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Five Year Institutional Master Plan

UC Hastings College of the Law

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UNIVERSITY OF CALIFORNIA HASTINGS COLLEGE OF THE LAW

FIVE YEAR INSTITUTIONAL MASTER PLAN



DECEMBER 2015

**UC Hastings College
of the Law
Institutional Master Plan
2015**

Prepared by MKThink for UC Hastings College of the Law

Principal in Charge: Nate Goore (Principal, MKThink)

Project Manager: David Seward (CFO, UC Hastings)

Direct Contact: David Seward

sewardd@uchastings.edu

(415) 565 4710

200 McAllister Street

San Francisco, CA. 94102

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1.0 INTRODUCTION

The **University of California Hastings College of the Law**, hereafter referred to as UC Hastings, or the College, is submitting this Institutional Master Plan (IMP), which has been prepared in accordance with the requirements of San Francisco Planning Code Section 304.5, to the City and County of San Francisco. While State of California educational institutions are not subject to local ordinance or planning regulations, UC Hastings is providing the City and County of San Francisco with this IMP for informational purposes to facilitate its efforts to maintain and restore existing campus buildings; review plans for the development site at 333 Golden Gate Avenue; further its mission to serve its students; and provide information to the public.

2.0

EXECUTIVE SUMMARY

The University of California Hastings College of the Law was founded in 1878 as the first law department of the University of California and is the oldest public law school in California. Founded by California Chief Justice Serranus Clinton Hastings, UC Hastings was established by the California Legislature with its own Board of Directors, which operates the College independently of the Board of Regents of the University of California. UC Hastings is the only stand-alone, public law school in the nation.

Since its founding, UC Hastings has been an integral part of the fabric of the City and County of San Francisco. It is strategically located at the intersection of three distinct neighborhoods: Civic Center where the Supreme, Appellate and Superior courts of California are situated along with the Federal district court and 9th Circuit Court of Appeal, amidst City, State and Federal buildings as well as San Francisco's major cultural institutions; Mid-Market, the site of San Francisco's technology gold rush with Twitter, Zendesk, Uber, Square and many others; and the historic Tenderloin, a densely populated residential neighborhood with a diverse population comprised of multiple ethnicities and a remarkably broad demographic from the very young children of recent immigrants to the aged and vulnerable.

UC Hastings' strategic location is emblematic of its mission to unite the theory and the practice of law by providing an academic program of the highest quality, based upon scholarship, teaching, and research to a diverse student body, and to assure that its graduates have a comprehensive understanding and appreciation of the law, and are well-trained for the multiplicity of roles they will play in a society and profession that are subject to continually changing demands and needs.

Societal and economic change is evident in the community surrounding UC Hastings. Business development in the Mid-Market area and the nascent renewal of the Tenderloin, supported by the steadfastness of Civic Center institutions, provide a perfect backdrop for UC Hastings to revitalize its campus to meet the needs of future generations of law students and promote the revitalization of the area for students, workers and residents alike.

2.0 EXECUTIVE SUMMARY

As of 2015, UC Hastings hosts approximately 933 full-time Juris Doctor (JD), Master of Law (LL.M.), and Master of Studies in Law (MSL) students with its comprehensive academic programs, and extensive and innovative experiential learning and judicial externship programs.

UC Hastings' faculty of approximately 69 full-time faculty members and 81 part-time and adjunct faculty members includes a full roster of eminent scholars and professional leaders from a wide range of disciplines, who embody the College's ethos by turning knowledge into action, and helping students do the same.

UC Hastings' campus currently consists of four buildings located at 100, 198 and 200 McAllister Street and 50 Hyde Street; the UC Hastings Parking Garage at 376 Larkin Street; and a development site at 333 Golden Gate Avenue currently functioning as a demonstration garden and recreational space, all of which are located on two contiguous blocks between Larkin and Leavenworth Streets, and Golden Gate Avenue and McAllister Street.

The existing campus facilities are as follows:

- **100 McAllister Street**, known as the Tower, is a 27-floor, 249,000-gross-square-foot structure constructed in 1928 reaching 300 feet in height; it serves as student housing with 252 units housing approximately 280 students and recreational facilities, and provides 36,000 square feet of office space for numerous academic and research clinics. Within the Tower is the 9,200-square-foot Great Hall with its 70-foot ceiling height, which was originally used as a cathedral and is currently unusable.
- **198 McAllister Street**, known as Snodgrass Hall, is a four-story, 76,000-gross-square-foot structure constructed in 1953; it serves as the primary academic facility of UC Hastings, housing 65% of the College's lecture halls and seminar rooms, along with 80 offices.
- **50 Hyde Street**, known as the Snodgrass Hall Annex, is a four-story, 61,000-gross-square-foot structure constructed in 1969 and is immediately adjacent to Snodgrass Hall; it contains four classrooms, the Marvin and Jane Baxter Appellate Law Center, the Gold Reading Room, and the large Louis B. Mayer multi-purpose hall in support of academic operations.
- **200 McAllister Street**, known as Mary Kay Kane Hall, is a six-story, 177,000-gross-square-foot structure constructed in 1980 and renovated in 2007; it houses many of UC Hastings faculty and administrative offices, the library, cafeteria, faculty lounge and various student support facilities.
- **The UC Hastings Parking Garage**, located at 376 Larkin Street, is a seven-story, 157,000-gross-square-foot structure constructed in 2009; it provides 395 parking spaces to meet student, faculty, staff and public parking needs, and houses 13,000 square feet of retail space, which is fully leased.
- **The vacant lot, located at 333 Golden Gate Avenue**, consists of 11,962 square feet and is

currently used as a recreational area by UC Hastings' students and for demonstration urban gardening.

To complement the dynamic renaissance of the Mid-Market area and the changing face of the Tenderloin, UC Hastings focused its long range campus plan on enhancing its infrastructure to support an approach to legal education focusing on practical skill and experiential learning to ensure its law students are well-equipped to enter the modern legal marketplace. The plan further recognizes the criticality of student housing to truly support a community of learning.

UC Hastings long range campus plan, which incorporated the finding of its Five Year Infrastructure Plan 2016-2021, identifies the primary focus of the College's efforts in recent years as a systematic effort to achieve campus-wide, code-compliance, and fire/life-safety objectives, as well as other space improvements to enhance campus life for students, faculty, and staff.

The Five Year Infrastructure Plan 2016-2021 proposed the following five major infrastructure projects:

-
- 1. Constructing a new academic building of approximately 57,000 gross square feet on the vacant lot at 333 Golden Gate Avenue**

 - 2. Demolishing Snodgrass Hall at 198 McAllister Street and constructing a new campus housing building in its place**

 - 3. Modernizing the 50 Hyde Street Annex, planning options include the possibility of incorporating the academic functionality of 50 Hyde Street into the lower levels of a student campus housing complex on the combined 198 McAllister Street and 50 Hyde Street sites**

 - 4. Renovating and reconfiguring the Tower at 100 McAllister Street**

 - 5. Renovating and reusing the Great Hall at 100 McAllister Street**

CONSTRUCTING A NEW ACADEMIC BUILDING AT 333 GOLDEN GATE AVENUE

To support UC Hastings' educational and infrastructure goals, California Governor Edmund G. Brown approved the Budget Act of 2015 which appropriated \$36.8 million of lease revenue bond financing to construct a new academic building on the vacant lot at 333 Golden Gate Avenue.

