 2014 IMP and in the 2016 Update.
Upper Campus Academic Building	This new academic building is expected to bring together the University's arts programs and facilitate interdisciplinary program delivery and exploration. The building would be located on the east side of the Upper Campus, just uphill from Turk Boulevard. This building would be approximately 60,000 to 75,000 square feet, and three stories in height. This project is described on page 67 of the 2014 IMP and in the 2016 Update.
Welch Field Academic Building	This approximately 39,000 square foot building will accommodate current and future space needs; a specific academic program has not yet been identified. The building will be sited on the edge of Welch Field at Fulton Street, creating a quadrangle framed by St. Ignatius Church, Kalmanovitz Hall, and the Gleeson Library/Geschke Learning Center. This new building will bridge the grade change from Fulton Street to the field and will replace the existing stark retaining wall to create a more welcoming University presence along the street. This project is described on page 70 of the 2014 IMP and in the 2016 Update.

Hilltop Campus Enrollment

As explained in the 2014 IMP and 2016 Update, USF projects that enrollment growth on the Hilltop Campus will grow at an average rate of less than 1% annually over the ten-year IMP planning period and USF plans to limit its growth accordingly.

Hilltop Campus enrollment in Fall 2018 was 8,967 which represents an average annual increase of about 30 students per year since Fall 2011 which is significantly less than the approximately 90 students per year projected by the 2014 IMP.

Property Owned or Leased by USF

Table 3: Property Owned or Leased by USF

Building Name	Block # / Lot #	Floor Area	# Floors	# Class-rooms	# Beds ⁽¹⁾	Primary Use	Ownership
Lower Campus							
Benedetti Diamond	1145 3	14,480	1	0	0	Athletic	Owned
Cowell Hall <i>2395 Golden Gate Ave.</i>	1145 3	46,224	4	17	--	Academic	Owned
Fromm Hall <i>650 Parker Ave.</i>	1145 3	68,509 ⁽²⁾	5	5	189	Academic, Residential & Conference	Owned
Fulton House <i>1982 Fulton St</i>	1173 18	3,805	3	--	12	Residential	Owned
Gleeson Library and Geschke Learning Ctr <i>2495 Golden Gate Ave.</i>	1145 3	121,122	4	1	--	Academic	Owned
Gillson Hall <i>2325 Golden Gate Ave.</i>	1145 3	73,144 ⁽²⁾	8	--	372	Residential	Owned
Harney Science Ctr. <i>2445 Golden Gate Ave.</i>	1145 3	103,739	5	20	--	Academic	Owned
Hayes-Healy Hall <i>2305 Golden Gate Ave.</i>	1145 3	96,012 ⁽³⁾	10	--	382	Residential	Owned
Hayes-Healy Garage <i>Golden Gate Ave.</i>	1145 3	62,986 ⁽⁴⁾	4	--	--	Parking	Owned
John Lo Schiavo Ctr. for Science & Innovation <i>2455 Golden Gate Ave.</i>	1145 3	57,656 ⁽²⁾	5	17	--	Academic	Owned
Kalmanovitz Hall <i>2130 Fulton St.</i>	1145 3	95,716 ⁽²⁾	4	23	--	Academic	Owned
Kendrick Hall <i>2195/2199 Fulton St.</i>	1190 1	107,821 ⁽²⁾	3	7	--	Academic	Owned

Building Name	Block # / Lot #	Floor Area	# Floors	# Class-rooms	# Beds ⁽¹⁾	Primary Use	Ownership
Lower Campus (cont.)							
Koret – Garage <i>501 Parker Ave.</i>	1144 1	74,215 ⁽²⁾	2	--	--	Parking	Owned
Koret Health <i>222 Stanyan St.</i>	1144 1B	124,555 ⁽²⁾	3	2	--	Parking, Academic & Recreation	Owned
Malloy Hall <i>2345 Golden Gate Ave.</i>	1145 3	55,234 ⁽²⁾	4	6	--	Academic	Owned
McLaren Conference Center <i>2345 Golden Gate Ave.</i>	1145 3	19,986	3	--	--	Academic	Owned
Memorial Gymnasium <i>2335 Golden Gate Ave.</i>	1145 3	77,252 ⁽²⁾	2	--	--	Athletic	Owned
Mission House <i>284 Stanyan St.</i>	1144 1A	1,577	3	--	--	TBD	Owned
Toler (Phelan) Hall <i>2345 Golden Gate Ave.</i>	1145 3	119,338 ⁽²⁾	8	--	520	Mixed Use	Owned
University Center <i>2375 Golden Gate Ave.</i>	1145 3	94,600	5	--	--	Student Life	Owned
Zief Law Library <i>2101 Fulton St.</i>	1190 1	67,056 ⁽²⁾	3	--	--	Academic	Owned
Upper Campus (Also referred to as Lone Mountain)							
281 Masonic Avenue	1107 4	27,759 ⁽²⁾	3	5	--	Academic	Leased
2350 Turk Blvd.	1107 6	64,824 ⁽²⁾	3	16	--	Academic	Owned

