June 10, 2010

Sara Vellve
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA
94103

Re: University of San Francisco Institutional Master Plan Update; File No. 2004.07621

Dear Ms. Vellve:

The Institutional Master Plan (IMP) for the University of San Francisco was accepted by the Planning Commission in 2004. The enclosed 2010 IMP Update, which supersedes the version submitted to the Planning Department on April 6, 2010, 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 projects; and (4) are no longer being considered by the institution. The above-referenced information has been included in the 2010 IMP Update along with the following supplemental information:

- building permit numbers for completed projects;
- update of the enrollment and employment data and projections provided in the 2004 IMP;
- a more detailed listing of property owned or leased by the institution throughout the City and County of San Francisco including building square footage;
- existing and proposed off-street parking including an updated version of IMP Figure 4.12 and IMP Table 4.1; and
- information about the Fromm Institute.

Although a new IMP is not required until 2014, the University of San Francisco has retained Sasaki and Associated to take a fresh look at its IMP. We look forward to working with the Planning Department on this effort. Please let me know if you have any comments or questions.
Sincerely,

Michael London
Assistant Vice President, Facilities Management

cc: Scott Sanchez, Acting Zoning Administrator
David Lindsay, San Francisco Planning Department
Irene Nishimura, San Francisco Planning Department
Steve Wertheim, San Francisco Planning Department
Harry O’Brien, Coblentz, Patch, Duffy & Bass, LLP
2010 University of San Francisco Institutional Master Plan Update

A. Information Required under Planning Code Section 304.5

Planning Code Section 304.5(f) requires the University of San Francisco to provide an Institutional Master Plan 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 projects; and (4) are no longer being considered by the institution.

USF has also included the following additional information in this 2010 IMP Update:

- building permit numbers for completed projects;
- update of the enrollment and employment data and projections provided in the 2004 IMP;
- a more detailed listing of property owned or leased by the institution throughout the City and County of San Francisco ("City") including building square footage;
- existing and proposed off-street parking including an updated version of IMP Figure 4.12 and IMP Table 4.1; and
- information about the Fromm Institute.

1. Completed Projects

The following projects were referenced in the 2004 Institutional Master Plan (IMP) and have since been completed. Note that while four new classrooms were added in Cowell Hall and two new classrooms were added in Fromm Hall, five classrooms were removed from Lone Mountain. Thus, the net effect on the classroom count of all of the "Completed Projects" listed below is the addition of one classroom.

a. Lone Mountain Auditorium and Ballroom Renovation

This project seismically strengthened the entire building, removed an auditorium, ballroom and one classroom, and replaced those functions with 40 residential rooms and offices for Business and Finance and for the Information Technology Systems (ITS) division, including the ITS help desk for students, staff and faculty (functions that had previously been located in Campion Hall and Harney Hall). Approximately 14,000 square feet of existing space was remodeled. The auditorium that was removed as part of this project had a double ceiling height so a new floor plate (approximately 13,000 square feet) was added within the existing building envelope between the auditorium floor and the first level of the dormitory floors. The basement was
also expanded by approximately 7,500 square feet. This project was
determined to be categorically exempt from CEQA and only required a
building permit (see building permit # 200405042958). This project was
completed in the summer of 2005.

At the time that this project was completed there were approximately 868 off-
street parking spaces (not including 136 off-street spaces at Loyola Village)
and approximately 133 classrooms/teaching laboratories campus-wide. This
project did not include any additional off-street parking.

b. Lone Mountain Chapel

This project renovated and reconfigured approximately 20,000 square feet of
classroom and office space to create an integrated student services center.
Four classrooms were removed as a result of this project. This project was
determined to be categorically exempt from CEQA and only required a
building permit (see building permit # 200506074421 and 200512029409).
This project was completed in December, 2005.

At the time that this project was completed there were approximately 868 off-
street parking spaces (not including 136 off-street spaces at Loyola Village)
and approximately 129 classrooms/teaching laboratories campus-wide. This
project did not include any additional off-street parking.

c. Gleeson Library

This project converted storage and loading dock space on the west side of
Gleeson Library in order to create an office suite for Academic Support
Services Staff. These offices were previously separated in two different
buildings. This project was determined to be categorically exempt from
CEQA and only required a building permit (see building permit #
200508120216 and 200511158136). This project was completed in
December, 2005.