The new academic building at 333 Golden Gate Avenue is anticipated to include approximately 57,000 gross square feet and be approximately 80 feet tall. However, to allow for design and engineering changes and to better estimate environmental impacts of a more flexible scenario, the College will analyze an additional 10 feet in building height. The building would replace all academic programming and faculty offices currently located in Snodgrass Hall at 198 McAllister Street. The building would provide a more cohesive campus and enable UC Hastings to create state-of-the-art classroom facilities that would serve the College for decades. With a smaller footprint than Snodgrass Hall, the new academic building would benefit from efficient space planning that corresponds with the College's implementation of a reduction in enrollment of 20%-25% to better align the school's population to the needs of the legal marketplace that it serves and ensure a better learning environment for its students, as well as increased opportunities for employment after graduation.

Construction at 333 Golden Gate Avenue is projected to begin in 2017-18 and be completed in 2020, with the commencement of instructional operations beginning in the fall 2020 semester.

DEMOLISHING SNODGRASS HALL AND CONSTRUCTING STUDENT HOUSING AT 198 MCALLISTER STREET

In furtherance of enhancing and strengthening its relationship with the University of California San Francisco ("UCSF") and the broader University of California System, UC Hastings has recently entered into a letter of intent with UCSF for the development of campus housing at UC Hastings to accommodate the academic and housing needs of UC Hastings and UCSF under their shared affiliation with the University of California System. Shared housing is a natural extension of the existing collaboration between UC Hastings and UCSF on a successful joint health law policy consortium for medical and law students.

Upon completion of the new academic building at 333 Golden Gate Avenue, Snodgrass Hall will be demolished to allow for the construction of an approximately 13-story, 140-foot-tall, 227,000 gross square foot structure that would provide approximately 400 to 600 housing units depending upon the average unit square footage, and approximately 15,000 square feet of non-revenue generating College-serving academic and instructional uses and/or revenue-generating third-party retail uses on the ground floor to provide student amenities and to activate the street level.

Demolition and development at 198 McAllister Street would occur after 2020 occupancy of 333 Golden Gate Avenue.

MODERNIZING 50 HYDE STREET OR DEMOLISHING AND REPLACING 50 HYDE STREET WITH STUDENT HOUSING AND ACADEMIC/SUPPORT SPACE

With the proposed demolition of Snodgrass Hall at 198 McAllister Street, 50 Hyde Street would require major HVAC and other building systems renovation and modernization to maintain important College functions, including the Louis B. Mayer Auditorium, Gold Reading Room, and Moot Court. Further, many of the building systems that support 50 Hyde Street would need to be replaced as the two structures would be de-coupled. Recognizing the need to modernize the building, the Governor’s 2015 Five Year Infrastructure Plan programmed future state support for an additional \$6.8 million to modernize the 50 Hyde Street Annex.

An alternative to modernizing 50 Hyde Street would demolish the building to create an enlarged development site that would allow for a greater increase in campus housing. Extending the proposed 13-story, 140-foot structure at 198 McAllister Street to the 50 Hyde Street site would increase its size to approximately 329,000 gross square feet and would allow for approximately an additional 125 to 170 housing units depending upon the average unit square footage with approximately 61,000 square feet dedicated to academic, administrative, assembly, faculty, and multipurpose/support space on the ground and second floors. The elevation of this structure as measured from Golden Gate Avenue would be 130’

Modernization or demolition and development at 50 Hyde Street would occur after 2020 occupancy of 333 Golden Gate Avenue.

RENOVATING AND RECONFIGURING THE TOWER AT 100 MCALLISTER STREET

Constructed in 1928, 100 McAllister would benefit from seismic strengthening and modernization. The building currently has 252 units of housing accommodating approximately 280 students. The development of new student housing at 198 McAllister Street would allow UC Hastings to continue providing housing to its students while 100 McAllister is renovated. The letter of intent between UC Hastings and UCSF also contemplates the potential joint renovation and modernization of 100 McAllister Street (including the Great Hall described below) by the two parties.

UC Hastings has conducted extensive reviews of various redevelopment scenarios for the Tower. One such scenario is to renovate the unfinished space on the 25th and 26th floors of the Tower as additional housing units with an average unit size of 390 square feet, which would increase the total number of housing units from 252 to approximately 260 units. Another scenario is to redevelop all existing housing units into an average unit size of 275 square feet, which would then increase the total number of housing units to approximately 350.

RENOVATING AND REUSING THE GREAT HALL AT 100 MCALLISTER STREET

UC Hastings is currently analyzing the best use for the renovation and reuse of the Great Hall.

Assuming that the new academic building at 333 Golden Gate is completed by 2020, work at 100 McAllister Street would commence upon the projected completion of the new student housing facility at 198 McAllister Street and/or 50 Hyde Street in 2022

CONCLUSION

UC Hastings is excited about the new opportunities that will emerge from the five major infrastructure projects not only for the law students and faculty of UC Hastings, but also for the greater good of the residents and establishments within the distinct neighborhoods of the Civic Center, Mid-Market and Tenderloin in which UC Hastings views itself as an active and engaged partner.

3.0 NATURE OF INSTITUTION

NATURE OF INSTITUTION

Founded in 1878, Hastings College of the Law is the oldest public law school in California and the only public, free-standing law school in the country. UC Hastings is a public law school affiliated with the University of California (UC), an instrumentality of the State of California. UC Hastings has approximately 933 full- and part-time students, 69 full-time faculty members, 81 part-time and adjunct faculty members, and 155 full-time support staff. Along with law schools at Berkeley, Los Angeles, Irvine, and Davis, UC Hastings is part of the UC System and takes pride in its University of California affiliation. It is, however, distinguished by certain factors owing to the special nature of its founding in 1878. On its establishment, Hastings was designated “the law department of the University of California.” The founder of the College, Serranus Clinton Hastings, specified the San Francisco Law Library and proximity to the courts as principal resources for students’ legal studies, which led to the College’s home in San Francisco. Although affiliated with the University of California, UC Hastings is governed by its own Board of Directors.

COLLEGE’S MISSION AND INSTITUTIONAL GOALS

UC Hastings’ mission is to provide an academic program of the highest quality, based upon scholarship, teaching, and research, to a diverse student body. The College works hard to assure that graduates have a comprehensive understanding and appreciation of the law and are well trained for the multiplicity of roles that they will play in a society and profession that is subject to continually changing demands and needs.

In the furtherance of these goals, UC Hastings is committed to a process of continual improvement in a wide array of program activities, including the College’s physical plant and its setting as an urban campus in the Civic Center/Mid-Market/Tenderloin area of San Francisco. UC Hastings is dedicating substantial effort to upgrading and modernizing its facilities.

The objectives of this multiyear effort are the following:

- Modernize facilities for code-compliance purposes
- Improve interior spaces to enhance the College’s competitive position and to provide well-maintained and technologically current facilities to complement the excellence of the College’s academic programs
- Establish UC Hastings’ urban campus as a dynamic, vibrant location with a multitude of academic, social, and cultural activities occurring in daytime and evening hours
- Provide additional housing to meet demand and to provide assurance that students seeking housing have options at rent levels that minimize student indebtedness

PROGRAMS OFFERED

In service of these learning outcomes, the College offers three degree programs each with their own unique concentrations:

- **J.D. Program**

- Civil Litigation and Dispute Resolution
- Criminal Law
- Environmental Law
- Government Law
- Intellectual Property Law
- International Law
- Law and Health Sciences
- Social Justice Lawyering
- Taxation

- **LL.M. Program**

- Criminal Law
- Dispute Resolution and Legal Process
- Health and Law Policy
- International Business and Trade
- International Law and Human Rights
- Science, Technology and Intellectual Property
- Taxation

- **M.S.L. Program**

- Master of Studies in Law for Health and Science Professionals
- Master of Studies in Law for Business and Technology Professionals
- Self-Designed Master of Studies in Law

SERVICE POPULATION

UC Hastings serves a broad and diverse range of students pursuing advanced law degrees (*see tables 01, 02, and 03 on page 14 for a more detailed breakdown*).