Building Name	Block # / Lot #	Floor Area	# Floors	# Class-rooms	# Beds ⁽¹⁾	Primary Use	Ownership
Upper Campus (Also referred to as Lone Mountain) (cont.)							
Lone Mountain Main <i>2800 Turk Blvd.</i>	1107 008	130,438 ⁽²⁾	3/4	31	41	Mixed Use	Owned
Lone Mountain North <i>330 Parker Ave.</i>	1107 008	88,326	8	--	272	Mixed Use	Owned
Lone Mountain Rossi <i>2800 Turk Blvd.</i>	1107 008	23,765 ⁽²⁾	4	1	--	Administrative	Owned
Loyola House <i>2600 Turk Blvd.</i>	1107 008	30,892	4	--	--	Jesuit Residence	Owned
Loyola Village <i>301-401 Anza St.</i>	1107 009- 144	201,858 ⁽⁵⁾	4	--	335	Residential	Owned
Maintenance and Storage Facilities <i>(various locations)</i>	--	998 ⁽⁶⁾	1	--	--	Maintenance	Owned
Other San Francisco Locations							
101 Howard Street	3740 001	109,000 ⁽⁷⁾	5	6	--	Academic	Owned
1855 Mission Street	3548 035	13,500 ⁽²⁾	2	--	--	Facilities	Leased
Pedro Arrupe <i>490 6th Ave.</i>	1539 2	22,409	4	--	98	Residential	Leased
Presidio Building <i>920 Mason St.</i>	1300 001	8,070 ⁽²⁾	1	3	--	Academic	Leased
St. Anne's of the Sunset <i>1330 14th Ave.</i>	1768 018	11,939 ⁽⁸⁾	2	0	39	Residential	Leased

- (1) Source: USF Residence Life. Includes RA students & grad students, staff/faculty, (approximately 100 beds). Number of beds in each residence hall may vary from one term to another.
- (2) Variances from past reporting are as a result of more precise measurement methods now used by the University for area square footage.
- (3) Hayes-Healy was mistakenly reported as 79,250 interior square footage in 2016. The gross square footage is 96,012.
- (4) The area reported for Hayes-Healy Garage in past years did not include the area of the street level parking deck (referred to in Table 5 below as the Memorial Gym Lot). The area 62,986 gsf now includes the 15,353 gsf of that upper parking deck level.
- (5) Previous reporting for Loyola Village included buildings A & B and Loyola Village garage. Current report includes Bldg A 57,127 gsf; Bldg B 57,892 gsf; garage 45,957 gsf; Townhouses 40,881 gsf.
- (6) Maintenance & Storage reduced because of demolition of maintenance sheds adjacent to Underhill building as part of the Lone Mountain Residence Hall project.
- (7) Updated square footage includes basement, 17,000 gsf. In 2018, USF occupied approximately 44,137 square feet of the 101 Howard Street building.
- (8) USF rents two floors at 1330 14th Avenue, which is approximately 11,939 square feet.

Note: The 2016 IMP Update included the Underhill building (8,000 gsf), which was demolished in 2018 as part of the Lone Mountain Residence Hall project.