At the time that this project was completed there were approximately 868 off-
street parking spaces (not including 136 off-street spaces at Loyola Village)
and approximately 129 classrooms/teaching laboratories campus-wide. This
project did not include any additional off-street parking.

d. Cowell Hall

A fourth floor was added to a section of Cowell Hall resulting in four additional
classrooms and two additional seminar rooms. The new section (about 4,900
square feet) expands the existing fourth floor used by the Rhetoric and
Composition department. This project was determined to be categorically
exempt from CEQA and only required a building permit (see building permit #
200507127459 and 20050930447). This project was completed in January, 2006.

At the time that this project was completed there were approximately 868 off-street parking spaces (not including 136 off-street spaces at Loyola Village) and approximately 133 classrooms/teaching laboratories campus-wide. This project did not include any additional off-street parking.

e. Fromm Hall

This project remodeled existing office space and created an enclosed courtyard for two new classrooms. Approximately 2,000 square feet of new space was added. This project was determined to be categorically exempt from CEQA and only required a building permit (see building permit # 200506064250). This project was completed in August, 2006.

At the time that this project was completed there were approximately 868 off-street parking spaces (not including 136 off-street spaces at Loyola Village) and approximately 135 classrooms/teaching laboratories campus-wide. This project did not include any additional off-street parking.

Fromm Hall currently houses one office (with a copy room), three classrooms and one conference room which are used by the Fromm Institute (life long learning program for adults), administrative offices and a meeting room for St. Ignatius Parish, an undergraduate residence hall for 175 students, and classrooms for USF's visual arts program. See Section C: Supplemental Information for more information about the Fromm Institute.

f. Memorial Gymnasium, Phases 2 and 3

This project remodeled existing interior space on the lower and main levels of the Memorial Gymnasium building. The remodel resulted in improved locker rooms, coach’s offices, administrative space, seating in the arena and rightsizing of the television broadcast platform. No new square footage or uses were added. This project was determined to be categorically exempt from CEQA and only required a building permit (see building permit # 200506134953). This project was completed in 2006.

At the time that this project was completed there were approximately 868 off-street parking spaces (not including 136 off-street spaces at Loyola Village) and approximately 135 classrooms/teaching laboratories campus-wide. This project did not include any additional off-street parking.
g. Kalmanovitz Hall (formerly Campion Hall)

This project involved the seismic retrofit and renovation of an existing building formerly known as Campion Hall. Specifically, the project included: (1) interior renovation of Campion Hall and extensive structural and building code upgrades; (2) conversion of a two-story theater to office space with a second level of floor space (about 8,700 square feet) added within the existing building envelope and (3) the connection of Campion Hall with Cowell Hall (located north of the main structure) via a new bridge structure and the addition of a lobby space. This project created a new home for the humanities and social sciences and included faculty offices, departmental space, classrooms, conference rooms, and informal interaction space. No net new classrooms were added as part of this project. This project was the subject of a Categorical Exemption issued in 2006 (Planning Department Case No. 2004.0947E) (see also building permit # 200608149365 and 200604189262). This project was occupied in August 2008, with completion of site improvements in December 2008.

At the time that this project was completed there were approximately 866 off-street parking spaces and approximately 135 classrooms/teaching laboratories campus-wide. This project did not include any additional off-street parking.

2. Projects Currently Underway

The following projects were referenced in the 2004 IMP and are currently underway.

a. University Center

This building currently accommodates both student center uses (dining, offices, etc.) and staff and student offices on higher floors. This project is an interior remodel only except for the proposed enclosure of an existing, approximately 2,000 square foot seating area on the lower level of University Center with a steel and glass patio enclosure. The interior remodel will modernize and reconfigure approximately 37,000 square feet of existing space including the relocation of the existing bookstore at Phelan Hall to the ground floor level of University Center. This project is currently underway and is expected to be complete by October 2010. This project will not include any additional off-street parking.

It is anticipated that the patio enclosure component of this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is also expected that conditional use authorization would not be required; however, that determination will ultimately be made by the Zoning Administrator.
b. **Signage and Wayfinding Plan**

The 2004 IMP Signage and Wayfinding Plan discussed the placement of signage elements that will optimize University identification and visitor wayfinding. The plan emphasizes key corners and edges of the campus perimeter -- places where the campus is first encountered by those traveling through the vicinity, and places of particular importance for those seeking entrance to the campus.