Inherent in all its academic program offerings, UC Hastings strives for six desired learning outcomes:

Doctrinal and Substantive Knowledge

Students will be able to identify, explain, and employ basic concepts, theories, procedures, and rules of law in both core legal areas and in their own chosen area(s) of specialization.

Problem Solving and Critical Thinking

Students will be able to analyze, assess, and form independent judgments on a variety of legal issues, and will use these skills to solve client legal problems.

Practical and Communication Skills

Students will be able to gather and analyze evidence, communicate effectively in appropriate written and oral formats with a multiplicity of audiences, and demonstrate other professional skills.

Research Skills

Students will be able to independently retrieve, organize, analyze and evaluate paper and electronic legal and interdisciplinary sources, and differentiate between the types and relevance of authorities.

Professionalism

Students will demonstrate the professional skills necessary for effective and ethical participation in the legal profession.

Public Service

Students will be able to describe the roles and responsibilities of lawyers in overcoming obstacles to legal access and in promoting social justice.

ACCREDITATIONS

UC Hastings College of the Law is an American Bar Association-approved law school and is accredited by the Accrediting Commission for Senior Colleges and Universities of the Western Association of Schools and Colleges. UC Hastings is also a member of The Association of American Law Schools.

RANKINGS

Overall: 59
Dispute Resolution: 10
Health Care Law: 20
Clinical Training: 27
International Law: 26

EMPLOYMENT CHARACTERISTICS

UC Hastings employs full and part-time faculty as well as full and part-time administrative staff (see tables 04, 05, and 06 on page 15 for a more detailed breakdown).

Total Faculty: 150 (including adjunct)
Total Administrative Staff: 155 (career employees)

EQUAL OPPORTUNITY EMPLOYMENT

UC Hastings is an Equal Opportunity Employer. The College does not discriminate in employment opportunities or practices on the basis of race, color, religion, sex, sexual orientation, national origin, age, disability, or any other characteristics protected by the law.

CAREER SERVICES NONDISCRIMINATION POLICY

UC Hastings College of the Law does not make its career services facilities available to employers who discriminate in the selection of employees on the basis of national original, race, religion, gender, sexual orientation, age, handicap, or any other basis prohibited by applicable law.

LEGAL EDUCATION OPPORTUNITY PROGRAM

The College prides itself on serving the public by providing broader access to legal education. Created more than 30 years ago, the Legal Education Opportunity program (LEOP) is a keystone of the effort to help equalize opportunities in the law. UC Hastings created LEOP in 1969 to contribute to the equalization of opportunities in the law, recognizing that the traditional academic criteria used for making admissions determinations may not be valid indicators of academic potential for students from non-traditional backgrounds. Today, LEOP serves two purposes: it is an alternative means of evaluating an applicant's potential for the study of law, and it is an academic support program committed to the success of LEOP students in law school and in the legal profession.

Approximately 20% of each entering class is composed of LEOP students: individuals whose education, economic status, social experience, or disability may have limited their access to earlier academic opportunities. Since its inception, LEOP has graduated more than 2,900 students. Across California and the nation, they serve as judges, state attorneys general, district attorneys and public defenders, lawyers with high profile firms, attorneys working in public interest law, and as specialists in areas of law such as secured transactions and Internet law.

Students enrolled through LEOP first must be deemed to have the abilities and motivation to succeed in law school, with the assistance provided through the program. LEOP students are those who have overcome significant obstacles—educational, economic, social, medical, or other—that have restricted their access to traditional academic opportunities and resources generally considered an indicator of a successful law school career. In Hastings' highly competitive environment, LEOP fosters academic excellence through skills-based workshops, weekly small group sessions, one-on-one tutoring, academic counseling, and a study-aids library. As their studies progress, those in the program grow to depend on each other for insight, dialogue, perspective, and support.

UC Hastings is particularly proud that its LEOP program was singled out as a model for other UC professional schools. Since 1998, the California State Legislature has required the University of California's professional schools to "take into consideration education, economic status, social experience, and/or disability of an applicant that may have limited his or her access to academic opportunities." The mandate continues, "In an effort to increase diversity, it is further the intent of the Legislature that all UC professional schools establish programs similar to UC Hastings' Legal Education Opportunity Program."

3.0 Overview / Nature of Institution

Table 01: Student Enrollment Data (2015–2016 academic year)

PROGRAM	TOTAL STUDENTS	% OF TOTAL
J.D.	905	96%
LL.M.	30	3%
M.S.L.	11	1%
TOTAL	946	100%

Table 02: J.D. Students Ethnicity Data (2015–2016 academic year)

RACE AND ETHNICITY	% OF J.D. STUDENTS
Hispanic of any race	15.7%
American Indian or Alaska Native	1.7%
Asian	20.0%
Black or African American	4.4%
Native Hawaiian or Other Pacific Islander	0.3%
Two or More Races	1.7%
White	39.2%
Nonresident Alien	4.9%
Race and Ethnicity Unknown	12.2%
TOTAL	100%

Table 03: J.D. Students Gender Data (2015–2016 academic year)

GENDER	% OF J.D. STUDENTS
Female	52.8%
Male	47.2%
TOTAL	100%

3.0 Overview/Nature of Institution

Table 04: Employee by Type (2015–2016 academic year)

EMPLOYEE TYPE	FACULTY	ADMIN. STAFF	TOTAL EMPLOYEES
FTE	69	155	224
PTE	81	289	370
TOTAL	150	444	594

Table 05: Full-Time Faculty Employment Data (2015–2016 academic year)

ETHNICITY	% OF FTE FACULTY	GENDER	% OF FTE FACULTY
Asian	13.0%	Female	44.9%
Black or African American	7.2%	Male	55.1%
Hispanic or Latino	4.0%	TOTAL	100%
Native Hawaiian/Other Pacific Islander	0.0%		
Two or More Races	0.0%		
American Indian or Alaska Native	1.4%		
White	73.9%		
Race or Ethnicity Unknown	0.0%		
TOTAL	100%		

Table 06: Full-Time Administrative Staff Employment Data (2015–2016 academic year)

ETHNICITY	% OF FTE ADMIN. STAFF	GENDER	% OF FTE ADMIN. STAFF
Asian	25.2%	Female	62%
Black or African American	9.0%	Male	38%
Hispanic or Latino	7.1%	TOTAL	100%
Native Hawaiian/Other Pacific Islander	0.0%		
Two or More Races	0.0%		
American Indian or Alaska Native	0.6%		
White	55.5%		
Race or Ethnicity Unknown	2.6%		
TOTAL	100%		

