



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: Thursday, July 25, 2019
 Project Name: Academy of Art University IMP
 Record Number: 2019-012970IMP

LIST OF PROPERTIES OWNED OR LEASED BY ACADEMY OF ART UNIVERSITY				
Property Address	Cross Street(s)	Block/Lot	Zoning District	Area Plan
77-79 New Montgomery St.	Mission St., Jessie St.	3707 / 014	C-3-O(SD), 150-S	Downtown, Transit Center District
180 New Montgomery St.	Howard St., Natoma St.	3722 / 022	C-3-O(SD), 150-S	Downtown, Transit Center District
58-60 Federal St.	2 nd St., Rincon Alley	3774 / 074	MUO, 65-X	East SoMa (EN)
575 Harrison St.	2 nd St.	3764 / 198-230	MUO, 65-X	East SoMa (EN)
601 Brannan St.	5 th St., Bluxome St.	3785 / 132	MUG, 160-CS	Western SoMa (EN), Central SoMa
460 Townsend St.	6 th St.	3785 / 023	CMUO, 85-X	Western SoMa (EN), Central SoMa
466 Townsend St.	6 th St.	3785 / 005	CMUO, 85-X	Western SoMa (EN), Central SoMa
168 Bluxome St.	6 th St.	3785 / 137-184	MUG, 65-X	Western SoMa (EN), Central SoMa
410 Bush St.	Kearny St., Pine St.	0270 / 007	C-3-O, 80-130-F	Downtown
700 Montgomery St.	Washington St.	0196 / 028	C-2, 65-A	None
540 Powell St.	Anson Pl. (between Sutter and Bush St.)	0285 / 009	C-3-R, 80-130-F	Downtown
560 Powell St.	Bush St., Anson Pl.	0285 / 010	RC-4, 80-130-F	None
491 Post St.	Mason St.	0307 / 009	C-3-G, 80-130-F	Downtown
620 Sutter St.	Mason St.	0283 / 004A	C-3-G, 80-130-F	Downtown
625-629 Sutter St.	Mason St.	0297 / 014	C-3-G, 80-130-F	Downtown
655 Sutter St.	Mason and Taylor St.	0297 / 012	C-3-G, 80-130-F	Downtown
680-688 Sutter St.	Taylor St.	0283 / 007	C-3-G, 160-F	Downtown
740 Taylor St.	Sutter and Bush St.	0283 / 012	RC-4, 65-A	None
1055 Pine St.	Taylor and Jones St.	0275 / 009	RM-4, 65-A	None



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Property Address	Cross Street(s)	Block/Lot	Zoning District	Area Plan
1069 Pine St.	Jones St.	0275 / 008	RM-4, 65-A	None
736 Jones St.	Sutter St.	0298 / 027	RC-4, 80-A	None
817-831 Sutter St.	Jones St.	0299 / 021	RC-4, 80-A	None
860 Sutter St.	Jones and Leavenworth St.	0281 / 006	RC-4, 80-A	None
1080 Bush St.	Leavenworth St.	0276 / 015	RC-4, 65-A	None
1153 Bush St.	Leavenworth and Hyde St.	0280 / 026	RC-4, 65-A	None
150 Hayes St.	Van Ness Ave. and Polk St.	0811 / 022	C-3-G, 120-X	Downtown, Civic Center
950 Van Ness Ave.	O'Farrell St., Olive St.	0718 / 021	RC-4, 130-V	Van Ness Corridor
625 Polk St.	Turk St.	0742 / 002	NC-3, 130-E	Van Ness Corridor
1142 Van Ness Ave.	Post St., Cedar St.	0694 / 011	RC-4, 130-V	Van Ness Corridor
1916 Octavia St.	Sacramento St.	0640 / 011	RH-2, 40-X	None
1900 Jackson St.	Gough St.	0592 / 004A	RH-2, 40-X	None
1849 Van Ness Ave.	Washington St.	0618 / 001	RC-4, 80-D	Van Ness Corridor
1946 Van Ness Ave.	Jackson St.	0598 / 010A	RC-4, 80-D	Van Ness Corridor
2151 Van Ness Ave.	Broadway	0575 / 015	RC-4, 80-D	Van Ness Corridor
2209 Van Ness Ave.	Broadway and Vallejo St.	0570 / 029	RC-3, 80-D	Van Ness Corridor
2211 Van Ness Ave.	Broadway and Vallejo St.	0570 / 005	RC-4, 80-D	Van Ness Corridor
2550 Van Ness Ave.	Filbert St.	0526 / 021	RC-3, RM-3, 65-A	None
1727 Lombard St.	Octavia and Laguna St.	0506 / 036	RH-2, NC-3, 40-X	None
2801 Leavenworth St.	Jefferson St., Beach St.	0010 / 001	C-2, 40-X	Northeast Waterfront
2295 Taylor St.	Chestnut St.	0066 / 001	North Beach NCD, 40-X	None
2340 Stockton St.	North Point St., Beach St.	0018 / 004	C-2, 40-X	Northeast Waterfront
121 Wisconsin St.	16 th and 17 th St., Arkansas St,	3953 / 004	UMU, 68-X	Showplace Square/ Potrero Hill (EN)
2225 Jerrold Ave.	Upton St., McKinnon Ave.	5286A / 020	PDR-2, 65-J	Bayview Hunters Point



ACADEMY *of* ART UNIVERSITY®

FOUNDED IN SAN FRANCISCO 1929 BY ARTISTS FOR ARTISTS

JULY 5, 2019

INSTITUTIONAL MASTER PLAN





JULY 5, 2019 INSTITUTIONAL MASTER PLAN

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Executive Summary

Academy of Art University (Academy), established in 1929, is one of the largest private, for profit regionally accredited universities of art and design in the United States. The Academy offers both undergraduate and graduate degrees with a mission to offer hands-on, professional training for aspiring artists and designers.

As of Fall 2018, the Academy enrolled approximately 5,524 full-time undergraduate and graduate students taking at least one class on-site in San Francisco and 1,186 part-time undergraduate and graduate students taking at least one class on-site in San Francisco (see Section II: Student Population for more detail). Students are from the United States and around the globe. Supporting this student body, there are 212 full-time and 552 adjunct faculty members in San Francisco. In addition, the Academy employs 637 full-time and 156 part-time non-faculty staff onsite in San Francisco.

The Academy campus currently comprises 40 properties accounting for approximately 1,889,561 square feet of space for its educational programs, student housing, administrative functions and recreational uses and storage. These properties are connected by an efficient shuttle transportation system and are clustered in five areas: the Van Ness Transit Corridor, Fisherman’s Wharf/North Beach, Union Square, the Financial District, and South of Market. As described below, some of the Fisherman’s Wharf/North Beach uses will be transitioned to the Van Ness Transit Corridor as part of the Academy’s plan to concentrate its campus. The Academy is currently negotiating the global resolution of a lawsuit filed by the City alleging various land use violations. As part of that global resolution, the Academy and City would agree to a development agreement (the “Development Agreement”) that would bring the Academy’s uses into compliance with the Planning Code and provide significant affordable housing benefits to the City. This Institutional Master Plan is being presented to the Planning Department and Planning Commission in advance of the Development Agreement (and corollary approvals to the Development Agreement), which will be presented to the Planning Commission at a later date, with separate opportunities for public review and comment of each of the Institutional Master Plan and the Development Agreement.

As will be reflected in further detail in the Development Agreement, the Academy is exploring four strategies that would affect its facilities and operations within the near term:

Provide Student Housing

The Academy has the policy of first offering housing to first-year, full-time graduate students (enrolled in at least 9 units) and full-time undergraduate students (enrolled in at least 12 units) taking all of their courses on-site in San Francisco. To the extent beds remain available, other full-time graduate and undergraduate students taking all of their courses on-site in San Francisco and full-time graduate and undergraduate students taking no more than one class online per semester may apply to fill any remaining beds. Only to the extent beds remain available after the student populations above have had the opportunity to apply for housing will the Academy consider applications for housing from full-time students that take two or more online classes or part-time students. The Academy gives lower priority to full-time students electing to take two or more online courses per semester, as it is the policy of the Academy to encourage students located in the Bay Area to take advantage of in-class learning. As part of the Development Agreement, the Academy will provide annual occupancy reports to the Planning Department and agree to maintain (either by capping enrollment or constructing new Code-compliant Student Housing) a minimum number of Planning Code-compliant Student Housing beds available (“Housing Metering Requirement”). The Housing Metering Requirement remains under review by the Planning Department and will be described in detail to the Planning Commission and public at the time of the approval hearing for the Development Agreement.