Since 2004, campus identity signs have been placed at the corner of Turk Boulevard and Parker Avenue, the corner of Golden Gate Avenue and Masonic Avenue, the south edge of campus adjacent to the Business School, and in front of the Law School at the corner of Shrader and Fulton Streets. In the future, campus identity signs will be placed at other main corners of the campus including the corner of Stanyan Street and Turk Boulevard and the corner of Parker Avenue and Anza Street.

Signs for drivers and pedestrians will be placed in areas where they are most likely to be useful to assist with navigation to specific campus locations, such as visitor entries and parking. The majority of these signs will be placed along Golden Gate Avenue and on streets that connect to Golden Gate Avenue.

3. **Projects scheduled to begin within 24 months**

The following projects were referenced in the 2004 IMP and are scheduled to begin within 24 months.

a. **Center for Science and Innovation**

The Center for Science and Innovation (CSI) will be a new approximately 60,000 square foot building at the south end of the existing Harney Science building. The building will be three stories above-grade and two stories below-grade. The CSI building will include 17 classrooms/teaching laboratories which will replace 17 existing outdated and undersized classrooms/teaching laboratories in the existing Harney Science building.

The 2004 IMP anticipated that the Harney Science building would be expanded onto the University Center parking lot; however (as provided in the 2008 IMP Update) it has since been determined that a project in this location would not meet the University's design goals and programmatic needs. The CSI project will instead be located on the interior of campus parallel to Cowell Hall, south of the existing Harney Plaza. The interior location will fulfill the University's design goals and programmatic needs while reducing impacts to mature trees, protecting the existing residential neighborhood character, leveraging the natural microclimate assets of the campus (including the use of
building massing as a wind buffer) and will reinforce science as a differentiator in the University's curriculum. Further, a project in this location will provide the opportunity to renovate Harney Plaza, which will be transformed into a more dynamic space with a combination of softscape, hardscape and landscape areas that will provide a wider variety of seating and gathering areas.

This project will relocate four off-street parking spaces from the University Center parking lot to the parking lot on the west side of the Lone Mountain building that is currently occupied by a trailer (see revised IMP Figure 4.12). Thus, as under existing conditions, there will be approximately 35 classrooms/teaching laboratories and approximately 847 existing off-street parking spaces campus-wide with the CSI project.

This project was the subject of a Preliminary Mitigated Negative Declaration published in 2009. The Planning Commission is scheduled to hear the conditional use application for this project on June 17, 2010.

b. Crosswalk and Intersection Improvements

Since the 2004 IMP, various signs have been installed to increase pedestrian safety on campus including two dual sided "Yield to Pedestrian" signs at the intersection of Golden Gate Avenue and Roselyn Terrace, one dual sided "Yield to Pedestrian" sign on the pedestrian island on Fulton Street at Cole Street, and two "Pedestrian Crossing" warning signs at the southern crosswalk on Parker Avenue at McAllister Street.

As shown in the 2004 IMP Public Streetscape Improvements Plan, key intersections are also proposed for improvement throughout the University area. Four intersections on Golden Gate and Turk Street are of particular importance since they are heavily traveled corridors between the two primary campus areas. The University is currently in discussions with a traffic consultant regarding possible traffic calming measures which could include corner extensions, bulb-outs, special paving, raised surfaces, landscaping and street furniture. The University will continue to evaluate possible traffic calming measures and will continue to discuss such measures with neighbors and the City. The approvals required for this project will depend on the traffic calming measures ultimately proposed.

c. General Campus Streetscape Improvements

In addition to the crosswalk and intersection improvements discussed above, the University is considering general streetscape improvements along Golden Gate Avenue, Parker Avenue, Turk Boulevard and Fulton Street which could include additional street tree plantings, furnishings and paving. The
University will continue to evaluate possible streetscape improvements and will discuss such measures with neighbors and the City. The approvals required for this project will depend on the streetscape improvements ultimately proposed.