4.0 PHYSICAL PLANT

INTRODUCTION TO NEIGHBORHOOD

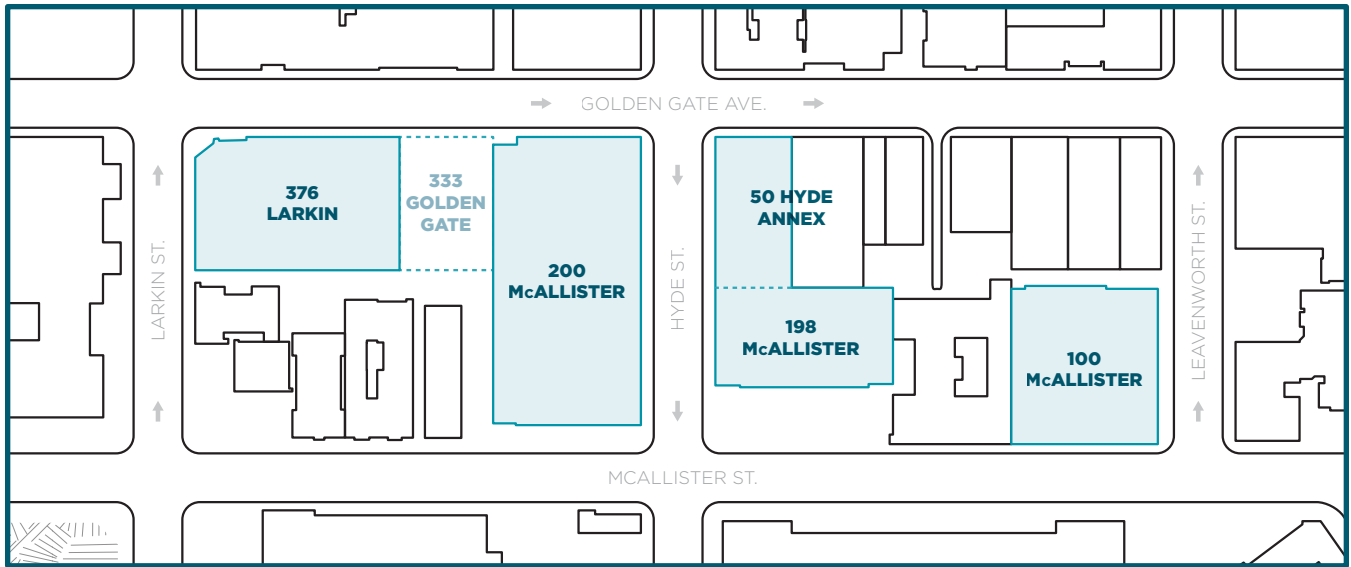
UC Hastings' campus is located in and adjacent to the San Francisco Civic Center, the municipal, state and federal offices and cultural facilities in a multi-block area between Franklin Street, Turk Street, Hyde Street, and Market Street. UC Hastings owns academic, residential, and student-services buildings, and a mixed-use commercial and parking structure in addition to a development site on the two blocks bounded by Golden Gate Avenue, Larkin Street, McAllister Street, and Leavenworth Street in downtown San Francisco.

Its proximity to the City's Civic Center offers access to every level of the judiciary with the exception of the U.S. Supreme Court. Additionally, many of the City's top attractions are located just blocks away including: City Hall, the War Memorial Opera House, Davies Symphony Hall, the SF Conservatory of Music, the Asian Art Museum, and the San Francisco Public Library.



UC Hastings' location in the Civic Center of San Francisco

4.0 Physical Plant



UC Hasting's properties

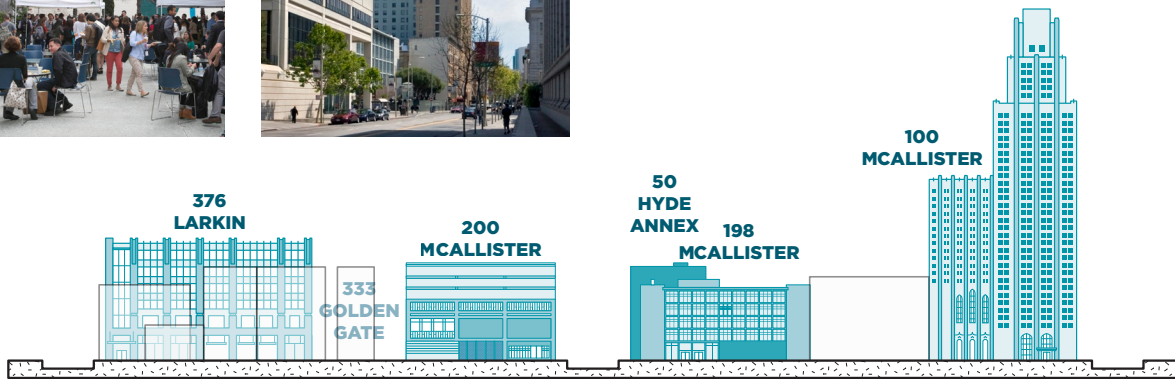


Illustration of a sectional view of UC Hastings' existing buildings

SURROUNDING LAND USE

Areas to the northeast and northwest of the campus include residential, commercial, and office uses (often with ground-floor retail). Areas to the south include numerous public uses primarily associated with the Civic Center. These include, cultural, institutional, and educational uses owned by various local, state, and federal agencies. The San Francisco Planning Code identifies the campus in three zones: RC-4 (Residential-Commercial) Use District, which provides for residential and neighborhood-serving commercial uses; C-3-G Downtown Commercial Use District, which provides retail, service, and office uses; and Public Use District, which provides for civic, cultural, and other public uses. The campus is located in the 80-T and 80-X height and bulk districts. Areas to the south and west of the blocks are zoned P (Public) Use District, containing numerous state and local public uses associated with the Civic Center. The campus is also within the city-designated North of Market Special-Use District.

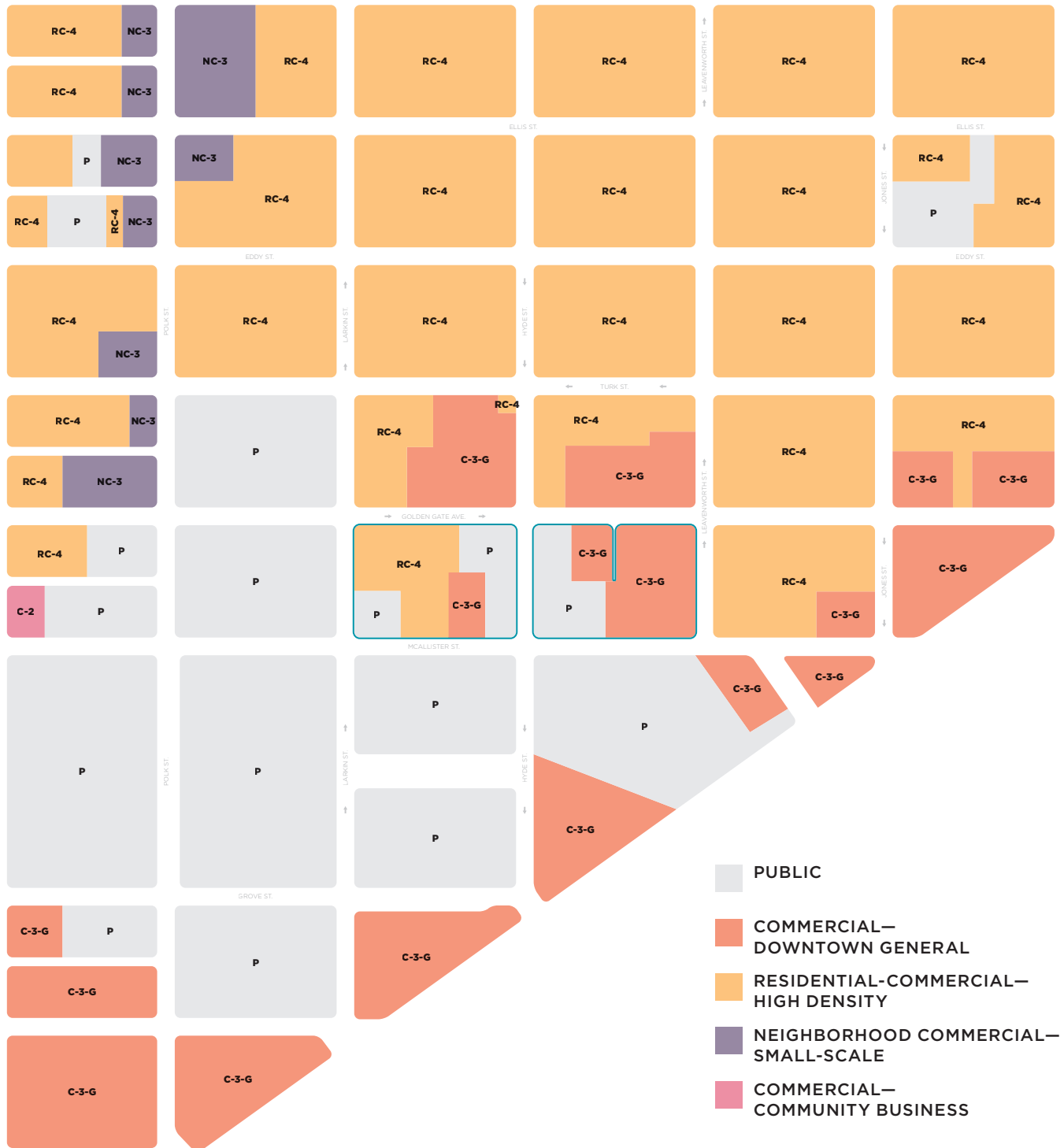
Areas north of the campus contain a mixture of residential and commercial uses in the RC-4 and C-3-G Use Districts. Many of these uses are older four- to six-story apartment buildings with ground-floor commercial uses. The six-story California State Building at 350 McAllister Street is west of the campus and is connected to the fourteen-story State Office Building at 450 Golden Gate Avenue to the northwest of the campus. The older Federal Office Building at 50 United Nations Plaza is immediately south of 100 McAllister Street.