Consolidate and Centralize its Campus

As part of long-term institutional planning efforts and dialogue with the City regarding the Development Agreement, the Academy plans to consolidate and centralize its campus buildings, with an emphasis on transitioning some of its uses in the Fisherman's Wharf/North Beach area to the Van Ness corridor. Further, the Academy will withdraw its use of 1055 Pine Street and 168 Bluxome Street, with students relocated to other existing Academy student housing and 2550 Van Ness Avenue (aka the "Da Vinci"), which will be converted from a tourist hotel to student housing pursuant to the Development Agreement. Pursuant to a schedule of performance set forth in a Development Agreement between the City and the Academy, the Academy will either entirely or partially withdraw uses in nine buildings totaling 261,955 square feet of institutional uses and two student housing buildings. Specifically, the Academy will withdraw from: 700 Montgomery Street, 2295 Taylor Street, 2340 Stockton, 1055 Pine Street, 1069 Pine Street, 168 Bluxome Street, 460 Townsend Street, 121 Wisconsin Street, and 150 Hayes Street, and will also withdraw classroom uses from the ground floor of 2801 Leavenworth Street.

As part of this consolidation, the Academy will occupy and change the use of 1946 Van Ness Avenue (aka "the Bakery") for its Auto Restoration program, placing it near the existing Industrial Design program located at 1849 Van Ness Avenue and within the historic 'auto row' district. The School of Fashion will transition from 2340 Stockton to 1142 Van Ness Avenue (aka "the Concordia Club"). The transition of the School of Fashion to 1142 Van Ness Avenue is strategically located to be close to 625 Polk Street, which is where the main School of Fashion is currently based. As described in the preceding paragraph, 2550 Van Ness will be converted from a tourist hotel to student housing.

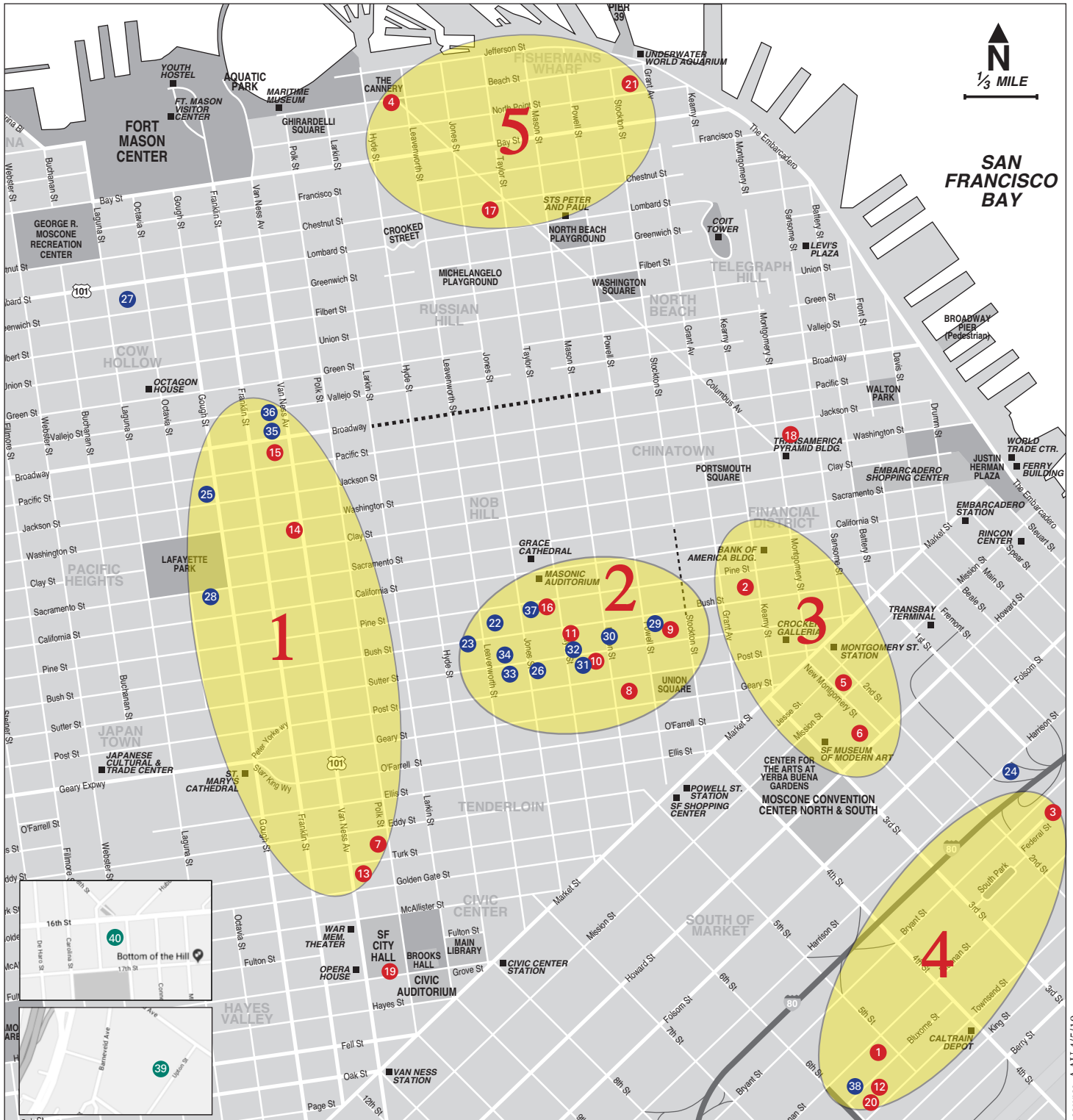
Improve the Efficiency of its Shuttle System

The Academy continues to improve the efficiency of its shuttle system, which supplements public transit by providing for on-time transportation of students and staff among Academy sites. Ongoing improvements include the elimination or consolidation of stop locations, modification of routes and schedules to better connect classrooms and residences, and minimization of the underutilization of shuttle vehicles. The shuttle system is modified on an ongoing basis as classroom and other locations are changed, based on regular data collection and analysis of ridership. The Academy has also focused on reducing traffic and air emissions by replacing diesel vehicles with gasoline-powered vehicles along with installing new filters on all buses. Following its existing practice and as set forth in a Transportation Management Plan described below, the Academy continues to constantly monitor demand and reduce service wherever possible.

Building Improvements

The Development Agreement approvals will include plan sets for each of the properties the Academy will continue to occupy. The plan sets will set forth approvals and improvements required to achieve compliance with the current Planning Code. Examples of improvements include the development of residential open space at 1727 Lombard (which is being converted from a last-legal Hotel use to Student Housing), the institution of significant amounts of Class I and Class II bicycle parking at both the Academy's Institutional and Student Housing sites, and exterior alterations to address historic preservation review of each of the Academy's sites.

Academy of Art University – Existing Campus



source: A.AU 4/5/19

● Institutional Sites

- 1. 601 Brannan St.
- 2. 410 Bush St.
- 3. 58-60 Federal St.
- 4. 2801 Leavenworth St.
- 5. 77-79 New Montgomery St.
- 6. 180 New Montgomery St.
- 7. 625 Polk St.
- 8. 491 Post St.
- 9. 540 Powell St.
- 10. 625-629 Sutter St.
- 11. 740 Taylor St.
- 12. 466 Townsend St.
- 13. 950 Van Ness Ave./963 O'Farrell St.
- 14. 1849 Van Ness Ave.
- 15. 2151 Van Ness Ave.
- 16. 1069 Pine St.
- 17. 2295 Taylor St.
- 18. 700 Montgomery St.
- 19. 150 Hayes St.
- 20. 460 Townsend St.
- 21. 2340 Stockton St.