4. Possible Future Projects

The following possible future projects were referenced in the 2004 IMP. These projects have neither been designed nor funded. While these projects are speculative, they are referenced here in the interest of the full disclosure of possible future projects contemplated by the University.

a. Childcare Center

The University would like to create a childcare center for approximately 50 children. However, it has been determined that Fromm Hall will not adequately accommodate a childcare center and a new location on-campus or off-campus has not been selected. This possible future project has not yet been initiated and is pending further review. The approvals required for this project would depend on the ultimate program, design and location selected.

b. University Center Terrace

This possible future project would involve an addition between 10,000 and 20,000 square feet on the terrace level. This possible future project has not yet been initiated and is pending further review. The approvals required for this project would depend on the ultimate program and design.

c. Fulton House

The University is evaluating the possible expansion and renovation of the Fulton House building which currently houses up to 12 students, in order to achieve additional bed capacity. As clarified in the 2008 IMP Update, this project would involve development of the property to the east (Block 1145, Lot 17) which is not currently owned or controlled by the University. Therefore, the project size described in the 2004 IMP (up to 9,000 square feet) is dependent on the acquisition of the adjacent property. This possible future project has not yet been initiated and is pending further review. The approvals required for this project would depend on the ultimate program and design.

d. Memorial Gymnasium, Phase 4

This possible future project would include an improved entry and lobby space on the main level of Memorial Gym along the Golden Gate Avenue façade. Although the 2008 IMP Update anticipated that this project would begin in
2008, it has not yet been initiated and is still pending further review. The approvals required for this project would depend on the ultimate program and design.

e. Future Building Sites

The 2004 IMP Future Building Sites Plan notes several opportunity sites (primarily open space and athletic fields) that could potentially be developed in the long term including portions of Lone Mountain West, Lone Mountain East and Ulrich Field. As noted in the Program section of the 2004 IMP, because it is difficult to predict future facilities demands for an educational institution such as the University, these sites will be preserved as possible future building sites.

The sites on the Lone Mountain campus could further balance the mix of uses between the Lower Campus and Lone Mountain. On the Lower Campus, Ulrich Field has been evaluated in the past as a potential site for a parking structure, with a field or other uses on top. Not enough information is known at this time to determine what project approvals could be required.

f. Parking

Up to 140 new off-street parking spaces could be provided at the Underhill site. This project would require the relocation of the ROTC and Upward Bound programs before demolition of the existing building could occur. The approvals required for this possible future project would depend on the ultimate program and design.

5. Projects no longer considered

None.

B. Other Projects and Programs

The following projects and programs were not included in the 2004 IMP because they were not anticipated at that time. These projects and programs consist primarily of functional improvements. No net new classrooms were (or will be) added by any of these projects.

1. Completed Projects

a. Baseball Field

Seventy foot safety netting was installed at the left, center and right fields replacing the existing fencing. This project was completed in response to complaints from neighbors living adjacent to the baseball field. The goal was
to reduce the possibility of personal injury and property damage in the area surrounding the field. This work was completed in the summer of 2007. This project was determined to be categorically exempt from CEQA and only required a building permit (see building permit # 200608078803).

The University also replaced the existing approximately 2,800 square foot baseball batting facility in February 2010. The new batting facility is about 4,000 square feet and is located about 45 feet farther from Golden Gate Avenue in an effort to address neighborhood concerns regarding noise from the batting cage. This project was determined to be categorically exempt from CEQA and only required a building permit (see building permit # 200906180750).

The University has no current plans to install artificial turf or additional lights at the baseball field.

b. Zip Car

The University now participates in the Zip Car program and has designating four spaces within two off-street parking lots for Zip Car vehicles. The University informs students and employees of the program through USF Connect (the University's website), through email and through Human Resources.

c. Bicycle Program

The University currently has approximately 80 bicycle racks, accommodating about 160 bikes, scattered throughout campus. Approximately 12 additional bike racks are proposed for the main campus. There are also shower facilities and lockers in the Koret Health & Recreation Center. The City has recently installed bicycle lanes on Arguello, Turk, and Golden Gate Avenue, improving bicycle connections to the rest of the City. The University encourages bicycle use through the provision of amenities and through promotional activities.

