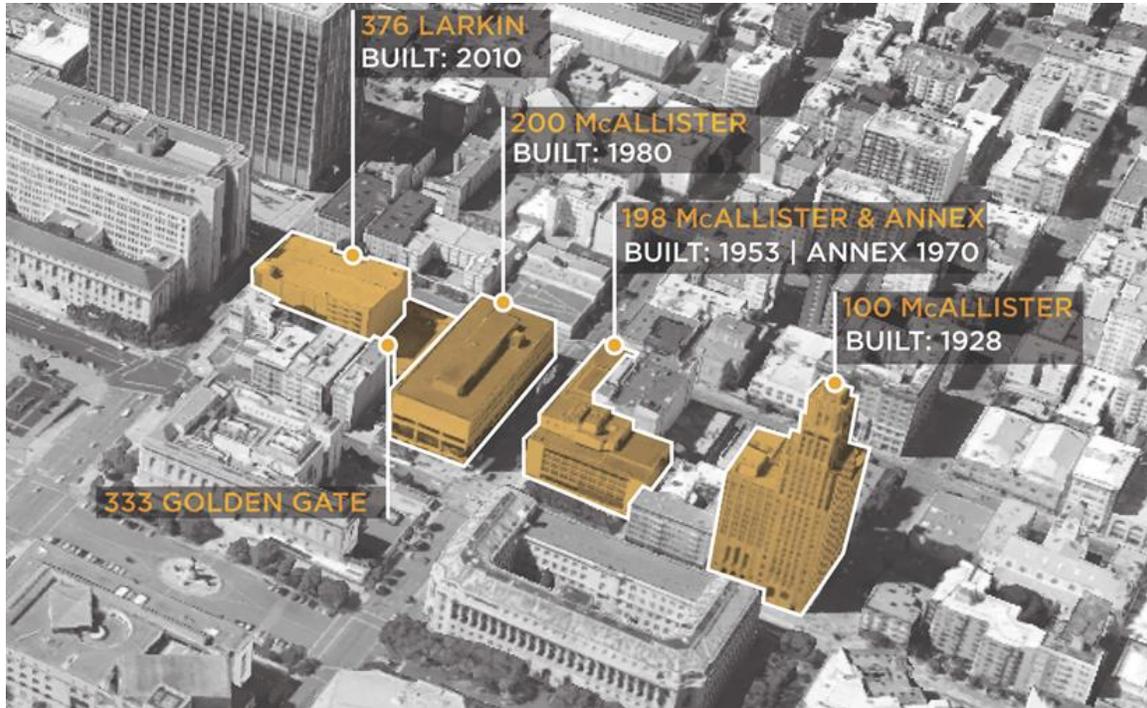




Existing Open Spaces at UC Hastings

Initial Study: Environmental Impact Report
Long Range Campus Plan 3.0
November 2015



UC Hastings College of the Law Campus

UC Hastings College of the Law is situated on two city blocks that bridge the Tenderloin and Civic Center neighborhoods in San Francisco in five buildings:

- McAllister Tower, 100 McAllister at Leavenworth St
- Snodgrass Hall, 198 McAllister at Hyde St
- Kane Hall, 200 McAllister at Hyde St
- The Annex, 50 Hyde St
- Demonstration Gardens, 333 Golden Gate
- Parking Garage, 376 Larkin St

This document describes UC Hastings commons areas and open spaces which may be affected by building projects associated with the Long Range Campus Plan 3.0. For each site, sustainability issues and measures are outlined. Most of these six locations have little or limited access to the public, exceptions are noted.



Commons and open spaces for students, faculty and staff are located in or near each building, with the following attributes.

I. The McAllister Tower

Address: 100 McAllister St (at Leavenworth St)

Usage & history: The historic high-rise Empire Hotel was built in 1928, during WWII was repurposed as intelligence bureau, currently serves as student housing; with four floors used for publications, clinics and administrative offices. No outdoor commons or public space is available.

LRCP 3.0 projection: Rehabilitate as funds become available, particularly the wooden windows (1928 era).