● Residential Sites

- 22. 1080 Bush St.
- 23. 1153 Bush St.
- 24. 575 Harrison St.
- 25. 1900 Jackson St.
- 26. 736 Jones St.
- 27. 1727 Lombard St.
- 28. 1916 Octavia St.
- 29. 560 Powell St.
- 30. 620 Sutter St.
- 31. 655 Sutter St.
- 32. 680-688 Sutter St.
- 33. 817-831 Sutter St.
- 34. 860 Sutter St.
- 35. 2209 Van Ness Ave.
- 36. 2211 Van Ness Ave.
- 37. 1055 Pine St.
- 38. 168 Bluxome St.

● Other

- 39. 2225 Jerrold Ave. *Commercial Storage & Private Parking Garage (and lot) with Accessory Office*
- 40. 121 Wisconsin St. *(Vehicle Storage)*

● Clusters

- 1. Van Ness Transit Corridor
- 2. Union Square
- 3. Financial District
- 4. South of Market
- 5. Fisherman's Wharf

Academy of Art University – Proposed Campus



source: A.A.U. 4/5/19

● Institutional Sites

- 1. 601 Brannan St.
- 2. 410 Bush St.
- 3. 58-60 Federal St.
- 4. 2801 Leavenworth St.
- 5. 77-79 New Montgomery St.
- 6. 180 New Montgomery St.
- 7. 625 Polk St.
- 8. 491 Post St.
- 9. 540 Powell St.
- 10. 625-629 Sutter St.
- 11. 740 Taylor St.
- 12. 466 Townsend St.
- 13. 1849 Van Ness Ave.
- 14. 2151 Van Ness Ave.
- 15. 1946 Van Ness Ave.
- 16. 1142 Van Ness Ave.

● Residential Sites

- 17. 1080 Bush St.
- 18. 1153 Bush St.
- 19. 575 Harrison St.
- 20. 1900 Jackson St.
- 21. 736 Jones St.
- 22. 1727 Lombard St.
- 23. 1916 Octavia St.
- 24. 560 Powell St.
- 25. 620 Sutter St.
- 26. 655 Sutter St.
- 27. 680-688 Sutter St.
- 28. 817-831 Sutter St.
- 29. 860 Sutter St.
- 30. 2209 Van Ness Ave.
- 31. 2211 Van Ness Ave.
- 32. 2550 Van Ness Ave.

● Other

- 33. 2225 Jerrold Ave.
*(Commercial Storage & Private Parking Garage
(and lot) with Accessory Office; Community Facility)*
- 34. 950 Van Ness Ave./963 O'Farrell St.
*Private Parking Garage with groundfloor classic
car museum ancillary to museum located at
1849 Van Ness Ave.*

● Clusters

- 1. Van Ness Transit Corridor
- 2. Union Square
- 3. Financial District
- 4. South of Market

I. Introduction

Academy of Art University (“Academy” or “University”) submits this 2019 Institutional Master Plan (“IMP”) to replace its 2011 IMP currently on file with the San Francisco Planning Department (including bi-annual IMP update filings and draft IMP filings in February 2018 and March 2018). San Francisco Planning Code Section 304.5(e) requires postsecondary educational institutions (“PSEI”) to prepare and file an IMP. While the Planning Commission takes no action on the IMP, the IMP itself is an informational document with the primary purpose of informing City officials and the public of an institution’s current and future growth plans.

Since the Academy’s first IMP was accepted in 2011, the Academy has filed timely updates in 2013, 2015 and most recently in May 2017 (revised in July and October 2017). The Zoning Administrator determined in May 2017 that a new IMP for the Academy was required pursuant to Planning Code Section 304.5(b). The Academy has filed iterative drafts of a replacement IMP in February 2018 and March 2018, which were posted on the Planning Department’s website while the Planning Department concurrently reviewed. This new IMP provides an overview of the Academy’s current programs and facilities and its plans for future growth that will guide the Academy’s decision making regarding future facilities and site improvements in the coming years. The Planning Commission certified an Environmental Impact Report (“EIR”) and approved an Existing Sites Technical Memorandum (“ESTM”) in 2016 for the Academy of Art University Project. The Planning Department is currently preparing an Addendum to the EIR which analyzes changes to the Project in conjunction with the proposed Development Agreement that will bring all the Academy’s uses into compliance with the Planning Code, provide significant affordable housing benefits to the City, and set forth on-going compliance measures applicable to the Academy’s operations in the City. Those changes are described in this 2019 IMP.

The Academy was established in San Francisco in 1929 by Richard S. Stephens, a creative director with *Sunset Magazine*. The school began in a rented room at 251 Kearny Street with expansion periods in 1933, when the curriculum was expanded and in 1951 when Richard A. Stephens took over the Presidency and expanded the school from 50 students to more than 5,000 students. In 1966 the school was incorporated and granted authority to offer a bachelor’s degree in Fine Art by the Bureau for Private Postsecondary and Vocational Education of the State of California. In the 1980’s, the campus expanded from 1 to 3 properties. In 1992, Richard S. Stephen’s granddaughter, Elisa Stephens succeeded her father as President and further expanded the campus and curriculum. In the early 2000’s the campus comprised of 19 properties, expanding to 28 properties by 2006 and to 40 properties by 2011. In Fall 2011 the Academy had approximately 18,272 students in San Francisco and online.

Today, the Academy operates an urban campus and currently owns or leases 40 properties accounting for 1,889,561 square feet of space for its educational programs, student housing, administrative functions and recreational uses. These buildings are connected by an extensive transportation system and are clustered in several different neighborhoods; principally in the northeastern sector of the City, including Union Square, the Van Ness Transit Corridor, South of Market, Fisherman’s Wharf/North Beach, and the Financial District. Some of the Academy’s existing uses in the Fisherman’s Wharf/North Beach area will be transitioned to the Van Ness Transit Corridor as part of the Academy’s near-term plan to consolidate its campus. Near term plans include the reduction in the number of properties to 34, resulting in an Academy urban campus of 1,762,133 square feet.

10-Year Plan Period

The Academy has seen an overall decline in student enrollment since its 2011 IMP. In 2011, enrollment of part-time and full-time students taking one or more classes in San Francisco was 11,636. The 2011 IMP projected growth to 15,969 by 2018. The EIR (which was initiated in the years following the 2011 IMP, included growth projections intended to study the most use-intensive scenario for growth of the Academy in order to ensure possible environmental effects were adequately studied. For 2018, the EIR projected an onsite enrollment of 16,062¹. Over the past years, both the 2011 IMP's and the EIR's projections for growth have fallen out of line with actual enrollment trends, which have been impacted by growing demand for online-only education, as well as a strong economy in which many prospective students have elected to postpone or forego post-secondary education in favor of participating in the workforce. Actual enrollment of full-time and part-time students taking one or more class on-site in the Fall of 2018 was 6,710, or 42% of enrollment projections.

Responding both to enrollment trends, the pedagogical and technological changes to the delivery and administration of high-quality postsecondary education, and dialogue with the City regarding the proposed Development Agreement, the Academy has undertaken ongoing efforts to consolidate and centralize its campus buildings. Near-term plans (to be set forth in a schedule of performance in the Development Agreement) include the closure of three of the outermost buildings in North Beach located at 700 Montgomery Street, 2295 Taylor Street and 2340 Stockton Street, as well as 1055 Pine Street, 1069 Pine Street, 150 Hayes Street, 460 Townsend Street, 121 Wisconsin Street and 168 Bluxome Street. The closure of these buildings is scheduled to be completed in coordination with the final approval of the Development Agreement, and as a result, the Academy will withdraw approximately 151,920 sq. ft. of institutional uses and move students out of two student housing buildings (374 beds). The Academy's withdrawal from 150 Hayes Street (which currently houses the majority of its regional headquarter office space), will result in Academy headquarter office use being centralized primarily at 79 New Montgomery.

As part of its 10-year plan and consistent with the 'cluster' concept for future growth, the Academy proposes to concentrate future growth in the Van Ness area. This area is historically known as "Auto Row" and is cited by a Planning Department Survey as the Van Ness Auto Row; supports structures which highlight the historical importance of not only the automobile showrooms and public garages of "Auto Row" but buildings that housed an automobile engineering college. Future plans are to occupy 1946 Van Ness Avenue (aka the Bakery) for Industrial Design, specifically the Auto Restoration program, and to occupy 1142 Van Ness Avenue (aka the Concordia Club) for the School of Fashion so it will be in closer proximity to 625 Polk Street, which is currently utilized by the School of Fashion. The Academy will occupy 2550 Van Ness (aka the Da Vinci Hotel) to provide student housing for beds being vacated at 1055 Pine and 168 Bluxome.