The Civic Center area includes the city-designated Civic Center Historic District, and the federally designated Civic Center National Register Historic District and National Historic Landmark District. As such, the Civic Center contains numerous buildings that are individual landmarks or are contributory to the historic districts. The campus is just to the northeast of these historic district boundaries. The Civic Center Powerhouse at 320 Larkin Street (corner of Larkin and McAllister Streets), south of the campus, is listed as non-contributory to the city-designated Civic Center Historic District.

Also within the Civic Center District is City Hall, the War Memorial Opera House, and Davies Symphony Hall. The Asian Art Museum opened in March 2003 is located on the block directly south of the Hastings campus. The City's Main Library is one block south of the Asian Art Museum.

UC Hastings is south and west of the Tenderloin area, a neighborhood that has experienced transition in recent years. The Tenderloin has begun to develop a new appearance, becoming a neighborhood residents drawn by the relatively low cost housing, a new neighborhood elementary school (for which Hastings students helped collect books), and a growing array of shops and services. UC Hastings students, paid by the College, also tutor elementary school children at the Tenderloin Neighborhood Development Corporation (TNDC) after-school program.

4.0 Physical Plant



2015 San Francisco Zoning Map of parcels in proximity to UC Hastings

HISTORY OF THE COLLEGE AND ITS GROWTH

In the 1970s, UC Hastings purchased four properties at 333 to 365 Golden Gate Avenue, built between 1906 and 1948, as well as most of the residential and commercial buildings fronting Larkin Street and McAllister Street to provide for campus growth. Those buildings contained commercial, office, and retail uses, and a total of 84 units of rental housing. The two other lots on the block functioned as a two-level parking garage.

The four structures at 333 to 365 Golden Gate Avenue were damaged during the 1989 Loma Prieta Earthquake. As a result, the buildings were demolished in 1990. Use of the project site was limited to surface parking since that time, except for a brief period when it functioned as a temporary classroom space with modular buildings when the renovation of the main classroom building was undertaken in 1999.

In 1994, UC Hastings sold 324 Larkin Street, 250 McAllister Street, 260 McAllister Street, and 270 McAllister Street. The TNDC—a nonprofit organization, which provides affordable housing for low-income residents—purchased and renovated the 250 and 260 McAllister Street buildings. The current owners of 270 McAllister Street and 324 Larkin Street maintained the use of these properties for residential purposes.

In 2009, the College completed construction of a mixed-used parking and retail structure at 376 Larkin Street on the corner of Golden Gate Avenue and Larkin Street. The facility provides 395 parking spaces in addition to approximately 13,000 square feet of Hastings- and community-serving retail space.

Currently, UC Hastings' campus is composed of five buildings: a primarily student housing tower at 100 McAllister Street, academic and administrative buildings at 198 McAllister Street, the Annex at 50 Hyde Street, and 200 McAllister Street, and a mixed-used retail and parking structure at 376 Larkin Street. Additionally, the College owns a currently site at 333 Golden Gate Avenue, which will be developed as the College's primary academic facility by 2020.

(See page 32 for more information regarding Hasting's five year development plans)

CAMPUS DESCRIPTION

The heart of UC Hastings’ campus consists of four primary buildings. These buildings contain classrooms, offices, an award-winning library, conference space, housing, and numerous amenities, such as the Law Café, the Skyroom, several lounges and study spaces, a basketball court, and a fitness center. In addition to the primary academic and administrative buildings, the College owns and operates a mixed-used commercial and parking facility at 376 Larkin Street and a currently empty lot at 333 Golden Gate Avenue that is slated for development in the next five years (see page 32). Together these six properties account for 131,000 square feet of total land area and 751,000 square feet of total floor area across five buildings.

Table 06 UC Hastings properties overview (2015)

ADDRESS	PARCEL	CURRENT USE	LOT SIZE (SF)	YEAR BUILT	# OF FLOORS	FLOOR AREA (SF)	ZONING	OWNED OR LEASED
100 McAllister	0348/006	Mixed use: student housing, recreational/fitness, and academic/instructional functions	18,906	1929	27	280,000	C-3-G	owned
198 McAllister	0348/009	Classrooms, academic, and administrative	22,686	1952	4	76,000	P	owned
50 Hyde	0348/014	Classrooms, academic, administrative, and event space	9,452	1969	5	61,000	P	owned
200 McAllister	0347/001 0347/002 0347/003 0347/004	Academic and administrative	42,225	1980	6	177,000	P	owned
333 Golden Gate	0347/007	Vacant lot	11,963	n/a	n/a	n/a	RC-4	owned
376 Larkin	0347/016	Parking garage and retail	25,816	2009	6	157,000	RC-4	owned

100 MCALLISTER PROPERTY DETAILS

Known colloquially as the 100 Building, “the Tower” principally serves as a student residence. Constructed in 1928, the 27-story tower houses about 280 students in 252 apartments of various sizes. Tower facilities include a fitness center, basketball court, laundry room, and mail room. Some of the lower floors of the Tower house offices for the College’s nine journals, research centers, in-house clinics, and the Fiscal and Communications offices. The 24th floor of the Tower, a multipurpose space known as the Skyroom, offers superb views of the city and the bay. In 2004, the Tower underwent a code-compliance upgrade with limited seismic reinforcement.