d. Photovoltaic Installation

The University has expanded the successful photovoltaic panel installations that started with the Geschke-Gleson Library roofs to Koret Center, University Center, Kalmanovitz Hall and Cowell Hall. This work was completed in 2008. These photovoltaic panels have resulted in a significant contribution to the University’s electrical output and corresponding reduction in consumption from the PG&E grid. The panels on the library alone have produced enough electricity to power nearly 5,600 homes for a day and have avoided almost 350,000 pounds of CO2.
e. **Steam Line Replacement**

The University replaced its main campus steam line from the Cogen Plant to provide a connection to the Kalmanovitz Hall building and to the existing church line. This project was completed in August 2008 under the building permit for Kalmanovitz Hall and plumbing permit # PW20080520769. The University also continued the replacement of the main campus steam line from Kalmanovitz vault to Cowell and Phelan. This project was completed in August 2009 under building permit # 200905218881 and 200905218884.

The University recently replaced the existing steam line to Hagan gym (in the Koret Health and Recreation Center) that feeds the heat for the pool and showers in response to an unanticipated break in the steam line. This project began in December 2009 and was completed in February 2010.

f. **Carpooling Program**

There are currently 25 parking spaces reserved for carpools from 7:00 am to 10:00 am at the northern end of upper deck of the Koret Center lot. The University is exploring moving these spaces (or adding additional spaces) to lots in more central locations to provide greater incentive for carpooling, and also to increase its visibility. Additionally, the University has just implemented an online carpooling program (Zimride) (see www.zimride.com).

g. **Parking**

In February, 2010 the University removed two parking spaces behind Fromm Hall at the request of SFMTA after a neighbor complained about the proximity of the parking spaces to the public right-of-way. The loss of these parking spaces is accounted for below in the updated IMP Table 4.1: Existing and Proposed Parking Supply.

2. **Projects Currently Underway**

None.

3. **Projects scheduled to begin within 24 months**

The following projects are scheduled to begin within 24 months.

a. **Phelan Hall Refurbishment**

Phelan Hall includes a mix of residential, office and retail uses. This project would be an interior remodel with no new building square footage and would include new plumbing and electrical systems, accessibility upgrades, and new windows. Some of the existing offices could be relocated to University Center
to recapture about between 20 and 30 residential dorm rooms (the original use of this space) in about 4,000 square feet of space. This project would also include new separate entrances for the residential use, offices and the McLaren Conference Center (which is part of Phelan Hall's west wing). This project would not include any new classrooms and no new off-street parking spaces are proposed as part of this project. This project is anticipated to begin in May, 2011 and to be completed by August, 2011.

It is anticipated that this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is expected that conditional use authorization would not be required for this project; however, that determination will ultimately be made by the Zoning Administrator once the project is better defined.

b. Steam Line Replacement – Koret 007

The University is in discussions with an engineer to design the replacement of the Koret 007 steam line that runs under the soccer field and supplies heat to the Koret Health and Recreation Center due to a break that occurred in January 2010 that cannot be repaired. Construction is expected to begin in May 2010 and to be complete by August 2010. The steam line replacement will require the replacement of the existing artificial turf for the soccer field.

It is anticipated that this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is expected that conditional use authorization would not be required for this project; however, that determination will ultimately be made by the Zoning Administrator.

c. Cowell Hall Interior Renovation

Specialized classrooms are needed for the School of Nursing program. The University is in the process of seeking funding for these classrooms which would occupy approximately 7,500 square feet of existing classroom space in Cowell Hall. No off-street parking is proposed as part of this project. There is no estimated start or completion date for this project but it has been included under this section because the University is hopeful that funding for this project will become available within the next 24 months.

It is anticipated that this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is expected that conditional use authorization would not be required for this project; however, that determination will ultimately be made by the Zoning Administrator once the project is better defined.
d. **Exterior Programmatic Arts Space at Fromm Hall**

The University is considering providing an exterior fenced space at Fromm Hall for programmatic arts requirements. It is possible that this could have a minor impact on the adjacent parking lot, depending on the final design.