1: AAU EIR p.2-1: the Proposed Project would accommodate growth in enrollment over the 2010 to 2020 period at an average of five percent per year, resulting in 6,100 new students, for a total of 17,282 on-site students.

Student Housing

The Academy continues to monitor and provide student housing in coordination with its enrollment to minimize negative effects on San Francisco's general housing supply. The Academy's current student housing capacity has up to approximately 1,810 beds. The Academy may, on a semester-by-semester basis, reserve a portion of its bed spaces for other uses, such as visiting faculty and study rooms, which allows for flexibility to program residential space to accommodate needs of the university or enhance student amenities depending on housing demand year-to-year. The Academy will withdraw from two properties, 1055 Pine Street and 168 Bluxome, currently used for student housing. Students living at 1055 Pine Street and 168 Bluxome Street will be moved to 2550 Van Ness Avenue and other existing Student Housing sites. The vacation of 168 Bluxome Street (219 beds) and 1055 Pine Street (155 beds), occupation of 2550 Van Ness Avenue (306 beds), and plan set review process (which will set forth the bed count permitted by Planning Code in each of the Academy's residential buildings as they exist currently) is anticipated to result in a net decrease in the current beds of approximately 3 beds or 1,807.² This total excludes beds that will become available for Academy student housing at the time 11 units in Academy residential buildings currently occupied by non-Academy permanent residents are voluntarily vacated (approximately 32 beds can be supported in those 11 units as described in more detail in Section III: Strategic Overview below). This number differs slightly from what was provided in the ESTM (1,809). The exact number of permitted student housing beds will be verified through a building permit application process, following approval of the Development Agreement.

Transportation

Congestion in the city has increased over the years and this can be attributed to many factors, including major construction throughout the city, and increased usage of car share services such as Uber/Lyft. The Academy has and continues to promote a policy discouraging automobile use by students and employees, supports bicycle usage by students and employees, operates shuttles to supplement MUNI transit and concentrates most of its facilities around transit corridors. Additionally, and as reflected in the plan sets to be approved in conjunction with the Development Agreement, the Academy will continue to support bicycle usage by improving onsite bicycle storage and updating its racks throughout its facilities.

The Academy shuttle system provides for efficient, on-time transportation of students and staff among Academy sites with minimal traffic impacts. The shuttle system is modified on an ongoing basis as classroom and other locations are changed, based on regular data collection and analysis of ridership. Current shuttle routes are depicted on the map entitled "Current Shuttle Bus System Map." The Academy has eliminated or consolidated stop locations, modified routes and schedules to better connect classrooms and residences, and minimized underutilization of shuttle vehicles. The Academy has also focused on reducing traffic and air emissions by replacing diesel vehicles with gasoline-powered vehicles along with installing new filters on all buses (commencing in 2009).

Overall shuttle usage has decreased. Average ridership per weekday in Fall 2018 was 1,511. This number represents 2,359 fewer weekday riders than the 2015 IMP Update³. The decrease in shuttle ridership is likely the result of a combination of factors, including a decrease in on-site student enrollment and the consolidation of course offerings within Academy buildings which necessitates fewer transfers. The Academy constantly monitors demand and reduces service whenever possible.

¹⁰ 2: See *Near-Term Student Housing Availability table for more detail.*

3: 2015 IMP average daily ridership was 3,870. The draft new IMP in March 2018 showed an average daily ridership of 2,319 as of Spring 2017.

Affordable Housing Public Benefits

As part of the global resolution of on-going litigation between the Academy and City and the Development Agreement, the landlord of the Academy will provide an affordable housing public benefit to the City in the form of paying an in-lieu fee accounting for the conversion of 160 residential hotel units. The Academy will also vacate 1055 Pine and 168 Bluxome, which will thereafter be available for non-Student Housing residential uses, while developing new student housing at 2550 Van Ness without displacing any current residential use at that site.

Economic Benefits and Impacts

Among the many benefits the Academy brings to San Francisco are the adaptive re-use of underutilized, often historic buildings, the contribution of hundreds of millions in direct operational expenditures and in direct student spending, local employment of hundreds of artists and administrators, and participation in numerous charitable and volunteer efforts by both the Academy and its students. The Academy provides business opportunities to neighborhoods that otherwise might not have enough pedestrian and other traffic to support them. For example, the proposal to occupy the long-vacant property located at 1946 Van Ness, as well as 1142 Van Ness for institutional use will help to activate the Van Ness corridor. Gallery and storefront spaces along Sutter Street operated by the Academy as part of its educational programming are open to the public encouraging foot traffic along Sutter Street for both Academy uses and other commercial uses along the street. Generally, distribution of students throughout the City increases student spending at local businesses; the resulting increase in sales taxes is also an indirect benefit to the City.

II. Nature of Institution

Mission and Institutional Goals

The Academy prepares aspiring professionals in the field of design, communication and the arts by delivering excellent undergraduate and graduate degrees and certificate and portfolio development programs.

To achieve its mission, the Academy:

- Maintains an inclusive admissions policy for all persons who meet basic requirements for admission and instruction and who want to obtain higher learning in a wide spectrum of disciplines in art and design;
- Teaches a disciplined approach to the study of art and design that encourages students to develop their own styles that blend their talents, technical skills and creative aspirations with professional knowledge;
- Enlists a dedicated and very able full-time and part-time faculty of career artists, designers, and scholars who are professionals and whose success as educators comes from their ability to teach students through the wisdom and skill they have amassed through years of experience and study;
- Operates in an urban context so that academic programs can draw upon and contribute back to the cultural wealth of San Francisco;
- Provides a creative environment that is at once supportive and challenging and underpinned by excellent personalized teaching and support services that address the needs of students of diverse ages and backgrounds;
- Offers an undergraduate general education program designed develop critical thinking, and communications skills and to encourage emerging artists to draw upon a variety of disciplines and look at issues from multiple perspectives, and to cultivate the ability to function as educated global citizens;
- Manages its operations in a prudent and efficient manner; and
- Fosters optimum quality in all aspects of programs and services.

Programs Offered

The Academy currently has 22 academic departments, each with their own unique concentrations.

School of Acting

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Advertising

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

Studio Production for Advertising & Design

Undergraduate
Associate of Arts

**School of Animation
& Visual Effects**

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Architecture

Undergraduate
Bachelor of Architecture
Graduate
Master of Architecture

Architectural Design

Undergraduate
Bachelor of Arts

Advanced Architectural Design

Graduate
Master of Arts

School of Art Education

Undergraduate
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Arts in Teaching

School of Art History

Undergraduate
Bachelor of Arts
Bachelor of Fine Arts
Graduate
Master of Arts

**School of Communications
& Media Technologies**

Undergraduate
Bachelor of Arts
Graduate
Master of Arts

School of Fashion

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

Costume Design

Undergraduate
Bachelor of Fine Arts
Graduate
Master of Fine Arts
Master of Arts

Fashion Journalism

Undergraduate
Associate of Arts
Bachelor of Arts
Graduate
Master of Arts

Footwear & Accessory Design

Undergraduate
Bachelor of Fine Arts
Graduate
Master of Fine Arts

Knitwear Design

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Fine Arts

Fashion Marketing

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Fashion Marketing & Brand
Management

Graduate

Master of Arts

Master of Fine Arts

Fashion Merchandising

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Arts

Fashion Merchandising & Management

Graduate

Master of Fine Arts

Fashion Product Development

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Fine Arts

Fashion Styling

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Textile Design

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Fine Arts

Fashion Visual Merchandising

Undergraduate

Associate of Arts

Bachelor of Fine Arts

School of Fine Art

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Arts

Master of Fine Arts

School of Game Development

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Arts

Master of Fine Arts

Game Programming

Undergraduate

Bachelor of Science

School of Graphic Design

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Arts

Master of Fine Arts

School of Illustration

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Arts

Master of Fine Arts

School of Industrial Design

Undergraduate

Associate of Arts

Bachelor of Fine Arts

Graduate

Master of Arts

Master of Fine Arts

Automotive Restoration

Undergraduate

Associate of Arts

**School of Interior
Architecture & Design**

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Jewelry & Metal Art

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Landscape Architecture

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Motion Pictures & Television