The Tower’s educational and research functions currently utilize approximately 20,000 square feet (7%) of the building’s gross square footage. The following academic and research programs are housed at 100 McAllister:

- **O’Brien Center for Scholarly Publications: Hastings’ nine student-run law journals:** Race and Poverty Law, Business, Hastings Communications and Entertainment Law Journal, Hastings International and Comparative Law Review, Hastings Law Journal, Hastings Constitutional Law Quarterly, Hastings West- Northwest Journal of Environmental Law and Policy, and Hastings Women’s Law Journal, are located on the 22nd and 23rd floors of the building. One journal, the Science and Technology Law Journal, is located on the first floor of Kane Hall.
- **The Center for Negotiation and Dispute Resolution (CNDR):** Develops and organizes Hastings’ dispute resolution curriculum, and conducts research and public service activities. Over 400 Hastings’ students take courses on alternative ways to settle disputes outside of a typical courtroom setting.
- **The Center for Gender and Refugee Studies (CGRS) and The Refugee & Human Rights Clinic:** Provide legal expertise and resources to attorneys, provide clinical and externship opportunities for students, and coordinate legal and national public policy advocacy efforts.
- **The Center for WorkLife Law (WLL):** A research and advocacy center that seeks to improve economic opportunities for and eliminate discrimination against employees caring for family members who are in need due to youth, old age, or illness.
- **Civil Justice Clinic:** The clinic gives students lead responsibility for handling actual cases under the supervision of full-time faculty for primarily low-income individuals and communities.

The office of the Chief Financial Officer and other administrative staff are located on the second floor of the building. Plans are underway to relocate the research centers and clinics to 200 McAllister in an effort to more efficiently utilize space and create additional sources of revenue for the College in the 100 McAllister Tower. These relocations should be complete by the end of 2017.



Images of the "UC Hastings' Tower" located at 100 McAllister Street

198 MCALLISTER PROPERTY DETAILS

Named for David E. Snodgrass, who served as Dean of the College from 1940 to 1963, Snodgrass Hall—often referred to simply as “198”—is actually composed of two structurally independent facilities: the original building at 198 McAllister (“198”) constructed in 1953 and the Annex at 50 Hyde, which was constructed in 1969 directly to the north of 198.

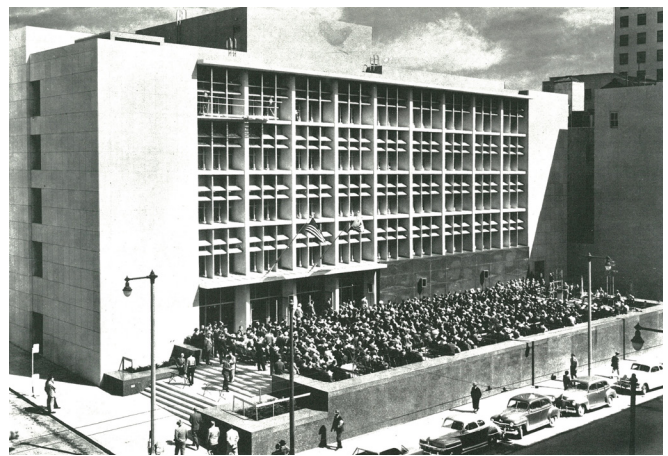
The four-story original building at Snodgrass Hall (198) will remain the College’s primary instructional building until the completion of the new academic facility at 333 Golden Gate Ave. Currently, 198 houses 65% of the College’s classrooms in addition to administrative, academic support, and faculty offices, and the Center for State and Local Government Law. The large portico area in front of the building, known as “The Beach,” is a popular spot for outdoor dining, student club booths, and community gatherings.

**The Original Building at Snodgrass Hall will no longer serve as an instructional building upon completion of a new academic building at 333 Golden Gate in 2020.*

50 HYDE ANNEX PROPERTY DETAILS

Constructed in 1969, the addition to the original 1953 building at 198 McAllister is often referred to as the “Annex.” Together with the original 1953 building, the two are collectively known as Snodgrass Hall. The Annex contains the Louis B. Mayer multi-purpose room (the largest indoor gathering space on campus), the Gold Reading Room, the College’s Moot Court Center, four classrooms, and various faculty and administrative offices.

4.0 Physical Plant



Images of Snodgrass Hall which is composed of an original building at 198 McAllister Street and an Annex at 50 Hyde Street

200 MCALLISTER PROPERTY DETAILS

The “200 Building” is named for Mary Kay Kane, who served as the Dean & Chancellor of UC Hastings from 1993 to 2006. Kane Hall is a 6-story structure constructed in 1980 and renovated in 2007. It houses many of the campus’ faculty and administrative offices, the main library, cafeteria, faculty lounge, meeting rooms, and various student support facilities.

The first floor of Kane Hall contains the student business center, the College’s receiving center and access to loading docks, facilities department offices, the Institute for Innovation Law, and the College’s former bookstore. The second floor is home to the Alumni Reception Center and the Offices of JD Admissions, Financial Aid, Career & Professional Development, Advancement, Records, and Student Health Services. The second floor also provides space for the Law Café, which is open daily for breakfast and lunch during the academic year. Office space for Graduate Program (LLM and MSL) Admissions, the Dean & Chancellor, the Academic Dean & Provost, the Associate Academic Dean, Faculty Support, Global Programs, and approximately 40 professors are located on the third floor. The fourth and fifth floors of Kane Hall house the law school’s library. Originally part of the main library, the sixth floor has been slated for future reprogramming and will house a combination of classrooms, administrative offices, and student study space.

4.0 Physical Plant



Images of the "Kane Hall" located at 200 McAllister Street.

333 GOLDEN GATE PROPERTY DETAILS

333 Golden Gate Avenue is a 12,000-square-foot vacant lot located between the parking garage at 376 Larkin and Kane Hall at 200 McAllister. The property was formerly leased by the YMCA and utilized as a recreational space that was used jointly by both the YMCA and UC Hastings' students. The YMCA, in 2015, shifted its operations to staff and provide programming at Boe Dekker Park. The College has secured state funding to develop the lot at 333 Golden Gate into a new academic building in order to replace the programs currently at 198 McAllister that will need to be relocated within the next six years.

The new academic facility at 333 Golden Gate Avenue will promote a more cohesive campus and enable the College to create modern classroom facilities that will serve the College for decades to come. Although UC Hastings is not subject to the requirements of San Francisco Planning Code, the building will be designed to be generally consistent with the 80' height stated in the planning code, although environmental review are being conducted based on a 90' height limit to allow for planning flexibility for the site. The building will replace all academic programming and faculty offices currently housed in 198 McAllister. The reduced square footage necessitated by the smaller building footprint in conjunction with more efficient space planning will correspond with the College's implementation of a 20%-25% reduction in enrollment to better align the school's population to the needs of the legal marketplace that it serves and ensure a better learning environment for its students, as well as increased opportunities for employment after graduation. Upon completion, the new building will contain 60% of the College's classroom inventory in addition to student support programs and faculty offices.

**The new proposed building at 333 Golden Gate will replace 198 McAllister as the College's primary instructional building upon its completion in 2020.*

376 LARKIN PROPERTY DETAILS

A seven-story parking structure, constructed in 2009, provides 395 parking spaces to meet student, faculty, staff, and public parking needs. The ground-level houses approximately 13,000 square feet of Hastings- and community-serving retail space with current tenants such as Philz Coffee and a Subway sandwich shop.

4.0 Physical Plant



Images of UC Hastings parking garage located at 376 Larkin Street

5.0

ACCESS AND TRAFFIC CIRCULATION PATTERNS

PUBLIC TRANSPORTATION

UC Hastings' central location in San Francisco's Civic Center provides visitors with immediate access to numerous forms of public transportation. Within a few blocks one can access the 5, 5R, 7X, 10, 19, 54, 70, 92, 93, 101, and 101X MUNI bus lines. Additionally, the campus is just one block north of the Civic Center stops for the F, J, K, L, M, N, S, and T MUNI Metro lines in addition to all BART trains.

