



December 2, 2016

Mary Woods
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: University of San Francisco Institutional Master Plan Update

Dear Ms. Woods;

The San Francisco Planning Commission accepted the Institutional Master Plan (IMP) for the University of San Francisco in March 2104. The enclosed 2016 IMP Update has been prepared to satisfy the requirements of San Francisco Planning Code Section 304.5.

Planning Code Section 304.5 (f) requires the University of San Francisco to provide an 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. The above-referenced information has been included in the 2016 IMP Update along the with following supplemental information:

- Other potential projects discussed in the 2014 IMP, which could begin beyond 24 months from now, and for which there is no current timeframe for completion;
- Hilltop, Downtown and Presidio campus' Enrollment;
- Property owned and leased by USF;
- Existing and proposed off-street parking;
- Neighborhood relations and community engagement efforts;
- USF's Transportation Demand Management Plan.

Sincerely,

Michael London
Associate Vice President, Facilities Management

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ZA OFFICE**

CC: Scott Sanchez, Zoning Administrator
Harry O'Brien, Coblenz, Patch, Duffy, & Bass, LLP



2016 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 2014 IMP, 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;
- USF's Transportation Demand Management Plan.

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STATUS OF IMP PROJECTS

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

Table 1: 2016 USF IMP Update Proposed Projects

| Projects Completed | |
|--|--|
| <i>Project Descriptions from 2014 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. Since the 2014 IMP, 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. |
| 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. |
| 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. |
| Ongoing Projects | |
| <i>Project Descriptions from 2014 IMP (updated)</i> | |
| War Memorial Gym New West Entrance & Seismic Upgrades | This project includes seismic and MEP upgrades (Permit #2016 0317 2390) which are nearing completion. 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 relieving the impact of crowds on Golden Gate Avenue. The current main entrance on Golden Gate Avenue will be converted to emergency exits only. Other potential interior renovations are discussed in the Projects Beyond 24 Months section of this document. This project is described on page 69 of the 2014 IMP. It is expected that the relocation of the main entrance to the west side of the building will commence in late spring 2017. |

| Projects Expected to Begin in the Next 24 Months | |
|---|--|
| <i>Project Descriptions from 2014 IMP (updated)</i> | |
| Bicycle Storage Facility | USF's Transportation Demand Management Plan proposes a new secure and covered bicycle storage facility. The facility will be located in the underground garage proposed for the Upper Campus Residence Hall described below rather than between Kalmanovitz and Malloy Halls, as contemplated in the 2014 IMP (see page 70)). Construction will be incorporated into the Residence Hall project which is estimated to begin in August 2017. The target completion date is August 2019. |
| 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. The University proposes to replace the maintenance function of that proposed facility with an enclosed 1,600 gsf waste and recycling facility. The proposed facility will replace the existing facility now located at the Underhill site, adjacent to Ewing Terrace, which currently serves as a consolidation point for USF's waste and recycling. The proposed location is also in the Upper Campus' northwest quadrant, away from Anza Street and interior to campus, 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 gsf facility adjacent to the Hayes-Healy garage.</p> <p>Construction is expected to begin in 2017 and the target completion date is July 2017.</p> |
| Lone Mountain Main Mechanical, Electrical and Plumbing Replacement | The existing heating and piping system in the Lone Mountain Main building routinely leaks, causing property damage. The system requires replacement with a modern, energy efficient system that will provide reliable service. This project is described on page 69 of the 2014 IMP. Construction is targeted to begin in 2017. |
| Lone Mountain Window Replacement | The existing Lone Mountain Main windows have single-pane glazing that allows significant wind and water penetration. This project would upgrade the windows and improve energy performance and weather protection. This project is described on page 69 of the 2014 IMP. Construction is estimated to begin in 2017/2018. |
| Mixed-Use Building at Negroesco Field | The ROTC will be accommodated in a proposed approximately 3,900 gsf 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, 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). Construction is desired to begin in summer 2018 and the target completion date is August 2018 to correspond with commencement of the Upper Campus Residence Hall construction, discussed in more detail below. |