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Fine Arts

Writing & Directing for Film

Graduate
Master of Arts

**School of Music Production &
Sound Design for Visual Media**

Music Production
Undergraduate
Associate of Arts
Bachelor of Fine Arts

Music Scoring & Composition

Undergraduate
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

Sound Design

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Photography

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Visual Development

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

School of Web Design & New Media

Undergraduate
Associate of Arts
Bachelor of Fine Arts
Graduate
Master of Arts
Master of Fine Arts

**School of Writing for Film,
Television & Digital Media**

Undergraduate
Bachelor of Fine Arts
Graduate
Master of Fine Arts

Additional Services Offered

The Academy's Athletics program includes: men's baseball, basketball, cross country, golf, soccer, track and field, and women's basketball, cross country, golf, soccer, softball, tennis, track and field and volleyball. Student athletes use the following facilities: Kezar Pavilion, Kezar Stadium, City College of San Francisco, Beach Chalet Soccer Field, Mission Blue Field, Laney College Baseball Field, Bay Club Tennis San Francisco, College of Alameda, Harding Park golf course, Wente Vineyards, Paul Goode Field, Presidio Golf Course, San Francisco State University, San Francisco Baseball Academy, and Up the Middle Batting Cages. As part of the Development Agreement, the Academy will entitle a community recreational facility at 2225 Jerrold Avenue, which the Academy will use on a part-time, accessory basis.

Accreditations

- The WASC Senior College and University Commission (WSCUC)
- The National Association of Schools of Art and Design (NASAD)
- The Council for Interior Design Accreditation (CIDA) (BFA Interior Architecture & Design and MFA Interior Architecture & Design programs)
- The National Architectural Accrediting Board (NAAB) (the Bachelor of Architecture and Masters in Architecture Programs)
- CTC Accreditation California Commission on Teacher Credentialing Accreditation

Student Population

The Academy serves a diverse range of students pursuing advanced and undergraduate degrees. In the Fall 2018 academic semester, there were 6,710 full-time and part-time students enrolled in at least one class on-site in San Francisco (22 academic departments). The student population includes traditional college students as well as those seeking personal artistic enrichment. Students range in age from recent high school graduate to those in their thirties, forties, and beyond.

Summary of Students Taking One or More Class in San Francisco (Fall 2018, data as of census 9/17/2018)			
Career	Headcount		
	Full-Time	Part-Time	Total
Undergraduate	3,776	741	4,517
Graduate	1,748	445	2,193
Total	5,524	1,186	6,710

Factoring in the growing trend towards online-only education and a sustained strong economy, in which the Academy believes many otherwise prospective students have elected to postpone or forego postsecondary education in favor of participating in the workforce, the Academy currently projects that on-site enrollment will continue to decline in the near future, but then settle and slightly rebound. This projection is based on anticipated swings in the economy, a projection that the trend towards online-only education will reach a “new normal” and that the demand for hands-on, on-site education will persist over the coming years. The Academy also factors in department-by-department trends, which not only factor in global trends in post-secondary educational enrollment, but also factor department-specific considerations, including the popularity of specific degrees and modality and anticipated student retention and completion rates. Enrollment projections also factor in student interest by academic department as measured by application growth, the impact of differences in the student populations across each academic department (such as degree level, residency, and modality) and anticipated improvement in student retention levels from current and future initiatives.

(Continued to next page)

Full-Time Students Taking Courses in San Francisco - Fall Term (as of date of census)								
	2009	2010	2011	2012	2013	2014	2015	2016
Full-Time Students Taking One or More Courses in San Francisco. All Courses Taken On-Site								
Graduate	1788	1974	2057	2173	2109	2184	1947	1631
Undergrad	3746	4124	4098	3919	3637	3479	3254	2661
Total	5534	6098	6155	6092	5746	5663	5201	4292
Courses Taken On-Site, Except One Online Course								
Graduate	466	554	653	736	786	632	621	658
Undergrad	1323	1337	1451	1515	1520	1588	1511	1572
Total	1789	1891	2104	2251	2306	2220	2132	2230
Courses Taken On-Site, Except Two Online Courses								
Graduate	66	100	120	65	56	39	42	43
Undergrad	478	540	587	426	388	369	317	267
Total	544	640	707	491	444	408	359	310
Courses Taken On-Site, Except Three Online Courses								
Graduate	6	10	13	4	8	11	3	2
Undergrad	134	159	157	150	114	112	117	97
Total	140	169	170	154	122	123	120	99
Total Full-time Students Taking At Least One On-site Course								
Graduate	2326	2638	2843	2978	2959	2866	2613	2334
Undergrad	5681	6160	6293	6010	5659	5548	5199	4597
Total	8007	8798	9136	8988	8618	8414	7812	6931

(Continued)

Full-Time Students Taking Courses in San Francisco - Fall Term (as of date of census)							
	2017	2018	2019	2020	2021	2022	2023
Full-Time Students Taking One or More Courses in San Francisco. All Courses Taken On-Site							
Graduate	1407	1089	865	744	724	760	826
Undergrad	2243	1838	1723	1634	1636	1681	1782
Total	3690	2927	2588	2378	2360	2441	2608
Courses Taken On-Site, Except One Online Course							
Graduate	608	591	566	487	475	499	540
Undergrad	1519	1463	1310	1245	1247	1279	1357
Total	2127	2054	1876	1732	1722	1778	1897
Courses Taken On-Site, Except Two Online Courses							
Graduate	38	64	61	53	51	54	59
Undergrad	272	315	282	267	268	276	292
Total	310	379	343	320	319	330	351
Courses Taken On-Site, Except Three Online Courses							
Graduate	4	4	4	3	3	3	4
Undergrad	128	160	143	136	136	140	148
Total	132	164	147	139	139	143	152
Total Full-time Students Taking At Least One On-site Course							
Graduate	2057	1748	1496	1287	1253	1316	1429
Undergrad	4162	3776	3458	3282	3287	3376	3579
Total	6219	5524	4954	4569	4540	4692	5008
<i>2019 through 2023 numbers are projected.</i>							

(Continued to next page)

Part-Time Students Taking Courses in San Francisco -Fall Term (as of date of census)								
	2009	2010	2011	2012	2013	2014	2015	2016
Part-Time Students Taking At Least One On-Site Course								
Graduate	482	554	611	649	529	475	458	405
Undergrad	1165	1322	1297	1318	1172	975	812	708
Total	1647	1876	1908	1967	1701	1450	1270	1113
Courses Taken On-Site, Except One Online Course								
Graduate	92	118	155	139	105	86	74	87
Undergrad	322	303	350	315	264	249	251	217
Total	414	421	505	454	369	335	325	304
Courses Taken On-Site, Except Two Online Courses								
Graduate	5	8	8	13	7	0	2	0
Undergrad	65	74	75	70	70	62	38	57
Total	70	82	83	83	77	62	40	57
Courses Taken On-Site, Except Three or More Online Courses								
Graduate	0	0	0	0	0	0	0	0
Undergrad	0	4	4	1	0	0	2	1
Total	0	4	4	1	0	0	2	1
Total Part-time Students Taking at Least One On-Site Course								
Graduate	579	680	774	801	641	561	534	492
Undergrad	1552	1703	1726	1704	1506	1286	1103	983
Total	2131	2383	2500	2505	2147	1847	1637	1475

(Continued)