PEDESTRIAN CONDITIONS

Sidewalks ranging from 12'5" and 15'11" exist adjacent to all of UC Hastings' properties. The volume of pedestrian traffic in the immediate area ranges from moderate to heavy and consists mostly of UC Hastings' students, staff, and faculty in addition to the many state and federal employees, who work in the area. Due to the campus's proximity to City Hall and other historic and culturally significant landmarks, the area often experiences a fair amount of daily foot-traffic from tourists.

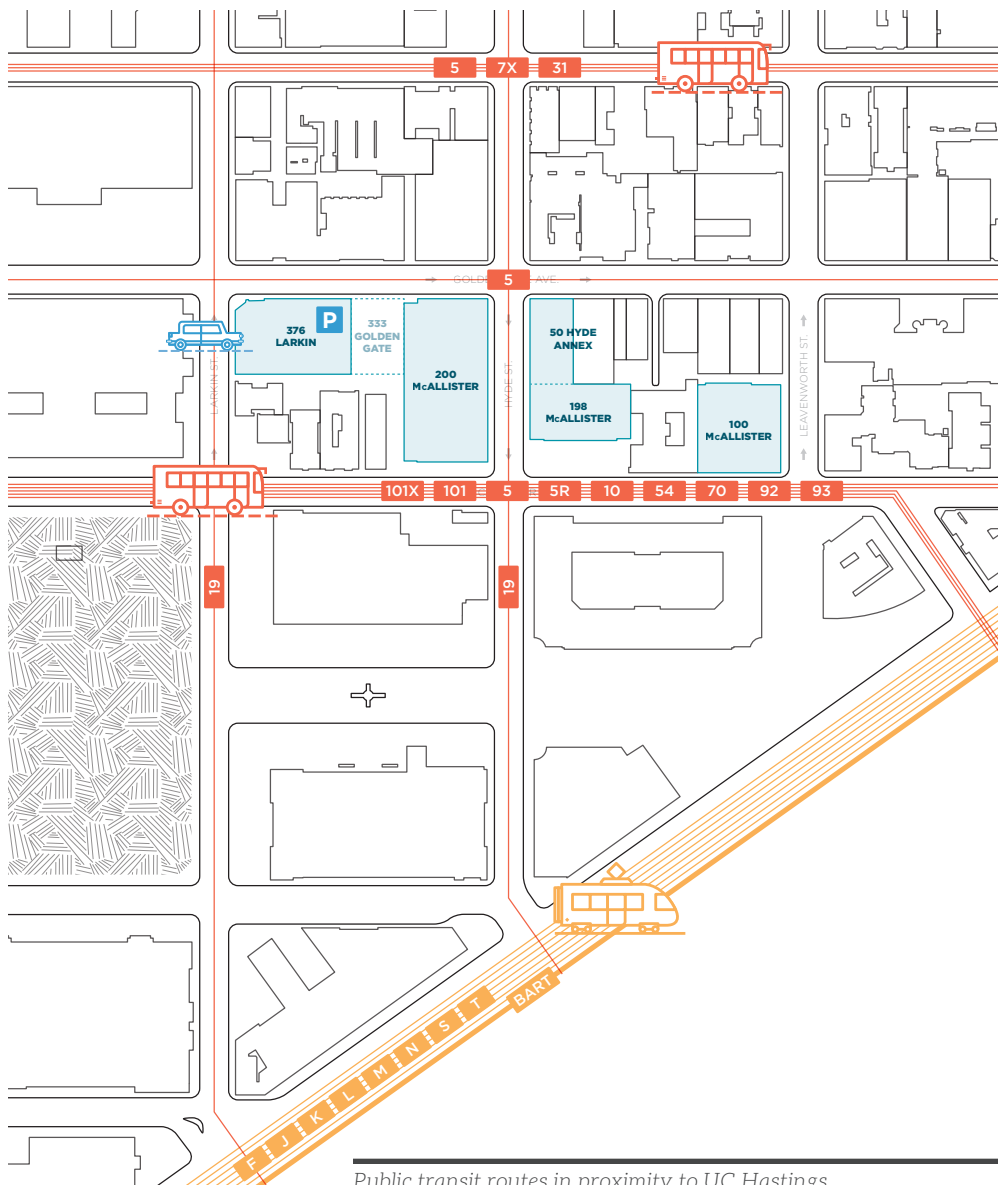
In 2015, with the help of the County Transportation Authority and various community partners, the College completed a Streetscape Improvement Project in the areas immediately surrounding the campus. The project involved pedestrian safety and lighting improvements, sidewalk widening, tree planting, and other enhancements such as the replacement of the sidewalks contiguous to the McAllister Tower.

BICYCLE CONDITIONS

The campus' central location provides access to numerous bike routes that are part of the Official San Francisco City Bike Route System. By utilizing these routes cyclists can access nearly every corner of the city. The most immediately accessible east-west routes are Routes #20, #30, #40 and the closest north-south routes are Routes #23 and #25.

PARKING

In general, on-street parking in the vicinity of the campus is very limited. However, in 2009, the College completed construction of the parking structure at 376 Larkin Street, which provides 395 parking spaces to meet student, faculty, staff, and public parking needs. The UC Hastings Parking Garage is located at the corner of Larkin Street and Golden Gate Avenue.



Public transit routes in proximity to UC Hastings

6.0

FIVE-YEAR DEVELOPMENT PLANS (2016-2021)

LONG RANGE CAMPUS PLAN OVERVIEW

The primary focus of the College's efforts in recent years has been a systematic effort to achieve campus-wide, code-compliance, and fire/life-safety objectives as well as other space improvements to enhance campus life for students, faculty, and staff. In 2004, the College completed a fire/life-safety upgrade and other improvements to 100 McAllister Street, relying in part on proceeds from UC Hastings-issued bonds. A major seismic and code-compliance upgrade of Kane Hall (200 McAllister Street) was completed in 2007, including a total renovation of the library funded by the Higher Education Bond Fund of 2002. Progress has been achieved by the adoption of a phased, multi-year approach based on relative priorities (e.g., code compliance and fire/life-safety) and funding availability.

In 2015, the College finds itself at a crucial point of transition as the imminent failure of the building systems in its most essential academic facility—198 McAllister Street—has forced the College's hand as it embarks to reshape its core campus.

Of the four buildings that compose the academic and administrative core of the College (100, 198, and 200 McAllister Street and 50 Hyde Street), the 198 McAllister Street and 50 Hyde Street buildings are regarded as the most vital to the College's academic functions. The 136,770 total gross square-foot buildings serve as the primary classroom facilities for the College, housing 83% of the school's seminar rooms and lecture halls that account for 92% of the College's classroom seating capacity in addition to more than 80 offices, accounting for 32% of the College's office total.

Despite their immense importance to the College, many of the buildings' features are dated and in need of repair or repurposing particularly with regard to 198 McAllister Street. The most pressing issue facing 198 McAllister Street today is the imminent failure of heating, ventilation, and air conditioning (HVAC) systems. Additionally, 198 McAllister Street has numerous problems and/or needs with regards to the hot water steam to water heat exchanger, antiquated electrical system (busbar duct), ADA accessibility implementation, roof replacement, and seismic upgrades to structural systems. Furthermore, the current classroom portfolio is in need of rightsizing in order to properly accommodate evolving pedagogies.

Of the numerous issues facing 198 McAllister Street, the HVAC systems are of particular criticality. A 2011 MEP Due Diligence report by the Engineering Enterprise and Taylor Engineering determined that the building's HVAC systems had a remaining lifespan of 7-10 years—which would mean a projected failure sometime between 2018 and 2021. The same report also called for the replacement of the original 1953 electrical bus duct riser and gave the hot water steam to water heat exchanger a 5-7 year lifespan.