| Projects Expected to Begin in the Next 24 Months (Continued) | |
|--|--|
| <i>Project Descriptions from 2014 IMP (updated)</i> | |
| Streetscape Improvements | The University is considering general streetscape improvements along Golden Gate Avenue, Parker Avenue, Turk Boulevard, and Fulton Street. The improvements will include improved property-edge landscaping. Changes to the streetscape will be developed to complement traffic calming measures. This project is described on page 70 of the 2014 IMP. |
| Upper Campus Dining Commons | A new dining commons is proposed for Upper Campus residents, including those living in the proposed new Residence Hall, as well as other students, faculty and staff, and is intended to reduce the need for daily travel to the Lower Campus for dining services. The Dining Commons would include an approximately 8,000 square foot renovation of the existing approximately 9,700 square-foot Wolf and Kettle café, and construction of a light gauge structure of approximately 4,500 square feet on the site of the existing lawn east of the café. Site access pathways would facilitate access. Delivery vehicle access would be from Turk Boulevard and Lone Mountain Drive to the northwest loading and parking lot. This project is described on page 67 of the 2014 IMP. Construction is expected to begin in August 2017 and the target completion date is August 2019. |
| Upper Campus Residence Hall & Underground Parking | Applications are on file with the Planning Department for this project, which is intended to address a portion of the University's need for student housing. The project proposes approximately 606 new beds of student housing located on the east side of the Upper Campus, on the site of the Underhill building and its surrounding area. The approximately 209,500 square foot residence hall will be located over an approximately 77,000 square foot underground parking garage, which will include up to approximately 185 parking spaces for faculty and staff, 107 of which will be "replacement" parking spaces. This project is described on page 67 of the 2014 IMP. Construction is estimated to begin in August 2017 and the target completion date is August 2019. |
| Projects No Longer Being Considered | |
| Grounds Storage & Maintenance Facility | The 2,000 gsf 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, is no longer proposed. |

SUPPLEMENTAL INFORMATION

The following is not required as part of the 2016 IMP Update and is included here for informational purposes only.

Proposed Projects Beyond 24 Months

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

Table 2: 2016 USF IMP Update Proposed Projects Beyond 24 Months

| Projects Beyond 24 Months | |
|--|--|
| <i>Project Descriptions from 2014 IMP (updated)</i> | |
| 2350 Turk Courtyard Infill | Infilling approximately 1,700 gsf 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. |
| 2350 Turk Renovation | When the proposed new academic space is constructed (see Upper Campus Academic Building), 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. |
| 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. |
| 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. |
| Basketball Practice Facility | 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 25,000 gsf practice facility would include offices and athletic support facilities. This project is described on page 66-67 and in Supplement B of the 2014 IMP. |

| Projects Beyond 24 Months (Continued) <i>Project Descriptions from 2014 IMP (updated)</i> | |
|---|---|
| Cogeneration Plant Technology Upgrade | <p>The USF cogeneration facility is approximately twenty-three 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 current 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.</p> |
| Cowell Hall Learning and Writing Center Refurbishment | <p>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.</p> |
| Existing Harney Science Renovation | <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 are in the process of decommissioning after the opening of the Lo Schiavo Center for Science and Innovation. The remainder of the building may also be renovated. This project is described on page 68 of the 2014 IMP.</p> |
| Fromm Hall Lounge Renovation | <p>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.</p> |
| Fromm Hall X-Arts Renovation | <p>When the proposed new academic space is constructed (see Upper Campus Academic Building), 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.</p> |
| Fulton House Student Housing Renovation (1982 Fulton St.) | <p>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.</p> |

| Projects Beyond 24 Months (Continued) <i>Project Descriptions from 2014 IMP (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. |
| Gleeson Library Roof Enclosure | The University is considering enclosing the roof space of Gleeson Library. This would create approximately 20,000 gsf of usable space. The project would add a light-gauge structure approximately fifteen feet high that would be minimally visible to surrounding properties. This project is described on page 70 of the 2014 IMP. |
| Hayes-Healy/Gillson Common Area Front Desk | This project involves a 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. |
| 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. |
| Koret Interiors Refurbishment | A significant amount of the interior space in Koret Recreation Center has not been refurbished since the original construction of the facility in 1989. Spaces such as Swig Pavilion require floor and wall treatment replacement, and other areas within the building require significant refurbishment and program optimization. This project is described on page 69 of the 2014 IMP. A specific timeline for this project is not yet established. |
| 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. |
| Lone Mountain Drive Realignment | The University proposes to realign Lone Mountain Drive so that the eastern end is at a 90 degree angle with Turk Boulevard, increasing safety for pedestrians and vehicles. The direction of traffic flow will be reversed from one-way west to east to one-way east to west, allowing a more logical entrance from Turk Boulevard. This realignment is proposed in the context of pedestrian and traffic safety and is identified in the University Terrace Traffic Calming Plan. This project is described on page 70 of the 2014 IMP. |