Part-Time Students Taking Courses in San Francisco -Fall Term (as of date of census)							
	2017	2018	2019	2020	2021	2022	2023
Part-Time Students Taking At Least One On-Site Course							
Graduate	429	340	270	232	227	238	258
Undergrad	601	498	466	443	444	456	483
Total	1030	838	736	675	671	694	741
Courses Taken On-Site, Except One Online Course							
Graduate	90	102	98	84	82	86	93
Undergrad	197	198	178	167	167	173	183
Total	287	300	276	251	249	259	276
Courses Taken On-Site, Except Two Online Courses							
Graduate	0	3	3	2	2	3	3
Undergrad	52	43	39	37	36	38	40
Total	52	46	42	39	38	41	43
Courses Taken On-Site, Except Three or More Online Courses							
Graduate	0	0	0	0	0	0	0
Undergrad	0	2	3	3	3	3	3
Total	0	2	3	3	3	3	3
Total Part-time Students Taking at Least One On-Site Course							
Graduate	519	445	371	318	311	327	354
Undergrad	850	741	686	650	650	670	709
Total	1369	1186	1057	968	961	997	1063
<i>2019 through 2023 numbers are projected.</i>							

(Continued to next page)

Historical Enrollment by Department for Students Taking at Least One Onsite Course (Fall Semester)									
Department	2009	2010	2011	2012	2013	2014	2015	2016	2017
Acting	0	0	89	154	204	216	196	194	198
Advertising	497	529	503	497	440	415	351	273	224
Art History	0	0	0	6	13	14	20	18	18
Animation	1741	1774	1753	1655	1407	1212	1069	973	881
Art Education	0	22	51	50	67	61	55	48	44
Architecture	133	262	317	403	313	305	299	266	226
Communications & Media Technologies	173	271	289	308	331	277	223	204	187
Fine Art	486	536	551	481	393	342	289	230	204
Fashion	1523	1675	1777	1699	1684	1680	1614	1413	1302
Game Development	82	282	423	533	538	559	518	449	467
Graphic Design	835	861	878	876	750	731	712	665	604
Interior Arch & Design	677	623	632	648	573	499	441	416	371
Industrial Design	554	573	567	520	458	443	432	374	323
Illustration	849	940	970	939	811	701	610	495	383
Jewelry & Metal Arts	0	0	0	0	57	96	116	100	85
Landscape Architecture	0	0	7	45	64	79	73	72	53
Motion Picture Television	1215	1282	1184	1048	925	838	687	584	504
Music Production & Sound design for visual media	6	85	184	270	326	336	306	285	269
Photography	725	829	854	780	671	556	454	369	335
Visual Development	0	0	0	0	184	359	417	413	350
Web Design & New Media	592	612	596	571	549	534	507	505	499
Writing-Film/TV/Dig. Med.	0	0	0	0	0	5	50	50	59
Major Undeclared	50	25	11	10	7	3	10	10	2
Total	10,138	11,181	11,636	11,493	10,765	10,261	9,449	8,406	7,588

(Continued)

Historical Enrollment by Department for Students Taking at Least One Onsite Course (Fall Semester)						
Department	2018 (Actual)	2019	2020	2021	2022	2023
Acting	191	185	197	209	221	233
Advertising	179	114	121	128	135	142
Art History	20	21	22	23	24	25
Animation	799	782	787	792	797	802
Art Education	33	17	20	25	30	35
Architecture	204	187	196	205	214	223
Communications & Media Technologies	159	123	133	143	153	163
Fine Art	188	173	181	189	197	205
Fashion	1082	894	919	944	969	994
Game Development	528	586	601	616	631	646
Graphic Design	518	440	461	482	503	524
Interior Arch & Design	326	297	309	321	333	345
Industrial Design	259	228	237	246	255	264
Illustration	337	307	322	337	352	367
Jewelry & Metal Arts	74	60	63	66	69	72
Landscape Architecture	39	29	31	35	38	40
Motion Picture Television	434	386	399	412	425	438
Music Production & Sound design for visual media	250	235	248	261	274	287
Photography	305	266	279	292	305	318
Visual Development	285	205	230	250	270	280
Web Design & New Media	432	407	424	441	458	475
Writing-Film/TV/Dig. Med.	65	67	69	71	73	75
Major Undeclared	3	2	2	2	2	2
Total	6,710	6,011	6,251	6,490	6,728	6,955
<i>2019 through 2023 numbers are projected.</i>						

Student Diversity

The Academy looks at diversity in terms of international and cultural diversity, racial and ethnic diversity, and socio-economic diversity. These factors, as well as the needs of students with disability and of students who are “at risk” of academic failure (students from diverse learning backgrounds), are part of the Academy’s diversity efforts.

Fall 2018 Student Enrollment by Gender*			
	Undergrad	Graduate	Total
Male	48%	37%	44%
Female	52%	63%	56%
Total	100%	100%	100%

** Numbers include full-time and part-time students that take at least one course per semester on-site (6,710).*

Fall 2018 Student Enrollment by Race/Ethnicity*			
	Undergrad	Graduate	Total
American Indian or Alaska Native	0.4%	0.1%	0.3%
Asian	7%	4%	6%
Black or African American	5%	2%	4%
Hispanic or Latino	10%	2%	7%
Native Hawaiian or Other Pacific Islander	1%	0.0%	0.4%
White	11%	4%	9%
Two or More Races	3%	1%	2%
Unknown	23%	9%	18%
International (Non-U.S. citizen not wishing to self-identify)	40%	78%	53%
Total	100%	100%	100%

** Numbers include full-time and part-time students that take at least one course per semester on-site (6,710). Statistics are based on voluntary reporting by students in their enrollment application.*

The Academy is an open enrollment school, which does not focus marketing towards any particular race or ethnic group, and therefore does not project racial/ethnic enrollment. Historical data is provided to demonstrate the school's continued focus on enhancing student diversity.

Employment Characteristics

During Fall 2018, the Academy employed 212 full-time faculty (129 male employees and 83 female employees), and 552 part-time faculty (335 male employees and 217 female employees), on-site. The Academy also provides employment opportunities for staff in a variety of different education and business-related occupations, from senior administrators to admissions representatives, classroom instructors to maintenance staff. Aside from the outsourcing of certain janitorial jobs, food services, and management of its residential facilities, the vast majority of the Academy's operational positions are filled by full- and part-time employees of the Academy. During Fall 2018, the Academy employed approximately 637 full-time (318 male and 319 female), and 156 part-time (86 male and 70 female) staff onsite.

Total Onsite Faculty: 764 Total Onsite Administrative Staff: 793

Fall 2018 Employee Headcount by Gender*						
Onsite Employees Only	Faculty		Staff		Total	
	#	%	#	%	#	%
Male	464	61%	404	51%	868	56%
Female	300	39%	389	49%	689	44%
Total	764	100%	793	100%	1,557	100%

* At the time of hiring, all employees are asked to voluntarily disclose their gender with their new hire paperwork. This information is provided to Human Resources and entered into the HR Information System. Employees also have the ability to update this information directly within the HR Information System during their employment.

Fall 2018 Employee Headcount by Race/Ethnicity*						
Onsite Employees Only	Faculty		Staff		Total	
	#	%	#	%	#	%
American Indian or Alaska Native	3	0.4%	7	0.9%	10	0.6%
Asian	91	12%	169	21%	260	17%
Black or African American	10	1%	98	12%	108	7%
Hispanic or Latino	33	4%	103	13%	136	9%
Native Hawaiian or Other Pacific Islander	11	1%	18	2%	29	2%
White	512	67%	310	39%	822	53%
Two or More Races	25	3%	48	6%	73	5%
Unknown	79	10%	40	5%	119	8%
Total	764	100%	793	100%	1,557	100%

** At hire all employees are asked to voluntarily disclose their ethnicity with their new hire paperwork. This information is provided to Human Resources and entered into the HR Information System. Employees who do not wish to disclose this information are recorded as "unknown." Employees also have the ability to update this information directly within the HR Information System during their employment.*

The Academy values and promotes a diverse faculty and staff; however, does not project future faculty and staff hiring by race, ethnicity or gender. Historical data is provided to demonstrate the school's attention to and support of a diverse faculty and staff.

Equal Opportunity Employment

Equal employment opportunity has been, and will continue to be, a basic principle at the Academy. Employment at the Academy is based upon merit, ability and qualifications. No applicant or employee is to be discriminated against because of the following protected categories: race, color, national origin, religion, age, sex (including pregnancy and childbirth), physical and mental disabilities, veteran status, genetic information, Aids or HIV positive status, marital status, domestic partnership, medical condition or genetic characteristics, gender identity, gender and sexual orientation or other status protected by federal, state, local or other law. All such discrimination is unlawful. The Academy's commitment to equal opportunity employment applies to all persons involved in the operations of the Academy and prohibits unlawful discrimination by any employee of the Academy.