The imminent failure of these systems over the next 5 years has forced the College to face the reality of a potential shutdown of Snodgrass Hall and the 92% of the College's classrooms it contains (this includes instructional spaces in both the original building and the Annex). As a result, \$36.8 million has been appropriated by the State of California for the College to develop a new primary academic facility on its property at 333 Golden Gate Avenue.

Within the next five years the College's physical plant will be undergoing large-scale changes that will result in shifting gravities and a more efficient and modern campus that will directly meet the needs of its student body and evolving educational pedagogies in the field of law. These changes will directly assist the College in achieving two of their primary goals for its facilities:

Rightsize & Upgrade Instructional Spaces

While classroom multi-media teaching system upgrades were completed in 2009 to provide for current instructional approaches used in modern academic settings, the rightsizing and upgrading of classroom space will be necessary to support targeted student long term enrollment levels of 1,000 FTEs , which allows for an overall reduction in the total amount of square footage. Historical enrollment has totaled 1,250 FTEs.

Reduce Total Instructional Square Footage

Total square footage can be downsized in conjunction with the 20%-25% reduction in enrollment as outlined by the College's strategic plan. The construction of a new academic building at 333 Golden Gate Avenue is planned to include less square footage allocated to instructional programs. In conjunction with more efficient programming and smarter planning, this reduction in square footage will assist with rightsizing facilities to better meet future enrollment projections in addition to offering more flexible seminar rooms as opposed to larger one-dimensional lecture halls.

333 GOLDEN GATE AVENUE NEW ACADEMIC BUILDING

With the ‘end of useful life’ of the building systems in 198 McAllister and the potential shutdown of the majority of the College existing instructional spaces, the College has been forced to assess potential strategies to maintain long-term operations. As part of those efforts, the College submitted a comprehensive package to the State of California in 2014, which presented potential strategic options as part of a request for funding support. After a review of potential alternatives, State approval of funding for the construction of a new academic facility at 333 Golden Gate Avenue was received.

By 2020, the currently undeveloped parcel will be transformed into a new academic facility that will directly replace 198 McAllister and allow for a non-disruptive transition of core academic and administrative programs. The new building will provide the College with modernized classrooms and student support spaces without disrupting current operations.

As mentioned above, although UC Hastings is not subject to the requirements of San Francisco Planning Code, the building is expected to conform to the 80-foot height limit with the potential for up to two subfloors (due to the pre-excavated site) and will be roughly 57,000 square feet. The environmental review process is being conducted on the assumption of a 90-foot building height to assume flexibility and maximum potential impacts. The new academic building will provide new systems and infrastructure that will be usable for a minimum of 10 years before any major maintenance is required and will ensure that the College can continue to operate sufficiently as an academic institution for decades to come.

THE FUTURE OF 198 MCALLISTER STREET

As core academic programs are transitioned from 198 McAllister Street to 333 Golden Gate Avenue, the existing lot at 198 McAllister Street presents the College with a development opportunity to address the College's other needs such as upgraded and/or additional campus housing and renovations and deferred maintenance at 100 McAllister Street. In order to best capitalize on this opportunity, UC Hastings has recently entered into a letter of intent with its affiliate, UCSF, regarding the joint development of a new campus housing project at 198 McAllister Street and joint renovation of 100 McAllister Street. A new campus housing building would provide assurance for new students seeking housing given the surging rents in the area. It would also allow UC Hastings to continue providing student housing, during any period in which 100 McAllister Street is undergoing renovations and is unavailable to be used as housing.

50 HYDE STREET ANNEX MODERNIZATION

The Annex houses the College's largest indoor gathering space, the Louis B. Mayer Multi-Purpose Room (LBM), the Gold Reading Room, four classrooms, and the College's Moot Court Center. With the exception of the Moot Court Center completed in 2010 and cosmetic upgrades to classrooms in 1999, these spaces have not been substantially updated since their original construction in 1969. As a result, these spaces are in dire need of modernization in order to implement more efficient building systems, improve usability, and provide spaces that are better equipped for 21st century learning practices.

The Governor's Five Year Infrastructure Plan proposes to allocate additional funding for the modernization of 50 Hyde Street in future years after the completion of the new academic building on 333 Golden Gate Avenue. The College is currently evaluating the modernization of the existing 50 Hyde Street building as compared to removal of the existing 50 Hyde Street building and inclusion of the 50 Hyde Street site with the 198 McAllister Street site to allow for development of a larger campus housing project with replacement facilities for the existing 50 Hyde Street facilities located in the lower floors of such a housing project.

100 MCALLISTER STREET RENOVATION

100 McAllister Street is in need of various fire/life-safety upgrades, seismic upgrades, and deferred maintenance. These upgrades and maintenance needs include:

- **Seismic Upgrades:** Essential to the health, safety, and well-being of the Tower residents and College staff, a seismic upgrade would be beneficial to provide sufficient structural strength to meet requirements set forth by the University of California Seismic Policy.
- **Great Hall Hazardous Material Removal:** The Great Hall, located within 100 McAllister Street requires removal of hazardous material prior to occupancy and/or leasing. Removal of hazardous material and renovation/build-out of the Great Hall space would make up to approximately an additional 34,000 square feet of potential usable space available.
- **25th and 26th Floor:** Unused space totaling 3,220 square feet that exists on the building's top two floors, 25th and 26th is proposed for renovation. Potential uses for this space include additional housing (approximately 8 units assuming the existing average unit size of 390 square feet) or a small conference center.
- **Student Apartment Upgrades/Reconfiguration:** New finishes, furnishings, and fixtures are needed (carpeting, kitchen units, lighting, bathroom fixtures and accessories) as the interiors of the building's 252 units have not been upgraded since 1980. Additionally, the existing housing units may be reconfigured to allow for a unit mix with a higher number of smaller units (approximately 350 units including the 25th and 26th floors and assuming an average unit size of 275 square feet), which may be better suited to the needs of the student population.
- **Exterior Repair, Windows, and Waterproofing:** Masonry re-pointing and sealing, window replacement, and terra cotta pinning, most particularly on the building's east elevation, must be implemented. An engineering firm has been retained to survey the building exterior and develop a work program along with more refined cost estimates.

As mentioned above, UC Hastings has recently entered into a letter of intent with UCSF regarding the joint renovation of 100 McAllister Street in conjunction with the joint development of a new campus housing project on the 198 McAllister Street and/or 50 Hyde Street sites.

200 MCALLISTER STREET: KANE HALL

Kane Hall is in need of two deferred maintenance projects (both are eligible for state support) and is currently undergoing a renovation/reprogramming of the 6th floor as the College optimizes its physical assets and consolidates its programs. The projects are listed below:

- **Building Egress Improvements:** During the course of field inspection in the final stages of the renovation of the 200 McAllister Street building, the State Fire Marshal recommended adding to the exiting system a new exit from the building's patio area. Subsequent modifications to interior exit pathways addressed the fire marshal's immediate concerns. Additional exit capacity from the exterior patio area on the second floor would be beneficial. This would be a state supportable project.
- **Roofing, Machine Room and Exterior Repairs:** The replacement of the building's roofing system was not part of the scope of the 2007 renovation project. An assessment will be conducted to determine the remaining utility of the roof membrane. This is a state supportable project.
- **6th Floor Re-Purposing:** The College is actively pursuing opportunities to improve its programmatic flexibility and diversify the locations of the school's classroom facilities (currently 83% of the school's classrooms are located in Snodgrass Hall). As part of these efforts, the College is consolidating its library in Kane Hall from three floors (4th, 5th, and 6th) to two (4th and 5th). The newly available space on the 6th floor will be utilized for training rooms, seminar rooms, student study space, clinical programs, and research centers.