| Projects Beyond 24 Months (Continued) | |
|---|---|
| <i>Project Descriptions from 2014 IMP (updated)</i> | |
| Lone Mountain Main - ADA Upgrade | The Lone Mountain Main lower levels are not currently ADA accessible, and require modernization. This project will address the accessibility issues, and revitalize space which has not been renovated in over thirty years. This project is described on page 69 of the 2014 IMP. |
| 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 as staff support space. This project is described on page 72 of the 2014 IMP. |
| 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. |
| Loyola Village Renovation | Loyola Village is a housing facility for USF students. 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. |
| Mission House Upgrade (284 Stanyan St.) | Mission House is a house that was used as an office for a significant period of time 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. A timeline for this project is not yet established. |
| Other Open Space Improvements | Open space improvements are planned throughout the campus, and will 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. |
| 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. |

| Projects Beyond 24 Months (Continued) | |
|--|--|
| <i>Project Descriptions from 2014 IMP (updated)</i> | |
| 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 would 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. |
| Phelan Ground Floor Renovation | The University plans to renovate Phelan Hall's ground floor space. At this time, the precise use is undefined however it is likely to be designated as academic space. This project is described on page 70 of the 2014 IMP. |
| 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. |
| Replacement Tennis Courts | The construction of a residence hall on the Underhill site will displace the tennis courts that currently occupy 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. |
| 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. |
| University Center & Harney Science Loading Facility | USF intends to consolidate a large portion of its Lower Campus loading facilities to the site north of the University Center (UC), currently a loading area and parking lot. USF would transition the current UC lot into a loading facility. This facility would help to alleviate delivery vehicle stacking on Golden Gate Avenue, and would also reduce pedestrian-vehicle conflicts by separating the current functions. A possible sound barrier wall along Golden Gate Avenue would help reduce visual and noise impacts on neighbors. This project is described on page 68 of the 2014 IMP. |
| University Center Terrace Infill | Enclosing the unused terraces at the University Center would provide between 10,000 and 20,000 gsf of office and activity space. This project is described on page 71 of the 2014 IMP. |

| Projects Beyond 24 Months (Continued) <i>Project Descriptions from 2014 IMP (updated)</i> | |
|---|--|
| 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 gsf, and three stories in height. This project is described on page 67 of the 2014 IMP. |
| War Memorial Gym Interior Renovation | 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. |
| Welch Field Academic Building | This 39,000 gsf 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. The site of the original USF residential building, 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. |

Hilltop Campus Enrollment

As explained in the 2014 IMP, 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 2016 is 8,901 which represents an average annual increase of about 28 students per year since Fall 2011 which is significantly less than the approximately 90 students per year projected by the 2014 IMP. This reduction is partially attributable to the relocation of certain USF programs to new facilities at 101 Howard Street and in the Presidio (Fall 2016, enrollment at the USF Presidio location was approximately 260 and enrollment at the 101 Howard Street building was approximately 727). Although the increase in enrollment has grown at a rate less than that projected in the 2014 IMP, USF is not lowering future enrollment growth projections in this update.

Property Owned or Leased by USF

Table 3: Property Owned or Leased by USF

| Building Name | Block # / Lot # | Floor Area | # Floors | # Class-rooms | # Beds ⁽²⁾ | Primary Use | Ownership |
|--|-----------------|------------------------|----------|---------------|-----------------------|--|-----------|
| Lower Campus | | | | | | | |
| Cowell Hall 2395 Golden Gate Ave. | 1145 3 | 46,224 | 4 | 17 | -- | Academic | Owned |
| Fromm Hall 650 Parker Ave. | 1145 3 | 68,063 | 5 | 5 | 189 | Academic, Residential & Conference | Owned |
| Fulton House 1982 Fulton St | 1173 18 | 3,805 ⁽²⁾ | 3 | -- | 12 | Residential | Owned |
| Gleeson Library and Geschke Learning Ctr 2495 Golden Gate Ave. | 1145 3 | 121,122 ⁽³⁾ | 4 | 1 | -- | Academic | Owned |
| Gillson Hall 2325 Golden Gate Ave. | 1145 3 | 73,184 ⁽³⁾ | 8 | -- | 372 | Residential | Owned |
| Harney Science Ctr. 2445 Golden Gate Ave. | 1145 3 | 103,739 | 5 | 20 | -- | Academic | Owned |
| Hayes-Healy Hall 2305 Golden Gate Ave. | 1145 3 | 79,350 | 10 | -- | 382 | Residential | Owned |
| Hayes - Garage Golden Gate Ave. | 1145 3 | 47,633 | 4 | -- | -- | Parking | Owned |
| John Lo Schiavo Ctr. for Science & Innovation 2455 Golden Gate Ave. | 1145 3 | 58,000 | 5 | 17 | -- | Academic | Owned |
| Kalmanovitz Hall 2130 Fulton St. | 1145 3 | 98,888 | 4 | 23 | -- | Academic | Owned |
| Kendrick Hall 2195/2199 Fulton St. | 1190 1 | 107,741 | 3 | 7 | -- | Academic | Owned |
| Koret - Garage 501 Parker Ave. | 1144 1 | 74,525 | 2 | -- | -- | Parking | Owned |