Disability Accommodation

The Academy is committed to complying fully with the Americans with Disabilities Act and ensuring equal opportunity in employment for persons with disabilities. All employment practices and activities are conducted on a nondiscriminatory basis.

Sexual and other Unlawful Harassment

The Academy's policy prohibits harassment based on race, color, religion, creed, gender, sexual orientation, marital status, age, national origin, ancestry, veteran's status, disability, medical condition, or any other basis that is protected by federal or state law.

Drug and Alcohol-Free Environment

The Academy has adopted and implemented a program to prevent the unlawful possession, use, or distribution of illicit drugs and alcohol by its employees and students on school premises or as part of any of its activities.

Workplace Violence Prevention

The Academy is committed to preventing workplace violence and to maintaining a safe working environment. The Academy has adopted guidelines to deal with intimidation, harassment, or other threats of (or actual) violence that may occur during business hours or on its premises.

Career Services Nondiscrimination Policy

In accordance with Academy policy, the Academy does not provide services to any person, organization or agency whose practices discriminate against any person on the basis of race, color, religion, creed, gender, sexual orientation, marital status, age, national origin, ancestry, veteran's status, disability, medical condition, or any other basis that is protected by federal or state law.

Prospective employers are expected to comply with all applicable local, state and federal laws prohibiting discrimination, including, but not limited to, the following: Age Discrimination in Employment Act, Americans with Disabilities Act, California Fair Employment and Housing Act, California Family Rights Act, Title VII of the Civil Rights Act of 1964, Family and Medical Leave Act and the Immigration and Nationality Act.

III. Near-Term Development Plans

Campus

Upon completion of the Development Agreement, the Academy’s campus plans for 16 institutional sites, 16 residential sites, a private parking and ground floor classic car museum at 950 Van Ness and a mixed use at 2225 Jerrold Avenue for commercial storage, private parking of Academy shuttles, and a Community Facility managed by a third-party not-for-profit operator. Concentrating buildings primarily in the South of Market, Financial District, North of Market- Union Square, Van Ness Transit Corridor (“clusters”), these clusters provide the structural environment for Academy students and employees to live, work and attend classes.

The Academy Existing Campus map shows all 40 properties currently used by the Academy. The Proposed Campus map shows the 3 proposed new properties on Van Ness, and omits the 9 properties from which the Academy plans to withdraw. The Proposed Campus map also removes a cluster, the Fisherman’s Wharf/North Beach cluster, reflecting the withdrawal of 2 of the 3 properties in the cluster group and the Academy’s strategy to concentrate its operations to the extent feasible.

The Academy continues to optimize the use of its facilities in support of its academic mission. This allows for the effective use of space while inspiring academic and professional success. As part of the Development Agreement, the Academy is seeking approvals from the City to continue existing uses at various facilities and permits to bring these buildings into City code compliance. Currently, other than permits which are required to address life and safety issues, all permit activity for Academy uses have been deferred pending the approval of the Development Agreement.

The following table identifies Academy sites in San Francisco, labeled for ease of reference as “residential” or “institutional.” The table also summarizes the Academy’s recently acquired properties and properties from which the Academy will be withdrawing its uses. A more detailed summary of each property proposed for continued Academy use is provided in Appendix A to this IMP.

Academy of Art University Sites – Institutional										
ESTM/EIR Site No.	Address	Academy Use	District	Zoning District	Gross Floor Area (GFA) ⁵	Academy Use (GFA) ⁴	Department	Current Use	Student Capacity ¹	
									Max. Room Capacity	Peak Use ²
ESTM 31	601 Brannan Street (date leased: 2007)	Institutional	South of Market	MUG	84,070	84,070	Architecture, Interior Architecture & Design	Classrooms (34), labs/studios, library, recreation, offices, student and faculty lounges, wood shop, metal shop, tool room	489	86
ESTM 26	410 Bush Street (date acquired: 1994)	Institutional	Financial District	C-3-O	36,510	36,510	Fashion Jewelry & Metal Arts	Classrooms (14), labs/studios, offices, student and faculty lounges, wood shop, metal shop, tool room	255	121
ESTM 30	58-60 Federal Street (date leased: 2005)	Institutional	South of Market	MUO	98,313	90,546	Fine Art Painting & Printmaking	Classrooms (24), labs/studios, offices, student and faculty lounges, frame shop	561	146
EIR PS-1	2801 Leavenworth Street (date leased: 2011)	Institutional	Fisherman's Wharf/North Beach	C-2	124,981	64,621	Fine Art Sculpture	Classrooms (13), ground floor restaurants and retail, academic offices, tool room, student and faculty lounges, labs, studios, galleries	183	51
ESTM 27	77-79 New Montgomery Street (date leased: 1992)	Institutional	Financial District	C-3-O	140,645	140,645	Communications & Media Technology, Graphic Design, English for Art Purposes, Motion Pictures & Television,	Administrative offices, classrooms (31), labs/studios, theater, gallery, academic offices, equipment issue room	727 ³	342
ESTM 28	180 New Montgomery Street (date acquired: 1995)	Institutional	Financial District	C-3-O	187,777	187,777	Fashion, Animation & Visual Effects, Art Education, Web Design & New Media Music, Game Development, Motion Pictures & Television, Advertising	Library, classrooms (71), labs/studios, offices, café, student and faculty lounges, administrative offices	1359	643
EIR PS-3	625 Polk Street (date leased: 2011)	Institutional	Van Ness Transit Corridor	NC-3	90,681	90,681	Fashion	Classrooms (24), café, academic offices, labs/studios, student and faculty lounges	503	252
ESTM 23	491 Post Street (date leased: 2002)	Institutional	North of Market-Union Square	C-3-G	41,880	41,880	Art History, Liberal Arts	Auditorium, classrooms (8), offices	1031 ³	141
ESTM 25	540 Powell Street (date acquired: 1977)	Institutional	North of Market-Union Square	C-3-R	37,227	37,227	Illustration, Traditional Animation, Visual Development	Classrooms (12), labs/studios, offices, student and faculty lounges	262	132
ESTM 22	625-629 Sutter Street (date leased: 1968)	Institutional	North of Market-Union Square	C-3-G	24,917	24,917	Photography	Classrooms (6), labs/studios, offices, gallery, darkroom	120	51
ESTM 18	740 Taylor Street (date leased: 1966)	Institutional	North of Market-Union Square	RC-4	10,231	10,231	Photography	Classrooms (3), labs/studios, offices	58	47
ESTM 34	466 Townsend Street (date leased: 2005)	Institutional	South of Market	CMUO	113,659	113,659	Acting, Motion Pictures & Television, Foundations, Writing for Film, Television & Digital Media, Architecture	Classrooms (30), labs/studios, offices, art store, student and faculty lounges, wood shop	670	284
ESTM 10	950 Van Ness Avenue / 963 O Farrell Street (date leased: 2009)	Institutional	Van Ness Transit Corridor	RC-4	49,595	49,595	Auto Museum	Classic vehicle storage and auto garage; ground floor museum ancillary to 1849 Van Ness museum	N/A	N/A
ESTM 8	1849 Van Ness Avenue (date leased: 1998)	Institutional	Van Ness Transit Corridor	RC-4	113,382	113,382	Auto Restoration, Industrial Design	Classrooms (34), labs/studios, offices, student and faculty lounges, classic vehicle museum, reception space, wood shop, tool room	553	94
ESTM 6	2151 Van Ness Avenue (date leased: 2005)	Institutional	Van Ness Transit Corridor	RC-4	25,701	25,701	Photography	Auditorium, classroom (1, photo studio)	989 ³	0