- **Skyroom** -24th Floor, panoramic views of San Francisco, restored nightclub. Study space (monitored), meetings and special events. Seats ~75 persons in bar; ~30 persons in meeting room
- **Lounge** – 2nd Floor, former café restored as student recreation and social area. Seats ~150
- **Mezzanine** – M Floor, individual study and small group meeting area, period furnishings, natural light, seats ~50
- **Gym** – basement, group and individual workout areas, regulation gymnasium with sprung wood floors, spectator seating, locker rooms with showers.

II. Snodgrass Hall

Address: 198 McAllister St at Hyde St.

Usage & history: Academic building, supports 87% of total campus academics, open outdoor space is the only significant “campus heart”.

LRCP 3.0 projection: This building will be replaced under LRCP 3.0, demolition after 2020 opening of 333 Golden Gate. Ideally, this will be repurposed as 400 – 700 micro-units of student housing.

- **“The Beach” (Snodgrass Plaza)**
 - Outdoor – One floor above street level on McAllister St., Accessible by elevator from Hyde St
 - 60 ‘ x 160’ (~9,600 ft²) ; south- southwest exposure
 - This plaza is the primary entrance to main academic building serving most of the College population. It is a popular meeting place, both randomly and by appointment.
 - Monitored by UC Hastings Public Safety staff 24-7.



- Vegetation covers ~15% of surface with moderate density canopy in boxes and planters surrounding paved patio with picnic tables shaded by olive trees (30').
- Pavilion tents are temporarily set up for campus fairs ~bi-monthly; Happy Hour events are sponsored by campus organizations, ~weekly
- **Lobby**
 - Indoor space visually associated with the Beach, glass wall affords full view, automated and manual doors
 - ~1800 ft² natural light, occasional potted vegetation, benches
 - Public Safety kiosk monitored by uniformed officers 7 – 10PM M- F
 - Café bar, no seating, open 7AM – 4PM, week days

III. The Annex

Address: 50 Hyde St between McAllister St and Golden Gate Ave

Usage & history: Built in 1958. The Annex contains no outdoor Commons or public space.

LRCP 3.0 projection: Requires major system upgrades including HVAC and electricals, may be rebuilt during 198 McAllister project.

- **Louis B. Mayer Hall**
 - Assembly hall, vaulted ceiling, 2ft elevated stage
 - ~5500 ft², seats ~500, ADA accessible
 - Group meeting rooms lead off main chamber (5 -15 person)
 - Mixed-use or public access meetings

IV. Kane Hall

Address: 200 McAllister at Hyde St

Usage & history: Academic services building built in 2000, updated in 2007. Contains Library.

LRCP 3.0 projection: Connectivity on western aspect with new academic building at 333 Golden Gate Ave at minimum of 2nd & 6th floors. Re-roofing will allow roof garden-recreation area that connects library with new building..

- **Outdoor Lobby**

Dimensions: Approximately 1800 ft² with 18' ceiling; South-southeast exposure



Description: Covered patio open to street level at Hyde St & McAllister St

- 25' to MUNI bus stops #19, #5
- **Public art:** colorful steel sculpture made by R. Meyer 1982
- **Landscaping:** colorful, drought-tolerant plants in boxes. Trees and native plants in beds along the street
- **Bicycle locker** secure cage with two tiers, accommodates ~80 bikes

- **Dining Commons**

Dimensions: ~8,500 ft²; South-southwestern exposure

Description: Indoor, 2nd Floor,

- Food service canteen, seats ~550 at dining tables
- Used as study space and meeting space
- Natural light, views of McAllister St (trees) and 2nd Floor Patio

- **2nd Floor Patio**

Dimensions: 45' x 370' ~16,650 ft²; western exposure

Description: Outdoor, one floor above street level on McAllister St. paved patio with round wooden tables shaded by arbors and small Mediterranean trees.

- overlooks Demonstration Gardens on northern end (Golden Gate Ave)
- seats ~ 50
- wind gusts can make seating uncomfortable in late afternoon
- accessible from Dining Commons and Demonstration Gardens

Landscaping: Garden covers ~10% of surface with minimal canopy in boxes and planters, seating is shaded by arbors and small Mediterranean trees.