Table 4: Non-Student Residential Properties Owned or Leased by USF

Property Location	Block #	Lot#
704 Arguello Boulevard**	1142	030
22 Chabot Terrace	1147	15
25 & 27 Chabot Terrace	1146	2
28 Chabot Terrace	1147	14
34 Chabot Terrace*	1147	013
35 Chabot Terrace	1146	4
47 Chabot Terrace	1146	6
52 Chabot Terrace*	1147	010
53 Chabot Terrace	1146	7
2001 Grove Street #1 **	1194	001
2001 Grove Street #2 **	1194	001
239 & 241 Masonic Avenue	1109	3C
701 Parker Avenue #100**	1170	001
59 & 61 Roselyn Terrace	1148	8
186 Stanyan Street	1138	13
2745 & 2747 Turk Boulevard	1147	16

* Properties subject to an option to repurchase by the University

** Leased properties

Existing and Proposed Off-Street Parking

USF currently has approximately 728 off-street parking spaces at its Hilltop Campus, not including off-street parking dedicated to the Loyola Village apartments, the Facilities Management loading ramp, or the Loyola House Jesuit residence lot. There has been a net decrease of 120 parking spaces since the 2014 IMP resulting from re-stripping and minor reconfiguration, repurposing, as well as lots closed during construction. See Table 5. However, the Residence Hall project currently under construction will result in a net increase in parking spaces, as described below.

The UC lot near War Memorial Gym was repurposed for use by university and facilities vehicles only. During the course of construction of the new Residence Hall on the Upper Campus, 98 parking spaces have been taken offline from the Loyola (77) and Lone Mountain Fee & Ramps (21) Lots. Upon completion, the underground parking garage at the Residence Hall will provide a net increase of 78 spaces for use by faculty and staff.

Table 5: Existing Off-Street Parking

Lot	Address	2014 IMP	2018	Change
Memorial Gym	2323 Golden Gate Avenue	38	34	(4)
Hayes-Healy	2323 Golden Gate Avenue	118	127	9
Gleeson Lots	2489 Golden Gate Avenue	22	20	(2)
Koret Upper & Lower	222 Stanyan Street	257	255	(2)
X-Arts (Fromm)	2497 Golden Gate Avenue	5	5	0
Kendrick Upper & Lower	2199 Fulton Street	104	108	4
LM Rear Ramps	330 Parker Avenue	34	31	(3)
LM Fee & Ramps	2800 Turk Street	101	80	(21)
School of Ed	2350 Turk Street	35	36	1
Loyola Lot	2800 Turk Street	77	0	(77)
LM Pacific Wing Parking Lot	2800 Turk Street	24	32	8
Subtotal		815	728	(87)

Restricted Lot	Address	2014 IMP	2018	Change
Loyola Village*	301-401 Anza	136	136	0
Loyola House*	2600 Turk Blvd	18	18	0
Hayes-Healy Ramp**	Facilities vehicles only	13	13	0
UC Lot**	2405 Golden Gate Avenue	33	0	(33)
Subtotal		200	167	(33)
Total		1,015	895	(120)

* Residents only

** Facilities only

USF Initiatives

Sustainability

USF places a high value on sustainability and has taken steps across all disciplines and facets of campus life toward building a sustainable campus community. In addition to faculty research and academic programs with emphases on environmental issues, USF is a signatory of the American College and University President's Climate Commitment. Part of that Commitment is the University's 2015 Climate Action Plan that outlines strategies to achieve climate neutrality by 2050. In 2019, USF implemented key changes that allowed the University to achieve climate neutrality well ahead of that target date.

Key aspects of USF's sustainability strategy include:

Office of Sustainability

The University continually seeks ways to improve and expand its programs that will help achieve its goals. In August 2015, the University established its Office of Sustainability. The Sustainability Coordinator oversees efforts to develop sustainability programs and coordinate campus efforts to achieve the Climate Action Plan neutrality goal.

Water Conservation

During the recent drought, USF changed its landscape and irrigation systems, invested in more efficient equipment and developing programs to encourage people to change how they use water daily. Since July 2015, USF reduced its monthly consumption of irrigation water from 26.2 percent to 79.5 percent in 2015 as compared to the same month in 2013. Since

the drought was declared over in 2017, USF continued to manage its irrigation usage with the usage rate averaging at 20% less than 2015 levels.

Food Programs

In partnership with Bon Appétit Management, USF buys more than 20% of its food from local farms and further reduces food waste by buying fruits and vegetables that do not meet supermarkets strict standards for appearance. Additional commitments to sustainability are:

- Supporting local agriculture with a defined purchasing target.
- Striving to serve only seafood that meets Seafood Watch® sustainability guidelines for commercial buyers.
- Reducing antibiotic use in farm animals
- Serving rBGH-free milk.
- Switching to cage-free shell eggs and cage-free liquid eggs.
- Tackling food's role in climate change
- Addressing farmworkers' rights.
- Switching to humanely raised ground beef.
- Phasing out pork raised with gestation crates.
- Banning plastic straws and stirrers companywide by October 2019

Minimize Waste

Recycling programs, composting, and education help USF divert 64.1% of its trash from landfills.