| Building Name | Block # / Lot # | Floor Area | # Floors | # Class-rooms | # Beds* | Primary Use | Ownership |
|---|-----------------|------------------------|----------|---------------|---------|--------------------------------------|-----------|
| Lower Campus (cont.) | | | | | | | |
| Koret Health 222 Stanyan St. | 1144 1B | 124,553 | 3 | 2 | -- | Parking, Academic & Recreation | Owned |
| Malloy Hall 2345 Golden Gate Ave. | 1145 3 | 55,230 | 4 | 6 | -- | Academic | Owned |
| McLaren Conference Center 2345 Golden Gate Ave. | 1145 3 | 19,986 ⁽⁴⁾ | 3 | -- | -- | Academic | Owned |
| Memorial Gymnasium 2335 Golden Gate Ave. | 1145 3 | 77,252 | 2 | -- | -- | Athletic | Owned |
| Mission House 284 Stanyan St. | 1144 1A | 1,577 | 3 | -- | -- | TBD | Owned |
| Phelan Hall 2345 Golden Gate Ave. | 1145 3 | 119,218 ⁽⁵⁾ | 8 | -- | 520 | Mixed Use | Owned |
| University Center 2375 Golden Gate Ave. | 1145 3 | 94,600 ⁽⁵⁾ | 5 | -- | -- | Student Life | Owned |
| Zief Law Library 2101 Fulton St. | 1190 1 | 67,014 | 3 | -- | -- | Academic | Owned |
| Upper Campus (Also referred to as Lone Mountain) | | | | | | | |
| 281 Masonic Avenue | 1107 4 | 27,779 | 3 | 5 | -- | Academic | Leased |
| 2350 Turk Blvd. | 1107 6 | 65,095 | 3 | 16 | -- | Academic | Owned |
| Underhill 2400 Turk Blvd. | 1107 008 | 8,000 | 1 | 3 | -- | Academic | Owned |
| Lone Mountain Main 2800 Turk Blvd. | 1107 008 | 134,485 | 3/4 | 31 | 41 | Mixed Use | Owned |
| Lone Mountain North 330 Parker Ave. | 1107 008 | 88,326 | 8 | -- | 272 | Mixed Use | Owned |
| Lone Mountain Rossi 2800 Turk Blvd. | 1107 008 | 23,788 | 4 | 1 | -- | Administrative | Owned |

| Building Name | Block # / Lot # | Floor Area | # Floors | # Class-rooms | # Beds* | Primary Use | Ownership |
|--|-----------------|-----------------------|----------|---------------|---------|---------------------|-----------|
| Upper Campus (Also referred to as Lone Mountain) (cont.) | | | | | | | |
| Loyola House 2600 Turk Blvd. | 1107 008 | 30,892 | 4 | -- | -- | Jesuit Residence | Owned |
| Loyola Village 301-401 Anza St. | 1107 009-144 | 166,770 | 4 | -- | 335 | Residential | Owned |
| Maintenance and Storage Facilities (various locations) | -- | 2,485 | 1 | -- | -- | Maintenance | Owned |
| Other San Francisco Locations (Academic Operations) | | | | | | | |
| 101 Howard Street | 3740 001 | 90,088 ⁽⁶⁾ | 5 | 6 | -- | Academic | Owned |
| Pedro Arrupe 490 6th Ave. | 1539 2 | 22,409 | 4 | -- | 98 | Residential | Leased |
| Presidio Building 920 Mason St. | 1300 001 | 8,000 | 1 | 3 | -- | Academic | Leased |
| 1855 Mission Street | 3548 035 | 13,000 | 2 | -- | -- | Facilities | 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) The gross square footage for Fulton House was reported as 5,200 gross sq ft in error in 2014. Actual gsf is 3,805
- (3) The gross square footage numbers for Gleeson Library and for Gillson Hall were mistakenly transposed in the 2014 IMP property table. The correct square footage for each is shown here.
- (4) The McLaren Conference Center was mislabeled as McLaren Hall in the 2014 IMP Property Table. The McLaren Center gsf in 2014 was 21,148. Renovations resulted in a net reduction of 1,162 gsf.
- (5) Reductions in gross square footage result from minor renovations.
- (6) Number indicates rentable square footage for 101 Howard. USF occupies approximately 38,000 SF of the 101 Howard Street building in 2016.