It is anticipated that this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is expected that conditional use authorization would not be required for this project; however, that determination will ultimately be made by the Zoning Administrator once the project is better defined.

e. **Harney Science Center Interior Renovation**

Seventeen of the classroom/teaching laboratories in the Harney Science building will be relocated to the CSI building as part of that project. The remodel of this portion of the Harney Science building has not yet been designed, but the current expectation is that the space freed up by the relocation of the 17 classrooms/teaching laboratories would be used to provide more appropriately sized equipment storage, research facilities, student work/study areas and office space to accommodate existing faculty and staff. The existing Harney Science building has approximately 31 classrooms/teaching laboratories and there would be the same number with Harney Science building and the CSI project combined.

It is anticipated that this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is expected that conditional use authorization would not be required for this project; however, that determination will ultimately be made by the Zoning Administrator once the project is better defined.

4. **Possible Future Projects**

The following possible future project has neither been designed nor funded. While this project is speculative, it is referenced here in the interest of the full disclosure of possible future projects contemplated by the University.

a. **281 Masonic Avenue Interior Renovation**

This project would consist of general tenant improvement work and office right-sizing (i.e. bringing the existing offices to the University standards for office sizes) in the building that currently houses the College of Professional Studies. No new classrooms are proposed as part of this project and no new
building square footage would be added. This project has not yet been initiated and is pending further review.

It is anticipated that this project would be categorically exempt from environmental review under CEQA; however, that determination will ultimately be made by the Planning Department. It is expected that conditional use authorization would not be required for this project; however, that determination will ultimately be made by the Zoning Administrator once the project is better defined.

C. Supplemental Information

The following information is not required as part of the 2010 IMP Update but is included here for informational purposes.

1. Enrollment and Employment Data

The following is an update of the enrollment and employment data and projections provided in the 2004 IMP. This information is for the main San Francisco campus only and excludes regional campuses.

The 2004 IMP stated that USF had experienced stable growth in student enrollment of about 1.7% per year from 1998 to 2003. The IMP predicted that enrollment growth would slow but the actual increase in enrollment from 2003 to 2010 was 13.4%, representing an annual rate of growth of about 1.8%, roughly the same as the rate of growth the IMP indicated had been experienced over the previous 5 years. The upper end of the 2015 projection is based on an annual growth rate of about 1.7% per year consistent with the historic growth rate.

Updated IMP Table 2.1: USF Past, Current and Projected Students and Employees

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<td>Population</td>
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<td><strong>9,458</strong></td>
<td><strong>Range of 9,715 to 10,385</strong></td>
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* For part time faculty and staff, a conversion of 3:1 was used to convert head count to FTE equivalents. Ratios were obtained from HR for part-time staff and Western Association of Schools and Colleges (WASC) standards were used for computing FTE/PT Faculty equivalents.

2. Property Owned and Leased by USF

The following is a more detailed listing of property owned or leased by the institution throughout the City, organized by location.

a. Main Campus

Kalmanovitz Hall
Formerly Campion Hall, Kalmanovitz Hall houses classrooms and faculty offices; approximately 45 academic programs, five centers and institutes; advanced labs for language learning, writing, media, and psychology; and conference rooms and lounges. This building is approximately 98,888 square feet.

Gleeson Library and the Geschke Learning Resource Center
Gleeson Library houses books, periodicals and microfilms as well as the Donohue Rare Book Room. The Geschke Learning Resource Center opened in 1997. This building is approximately 118,254 square feet.

Phelan Hall and McLaren Conference Center
Phelan Hall provides housing for approximately 450 students and includes USF’s Office of Residence Life, radio stations KDNS (AM) and KUSF (FM), University Ministry, the office of the San Francisco Foghorn and the University Bookstore. McLaren Conference Center is located between Phelan Hall and Malloy Hall and consists of one large space that can be sectioned into three separate meeting rooms. Phelan Hall and McLaren Conference Center total approximately 448,080 square feet.
Memorial Gymnasium
The Athletic Department is housed in the gym. This building is approximately 62,953 square feet.

Ulrich Field
The baseball field was renamed Benedetti Diamond in 1980.

Fromm Hall
Formerly Xavier Hall, this facility houses offices, three classrooms and one conference room which are used by the Fromm Institute, administrative offices and a meeting room for St. Ignatius Parish, an undergraduate residence hall for approximately 175 students, and classrooms for USF's visual arts program. This building is approximately 77,629 square feet.