Reduce Carbon Emissions

USF has five solar installations that generate enough energy to avoid 1,597.9 metric tons of carbon dioxide annually, the equivalent of taking 352 cars off the road per year.

Building Green

The Lo Schiavo Center for Science and Innovation is LEED Gold certified. Skylights provide natural light. The building stores rainwater for irrigation and its green roof naturally cools the building. USF has applied similar green building design strategies in future building projects, such as the Residence Hall.

Transportation Programs

USF's Transportation Demand Management Plan, which is discussed in more detail below, encourages faculty and staff to seek alternative modes of transportation through a variety of programs and incentives. According to USF's 2014 transportation survey, the University's overall drive-alone rate is approximately 26%, a significant reduction from the 2011 drive-alone rate of 31%.

Storm Water Management Plan

USF is developing an overall storm water management strategy for the campus in concert with the current IMP. Elements of the strategy could be implemented to manage storm water economically and sustainably while meeting the code requirements set forth by the San Francisco Public Utilities Commission and other relevant agencies. USF has reviewed the proposed strategy with the SFPUC and is implementing selected strategies.

Signage and Wayfinding

USF developed a comprehensive wayfinding strategy for the campus in 2012. The strategy established locations for vehicular and pedestrian signs at major decision points on campus. The signs are designed to reinforce paths of travel, enhance campus identity, strengthen campus entrances, and improve the visitor experience. The University is installing the new signage over a multi-year period. Recent installations include retrofitted monument signs at Masonic Boulevard and Golden Gate Avenue and at Turk Boulevard and Parker Street as well as map kiosks on the lower campus and on Lone Mountain.

The Arts

The University continues to offer a wide range of events and exhibitions that supports the arts, including the Thacher Gallery, the Visiting Writer Series, and a broad range of performing arts programs available to the community. Additionally, USF has installed several campus art installations that promote campus aesthetics as well as education.

Neighborhood Relations and Community Engagement

The University fosters an ongoing, productive dialogue with its neighbors regarding the University's plans and potential impacts on surrounding neighborhoods. The University regularly communicates with neighbors through meetings and through its neighbor-oriented website (www.usfca.edu/neighborhood-relations). Topics range from parking impacts to building construction impacts in forums ranging from town halls to association boards to one-on-one meetings. USF is committed to continuing to develop a positive and productive relationship with its neighbors.

Parking & Traffic

Parking and traffic is of interest to both neighborhood residents and the USF community. USF has been working with University Terrace Association (UTA) and other neighbors to develop strategies to reduce parking impacts in the area. One important strategy is a Traffic Calming Plan for the University Terrace neighborhood. The goals of the Traffic Calming Plan are to enhance pedestrian safety, reduce the number of cars driving through the neighborhood in search of parking, and reduce parking impacts on the neighborhood. The Traffic Calming Plan was submitted to SFMTA in June 2012 and is discussed in the 2014

IMP. USF and its neighbors have finalized the first set of agreed-upon Traffic Calming Plan improvements and anticipate SFMTA Board Approval in late 2019 for installation of the improvements.

The Lone Mountain Neighborhood Coalition (LMNC), with representatives from four nearby neighborhood associations, and USF have met regularly since 2013 to address parking impacts. The joint effort has led to significant changes in USF policies and operations, some of which are listed below:

- Provide evening parking on campus for neighbors.
- Revise Parking Policy - Eliminate seniority-based faculty/staff parking system to maximize use of lots.
- Revise Parking Policy - Establish minimum distance for residents to qualify for parking pass.
- Protect neighbors' driveways: print cards with incentives or admonitions.
- Support of proposed LMNC change in parking limitations near campus to time-limited perimeter parking combined with Residential Parking Permits.
- Implement policy forbidding students living on campus from bringing cars to campus and incorporate into housing contracts.
- Increase distribution of Muni passes to students.