V. Demonstration Gardens

Address: 333 Golden Gate Ave, accessible entrance 387 Larkin St

Usage & history: Environmental learning center and recreation area established by volunteers in 2009 on asphalt parking lot. Public access and community-based programming in citizen science and expressive arts. Participants aged 3 years – adult, senior, all abilities; 75 – 150 individuals per week, seasonally. Operated Tuesday – Saturday, year-round since 2009 by non-profit organization “The Demonstration Gardens”, staffed by seniors and teens in stipended training programs with volunteer management.

Water conservation measures are a significant component of a six-year environmental initiative to study, monitor and mitigate environmental factors that



may contribute to climate change on the UC Hastings campus. On our study site (333 Golden Gate) in 2015 we have met or exceeded California guidelines of a 25% reduction in fresh water use over previous years.

Water conservation methods at 333 Golden Gate include:

- sheet mulched impermeable surfaces to control run-off, retain rainwater & atmospheric moisture
- planting to create a complex, multi-story canopy with improved evapotranspiration (conversion of carbon dioxide to biomass) and increased retention
- inclusion of drought-tolerant plants native to maritime Mediterranean climates improve efficiency of plant community
- vertical gardening treatments increase growing surface and reuse run-off

LRCP 3.0 projection: Site of new academic replacement building, ground-breaking June 2017, scheduled to open Fall 2020. Existent Gardens will be relocated to roofs and terraces at UC Hastings, Spring 2017.

- **Outdoor Gardens Area**
- **Dimensions:** 85' x 125' ~11,000 ft² one floor below street level
Description: Urban canyon surrounded on all sides with low albedo walls contains multiple garden beds and regulation-sized basketball court.
- **Landscaping:**
 - Vertical gardens on 3 sides
 - Horizontal gardens cover ~45% of surface with complex canopy in permaculture berms, -10% water runoff to SF sewer
 - Complex, high-density Mediterranean landscaping provides bird and insect habitat, reduces heat island effect and mitigates wind tunnel.
 - North and south greenhouses: 250 ft² & 350 ft²
- **Indoor Education Area**
Dimensions: ~3,400 ft² · Basement with accessible entrance from Larkin St (Redwood Walkway)
 - 36' x 40' Community room with small offices, plant nursery, library and kitchenette
 - 30' x 30' Activity-performance room with mirrors, dressing room, walk-in storeroom
 - elevator to ADA-compliant restrooms



VI. Parking Garage

Address: 376 Larkin St

Usage & history: Public parking structure built in 2009.

LRCP 3.0 projection: Maintain structure as is, look for sustainability opportunities, such as water reclamation and greening.

Dimensions: 7 floors, 159,000 ft²

Landscaping

- Redwood Walkway: Along the southern edge of property there is an accessible walkway, secured by a pass-card gate. This 30'-by-200' easement was formerly called Redwood Street and it connects the Demonstration Gardens with Larkin St. It is paved and landscaped with bamboo, ferns and other shade-loving plants. It is shaded by a Black Walnut tree (85').
- The Redwood Walkway provides access to public parking garage, basement-level building utility area and the Demonstration Gardens classrooms and offices.
- Metal bicycle rack (25 slots)
- 6th Floor: There are three, 15' planters with Mediterranean shrubs, hand-irrigated, northern exposure.

Campus-wide Sustainability

The Long Range Campus Plan 3.0 sees sustainability and greening of commons and open spaces as core functionality of campus infrastructure. Commons spaces also contribute to the sense of community in the College and the stature of the College as an institutional anchor that bridges the Tenderloin and Civic Center neighborhoods of San Francisco. The projected built environment under LRCP 3.0 will increase density through infill on land that the school owns (AB 857). The campus aspires to LEED Gold or Platinum certification and recertification of buildings wherever possible.

It will further implement compliance with California statutes and guidelines through **Sustainable UC Hastings**, the consolidation and intensification of multiple environmental initiatives into a comprehensive adaptive management program that both reduces campus contributions to climate change and adapts to its effects.

Robust adaptive management requires the inclusion in future growth of open standards monitoring, tracking and reporting systems. **Sustainable UC Hastings** includes an active program to share data and information within the College and with our community partners and neighborhood residents.



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