Koret Law Center
The USF School of Law's Koret Law Center comprises both Kendrick Hall and the Dorraine Zief Law Library, which are adjacent to one another across the street from St. Ignatius Church. Kendrick Hall houses the law school's state-of-the-art classrooms and seminar room, student support services, student lounges and food services, and faculty offices. The Dorraine Zief Law Library is primarily a research library housing nearly 350,000 volumes of legal materials. The Koret Law Center is approximately 131,287 square feet.

Gillson Hall
Gillson Hall provides housing for approximately 325 men and women on alternate floors. The offices of the Counseling Center are located on the ground floor. This building is approximately 72,145 square feet.

Harney Science Center
Classrooms, science laboratories, faculty offices, Informational Technology Services server room and the administrative offices of the College of Arts and Sciences are located in this building. This building is approximately 90,546 square feet.

Hayes-Healy Hall
Hayes-Healy Hall provided the first resident accommodations for women students on campus and now houses approximately 350 male and female students. This building is approximately 95,940 square feet.
University Center
This building is the focus of student life and houses ASUSF (undergraduate student government), the Information Desk, cafes, study lounges, and a computer lab. University Life administrative and Career Services offices are also located in this building. This building is approximately 95,800 square feet.

Cowell Hall
Cowell Hall houses the School of Nursing, the Learning and Writing Center, and the Language and Cultural Center along with Media Studies labs and classrooms. This building is approximately 46,430 square feet.

Negoesco Stadium
The soccer stadium is named after Stephen Negoesco who coached USF championship soccer teams from 1961 to 2000.

Koret Health and Recreation Center
On the former site of St. Ignatius High School and then Loyola Hall, the Koret Health and Recreation Center was opened and dedicated in 1989. This building is approximately 118,322 square feet.

Malloy Hall
Malloy Hall headquarters the School of Business and Management, consisting of the McLaren Undergraduate College of Business and the Masagung Graduate School of Management. The building houses administrative and faculty offices and classrooms. This building is approximately 62,044 square feet.

Fulton House
This building is located to the east of Malloy Hall and houses up to 12 students. This building is approximately 3,454 square feet.

b. Lone Mountain Campus

Lone Mountain
Formerly San Francisco College for Women, then Lone Mountain College in 1968, the Lone Mountain Campus was acquired by the University of San Francisco in 1978. Lone Mountain houses the Conference Center Department, Center for the Pacific Rim, the Ricci Institute, the Handley Dining Room, classrooms and offices, and the Pacific Wing residence hall for 30 students. Other administrative offices at Lone Mountain's Rossi Wing include University Advancement, Provost's Office, and President's Office. Included in this acquisition was the Underhill Building which houses ROTC and Upward Bound. Academic and Enrollment Services, the Admission Offices, Enrollment and Financial Services, Human Resources, and other student support services
moved to Lone Mountain in 2005-2006 after renovations. This building is approximately 138,184 square feet.

2350 Turk Street
Formerly Presentation High School, this building (which currently houses the School of Education) was acquired by the University of San Francisco in 1991. This building includes general-purpose classrooms, an art studio, a science laboratory and the Presentation Theater. The School of Education's faculty and administrative offices and the Center for Instruction and Technology are located in this building. This building is approximately 97,467 square feet.

Lone Mountain North
This residence hall underwent seismic and expansion work in 2004 that resulted in additional space that now houses the offices of both Business and Finance and Information Technology Services. The residence hall is home to approximately 154 students. This building is approximately 84,530 square feet.

Loyola House
Loyola House was built for the USF Jesuit Community and houses approximately 25 Jesuits. This building is approximately 27,937 square feet.

Loyola Village
Loyola Village is a modern housing complex located on Anza Street between Masonic and Parker Avenues. This 136-unit apartment complex provides housing for students, faculty, and staff. This building is approximately 200,000 square feet.

281 Masonic Avenue
Formerly Lincoln University, this leased building houses the College of Professional Studies and is located on the corner of Masonic and Turk Streets. This property is equipped with up-to-date telecommunications and technology resources, student and adjunct faculty resources and cafeteria facilities, and coordinated service and operation units. This building is approximately 27,000 square feet.

c. Other San Francisco Property

Pedro Arrupe Hall is a leased building located on 6th Avenue and Anza Street, which is approximately one mile from the main campus. This hall accommodates approximately 100 students in the upper division and graduate levels. This building is approximately 28,000 square feet.