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

| Property Location | Block # | Lot# |
|----------------------------|---------|------|
| 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 |
| 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 854 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 increase of six parking spaces since the 2014 IMP resulting from re-striping and minor reconfiguration of some lots. See Table 5.

The proposed construction of a new residence hall on the Upper Campus will include the replacement of the Loyola parking lot with a garage under the proposed residence hall. As currently proposed, the underground parking garage will provide a net increase of 107 spaces for use by faculty and staff.

Table 5: Existing Off-Street Parking

| Lot | Address | 2014 IMP | Current | Change |
|-----------------------------|--------------------------|--------------|--------------|----------|
| UC Lot | 2405 Golden Gate Avenue | 33 | 26 | (7) |
| 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 | 222 Stanyan Street | 257 | 255 | (2) |
| X-Arts (Fromm) | 2497 Golden Gate Avenue | 5 | 5 | 0 |
| Kendrick Upper | 2199 Fulton Street | 104 | 108 | 4 |
| LM Rear Ramps | 330 Parker Avenue | 34 | 31 | (3) |
| LM Fee & Ramps | 2800 Turk Street | 101 | 102 | 1 |
| School of Ed | 2350 Turk Street | 35 | 36 | 1 |
| Loyola Lot | 2800 Turk Street | 77 | 78 | 1 |
| LM Pacific Wing Parking Lot | 2800 Turk Street | 24 | 32 | 8 |
| Subtotal | | 848 | 854 | 6 |
| 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 |
| Total | | 1,015 | 1,021 | 6 |

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.

Key aspects of USF's sustainability strategy are:

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, a new position, will oversee efforts to develop sustainability programs and coordinate campus efforts to achieve the Climate Action Plan neutrality goal.

Water Conservation

As California's drought intensified, USF changed its landscape and irrigation systems, investing in more efficient equipment and developing programs to encourage people to change how they use water daily. Since July 2015, USF has reduced its monthly consumption of irrigation water anywhere from 26.2 percent to 79.5 percent in 2015 as compared to the same month in 2013.

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.

Minimize Waste

Recycling programs, composting, and education help USF divert over 64% 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 will apply similar green building design strategies in future building projects, such as the proposed Lone Mountain 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 is in the process of reviewing the proposed strategy with the SFPUC.

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. A recent exhibition at the Thacher Gallery, *Adjacent Shores*, is an example of USF's cultural engagement in the City. The exhibition presented new work from San Francisco artists Amanda Hughen and Jennifer Starkweather as a response to an 18th century Japanese reproduction of Jesuit Matteo Ricci 1602 world map on display at the San Francisco Asian Art Museum.

Neighborhood Relations and Community Engagement

The University of San Francisco has worked to develop 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). Since 2010, the University has met with neighbors over 130 times on topics ranging 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 amount 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 are now in the process of finalizing the first set of agreed-upon Traffic Calming Plan improvements and anticipate working with SFMTA in preparing 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: 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, 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. |
| 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. |
| TDM Strategies, In Planning Stages | |
| 8. Bicycle Sharing | USF is working with Bay Area Bike Share to have Bike Share stations installed on or near the USF campus. Target installation date is Fall 2017. |
| 9. Secure/Covered Bicycle Storage | The proposed storage facility is in the final stages of design and will be located in the underground garage proposed 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.

Table 7: USF Transportation Demand Management Plan – Mode Split

| | Students | | Faculty/Staff | |
|--------------------|-----------------|------------|----------------------|------------|
| | 2011 | 2014 | 2011 | 2014 |
| Other | 2% | 4% | 2% | 3% |
| Walk | 36% | 30% | 12% | 12% |
| Bicycle | 1% | 3% | 4% | 6% |
| Public Transit | 30% | 38% | 23% | 31% |
| Carpool | 5% | 3% | 7% | 7% |
| Drive Alone | 26% | 22% | 52% | 41% |

The results indicate that the drive-alone rate between both key USF populations improved significantly. The student drive-alone rate decreased from 26% in 2011 to 22% in 2014. The faculty/staff rate decreased from 52% to 41%. Other notable changes were an increase in bicycle usage and an increase in the use of transit.

USF is committed to continuing to encourage and develop the use of alternative transportation. USF has taken additional action beyond the scope of the TDM. For example, USF has implemented several initiatives that support the TDM but were not defined in the 2014 strategy such as the installation of the “iParq” system to improve the parking administrative system’s efficiencies and the expansion of transit subsidies to include part-time faculty.