These changes, in combination with USF's Transportation Demand Management Plan (discussed below), appear to have helped reduce the USF community's contribution to parking occupancy in nearby streets. One measure of the impact of those changes might be found in USF's drive-alone rate: Again, according to USF's 2014 transportation survey, the University's overall drive-alone rate is approximately 26%, a significant reduction from the 2011 drive-alone rate of 31%.

Construction Projects

USF first developed a construction logistics plan for the construction of the Lo Schiavo Center for Science and Innovation, which was created in a joint effort with UTA. USF received a minimal number of complaints associated with the project. Accordingly, USF continues to implement measures to reduce possible construction impacts. For major projects, such as the Upper Campus Residence Hall project which began in summer 2018, USF defines a comprehensive construction logistics plan to manage all elements of construction, including dust, noise, vermin, worker activity, and traffic. Such restrictions are incorporated into the contractor and subcontractor's contracts.

Student Conduct

The University is committed to maintaining a strong and mutually respectful relationship with its neighbors and has developed a number of policies, programs and procedures to that end. USF students are required to abide by the University's Student Code of Conduct and are subject to disciplinary action if found in violation of the Code. USF is one of the few institutions of higher education that also has a specific community relations policy, encouraging its students to behave as exemplary citizens and demonstrate respect for all members of the local community.

USF has a comprehensive set of strategies and programs to educate and guide student development. The Division of Student Life & Engagement is tasked with implementing those programs, which include orientation activities, health promotion and education programs. Since 2010, two full time staff positions have been created to help address student issues in the larger community. The Office of Student Conduct is responsible for ensuring students abide by the University's Code of Conduct and adjudicates student conduct issues when they arise.

USF engages with its neighbors through regular meetings to discuss new initiatives to improve student behavior in the community.

Transportation Demand Management Plan

The University of San Francisco established a Transportation Demand Management Plan (TDM) in the early 1980s. The purpose of the TDM Plan is to reduce USF community-generated vehicle trips from traveling to and from campus. In its 2014 IMP, USF identified fourteen strategies to consider as augmentation to its current campus TDM Plan. USF has since implemented, either fully or on an ongoing basis, seven of the fourteen proposed strategies (Table 6).

Table 6: USF Transportation Demand Management Plan – Status and Actions to Date

TDM Strategies, Implemented	
1. Shuttle	USF implemented a first/last mile employee shuttle between the Hilltop Campus and the SF Transbay Terminal in 2015. That service was provided through Chariot On-Demand but was discontinued when Chariot went out of business in February 2019.
2. Increase Parking Pass Prices	USF increases campus parking pass prices annually according to its Faculty Union contract.
3. On-Street Timed Parking Restrictions	SFMTA has implemented time-limited Residential Parking Permit parking on selected perimeters of the Hilltop campus at the joint request of the Lone Mountain Neighborhood Coalition and USF.
4. Car Sharing/ZipCar Expansion	USF expanded its car share inventory to include more vehicles in the campus allotment and expanded weekend service.
5. Ride Sharing Expansion	USF has entered into a new agreement with RideMatch to provide better service including linking USF customer accounts via their Clipper Card accounts.
TDM Strategies, Ongoing	
6. Comprehensive Marketing Efforts	USF has expanded communication to students to discourage bringing cars to campus in its Welcome Guide, new student FAQs, and at regional SendOff events for new students.

7. Additional Bicycle Racks
Since 2009, USF has added 130 new racks on the Hilltop Campus. Additional bicycle racks will be added as part of the Residence Hall project, which is currently under construction.
8. Bicycle Sharing
USF is working with Bay Area Bike Share to install Bike Share stations near the USF campus, one with 27 share bikes near the west side of campus near McAllister and Parker and the second with 23 share bikes at Turk and Masonic. Installation is expected to be complete in Spring 2019.
9. Secure/Covered Bicycle Storage
The proposed storage facility is in the final stages of design and will be located in the underground garage for the Upper Campus Residence Hall.
TDM Strategies, Under Consideration/Evaluation
10. Expand Carpool Parking beyond 25 spaces now provided.
11. Expand Transit Subsidy for students to include other carriers, e.g. BART
12. Discounts with Local Bike Shops
13. Enhanced Transportation Website
14. Commute Buddy Program

During the development of the TDM Plan, USF retained Fehr & Peers transportation consultants in 2012 to conduct a transportation survey among its faculty, staff, and students. Two years later, Fehr & Peers completed a second transportation survey in 2014. A comparison of the mode splits is shown below in Table 7.