The following residential properties are owned by USF and are all residential and none are occupied by students:
22, 25, 27, 28, 35 and 53 Chabot (approximately 17,372 square feet total).  
2745 and 2747 Turk Blvd (approximately 3,790 square feet total).  
239/241 Masonic Ave (approximately 3,500 square feet total).  
186 Stanyan #1-4 (approximately 6,041 square feet total).

USF leases warehouse space at 1855 Mission Street, which is approximately 14,300 square feet. USF also leases office space at 36 Monterey Blvd. (approximately 2,485 square feet) for a counseling program to assist underserved students and their families. Information about USF property owned off-campus for investment purposes only has been intentionally omitted.

USF recently purchased a residence at 284 Stanyan Street, which is approximately 1,925 square feet.

3. Off-Street Parking

USF currently has approximately 847 off-street parking spaces at its San Francisco campus, not including off-street parking dedicated for the Loyola Village apartments or the Loyola House Jesuit residence. See the updated IMP Table 4.1 and IMP Figure 4.12, below.
### Updated IMP Table 4.1 Existing and Proposed Parking Supply

<table>
<thead>
<tr>
<th>Parking Lot</th>
<th>Location</th>
<th>2003 Actual Spaces</th>
<th>2009 Actual Spaces</th>
<th>2015 Projected Spaces</th>
<th>Projected Change from Existing</th>
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<tbody>
<tr>
<td>A (Pan #6)</td>
<td>University Center</td>
<td>35</td>
<td>35</td>
<td>31</td>
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<td>B (Pan #5B)</td>
<td>Memorial Gym</td>
<td>37</td>
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<td>130</td>
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<tr>
<td>D (Pan #7)</td>
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<td>24</td>
<td>24</td>
<td>0</td>
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<tr>
<td>E (Pan #3)</td>
<td>Koret</td>
<td>243</td>
<td>242</td>
<td>242</td>
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<tr>
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<td>Kendrick Hall</td>
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<td>S (Pan #5A)</td>
<td>School of Ed (SOE)</td>
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<td>T (Pan #4)</td>
<td>CPS</td>
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<td>20</td>
<td>24</td>
<td>+ 4</td>
</tr>
<tr>
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<td>J</td>
<td>Loyola Village</td>
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<td>X^2</td>
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</tbody>
</table>

1 Up to 140 new off-street parking spaces could be provided at the Underhill site. As provided above, this speculative future project has neither been designed nor funded and is thus not included as part of the projected off-street parking supply for 2015.

2 There are 10 surface parking spaces in Lot X and eight parking spaces in the underground parking garage at Loyola House (Jesuit residence).

3 Seven of the parking spaces in Lot V are reserved for the Jesuit community.
4. Fromm Institute

The Fromm Institute for Life Long Learning (Fromm) is a separate legal entity that was established in 1976 as a community resource for retired adults over 50 years of age. Fromm offers a total of about 75 courses annually, spread over fall, winter, and spring terms. Fromm classes are held on weekdays (Monday through Thursday) in three separate eight week sessions. Considered to be a premiere program in the “learning in retirement” field of higher education, Fromm continues to serve as a model for lifelong learning programs.

On average, there are approximately 450 to 500 Fromm attendees and 22 faculty members during any given session. The number of attendees has not significantly varied since 2003. Similarly, the total Fromm enrollment has remained steady since around that time, at about 1,250 people. Fromm attendees are not included in the enrollment numbers for USF. There are approximately 58 total Fromm faculty members, which are primarily emeriti professors.

Prior to 2006, Fromm used classrooms in Cowell Hall, University Center and McLaren Conference Center. In 2006, the ground floor of former Xavier Hall (now known as Fromm Hall) was renovated to accommodate Fromm which included the remodeling of existing office space and the creation of an enclosed courtyard for two new classrooms. Approximately 2,000 square feet of new space was added. This project was determined to be categorically exempt from CEQA and only required a building permit (see building permit # 200506064250). The purpose of the relocation of Fromm to Xavier Hall was to consolidate existing classroom use by Fromm by providing Fromm with dedicated classroom space. Fromm currently uses one office (with a copy room), three classrooms and one conference room on the ground floor level of Fromm Hall.