Academy of Art University Sites-Residential											
ESTM/EIR Site No.	Address	Academy Use	District	Zoning District	Building Square Feet ⁴	Academy Use Square Feet ⁴	Current Use	Proposed Current Use	Proposed 2019 Bed Count	Peak Use	
ESTM 12	1080 Bush Street (date leased: 1999)	Residential	North of Market-Union Square	RC-4	27,214	27,214	Dwelling Units (42 units) Group Housing (15 rooms)	Dwelling Units (42 units) Group Housing (15 rooms)	150 beds	-	
ESTM 11	1153 Bush Street (date leased: 1998)	Residential	North of Market-Union Square	RC-4	10,416	10,416	Group Housing (16 rooms)	Group Housing (16 rooms)	42 beds	-	
ESTM 29	575 Harrison Street (date leased: 2007)	Residential	South of Market	MUO	59,281	59,281	Live/Work Units (33 units)	Live/Work Units (33 units) parking for faculty and staff	132 beds	-	
ESTM 7	1900 Jackson Street (date leased: 1997)	Residential	Van Ness Transit Corridor	RH-2	12,238	12,238	Dwelling Units (9 units)	Dwelling Units (9 units) parking for faculty and staff	42 beds	-	
ESTM 15	736 Jones Street (date leased: 1994)	Residential	North of Market-Union Square	RC-4	19,791	19,791	Dwelling Units (34 units)	Dwelling Units (34 units)	72 beds	-	
ESTM 3	1727 Lombard Street (date leased: 2007)	Residential	Van Ness Transit Corridor	NC-3/ RH-2	16,715	16,715	Group Housing (52 rooms)	Group Housing (52 rooms) parking for faculty and staff	105 beds	-	
ESTM 9	1916 Octavia Street (date leased: 1995)	Residential	Van Ness Transit Corridor	RH-2	13,220	13,220	Group Housing (22 rooms)	Group Housing (22 rooms)	46 beds	-	
ESTM 24	560 Powell Street (date leased: 1996)	Residential	North of Market-Union Square	RC-4	20,714	20,714	Dwelling Units (27 units)	Dwelling Units (27 units)	64 beds	-	
ESTM 20	620 Sutter Street * (date leased: 2005)	Residential	North of Market-Union Square	C-3-G	64,912	64,912	Group Housing (61 rooms)	Group Housing (61 rooms)	136 beds	-	
ESTM 21	655 Sutter Street * (date leased: 1999)	Residential	North of Market-Union Square	C-3-G	41,449	41,449	Group Housing (55 rooms) and Retail	Group Housing (55 rooms), cafe, School of Fashion store- front (Shop657), recreation	177 beds	-	
ESTM 19	680-688 Sutter * (date leased: 1993)	Residential	North of Market-Union Square	C-3-G	19,554	19,554	Dwelling Units (27 units), Student Gallery	Dwelling Units (27 units), gallery	80 beds	-	
ESTM 14	817-831 Sutter Street ¹ (date leased: 2006)	Residential	North of Market-Union Square	RC-4	49,426	49,426	Group Housing (114 rooms)	Group Housing (111 rooms)	222 beds	-	
ESTM 13	860 Sutter Street (date leased: 2003)	Residential	North of Market-Union Square	RC-4	32,693	32,693	Group Housing (88 rooms)	Group Housing (88 rooms)	184 beds	-	
ESTM 5	2209 Van Ness Avenue (date leased: 1998)	Residential	Van Ness Transit Corridor	RC-3	11,381	11,381	Group Housing (22 rooms)	Group Housing (18 rooms)	57 beds	-	
ESTM 4	2211 Van Ness Avenue (date leased: 2005)	Residential	Van Ness Transit Corridor	RC-3	5,319	5,319	Dwelling Units (3 units) Group Housing (12 rooms)	Dwelling Units (3 units) Group Housing (4 rooms)	24 beds	-	
*Properties contain a portion of non-residential use 655 Sutter (School of Fashion retail, cafe and recreation), 688 Sutter (gallery), 620 Sutter (theatre, studio and recreation)											
Vehicle and Commercial Storage											
ESTM/EIR Site No.	Address	Academy Use	District	Zoning District	Building Square Feet ⁴	Academy Use Square Feet ⁴	Department	Current Use	Capacity	Peak Use	
EIR PS-6	2225 Jerrold Avenue (date leased: 2009)	Vehicle and Commercial Storage with Accessory Office (excluding non-AAU Community Facility)	-	PDR-2	91,367	68,684	-	Vehicle and Commercial Storage with Accessory Office	N/A	N/A	

Academy of Art University Sites – New Property										
ESTM/EIR Site No.	Address	Academy Use	District	Zoning District	Building Square Feet ⁴	Academy Use Square Feet ⁴	Department	Current Use	Capacity	Peak Use
-	1946 Van Ness Avenue	Institutional	Van Ness Transit Corridor	RC-4	25,040	25,040	Industrial Design	N/A	-	-
-	1142 Van Ness Avenue	Institutional	Van Ness Transit Corridor	RC-4	50,221	50,221	Fashion	N/A	-	-
-	2550 Van Ness Avenue	Residential	Van Ness Transit Corridor	RM-3/ RC-3	61,685	59,266	-	Hotel and Restaurant	306 beds	-
Sites from Which Academy Will Withdraw Use										
ESTM/EIR Site No.	Address	Academy Use	District	Zoning District	Building Square Feet	Academy Use Square Feet	Department	Current Use	Capacity	Peak Use
ESTM 17	1055 Pine Street (date leased: 2000)	Residential	North of Market-Union Square	RM-4	36,213	36,213	-	Group Housing (81 rooms)	155 beds	
ESTM	1069 Pine Street (date leased: 2000)	Institutional	North of Market-Union Square	RM-4	1,875	1,875	N/A	Recreation	N/A	N/A
ESTM 2	2295 Taylor (aka 701 Chestnut) Street (date leased: 2003)	Institutional	Fisher's Wharf-North Beach	North Beach NCD	20,000	10,440	Fine Art	Graduate studios, office (also used as classroom)	8	0
EIR PS-2	700 Montgomery Street (date leased: 2011)	Institutional	Financial District	C-2	11,455	8,159	N/A	Offices (non-Academy); restaurant	N/A	N/A
EIR PS-4	150 Hayes Street (date leased: 2012)	Institutional	-	C-3-G	138,460	80,330	Administration	Administrative offices	N/A	N/A
ESTM 33	460 Townsend Street (date leased: 2009)	Institutional	South of Market	SLI	25,920	25,920	Interior Architecture & Design, Landscape Architecture	Classrooms (4), open studio, student and faculty lounges	80	21
ESTM 32	168 Bluxome Street (date leased: 2007)	Residential	South of Market	MUG	87,897	73,822	-	Live/Work Units (61 units)	219 beds	-
ESTM 1	2340 Stockton Street (date leased: 1991)	Institutional	Fisher's Wharf-North Beach	C-2	44,530	44,530	N/A	No Academy use	N/A	N/A
EIR PS-5	121 Wisconsin Street (date leased: 2008)	Institutional	-	UMU	N/A	1,140	N/A	No Academy use	N/A	N/A

¹ Student capacity includes capacity of classrooms, theaters, auditoriums, and any other space where student classes are scheduled in fall semester 2018.

Graduate studios are not included, as student use is not regularly scheduled.

² Peak use consists of the highest enrollment for a given class scheduled on Tuesdays in Fall 2018.

³ Includes the auditorium spaces.

⁴ These numbers may be different from what was in the ESTM and reflect the most accurate information to date.

Ground Floor Uses

The Academy is implementing a plan to activate ground floor uses in key locations such as the Cannery in Fisherman's Wharf and in the Van Ness corridor. This plan is the result of the work performed in Chapter 4 of the ESTM, which provides more than 700 pages of individual, site-specific analysis associated with the Academy's campus buildings, including ground floor use, and from the analysis in the EIR. The assessments and analysis offered a comprehensive study that includes photographs of campus buildings (including the ground floor), property information, and a discussion of the Academy's use of the buildings. Consistent with the discussion from these reports, the Academy is seeking ways to create more active ground floor uses. The Academy has identified synergies to invite the public into its educational spaces, including the School of Fashion's SHOP657, a storefront curated and operated by School of Fashion students to learn about retail operation. The Atelier Gallery in 79 New Montgomery is a multi-purpose space open to the public that serves as the Academy's front door for prospective students, as well as student and faculty events and also displays and offers for sale Academy-affiliated artwork and merchandise. The Academy maintains galleries displaying the work of students, faculty and alumni at 625 Sutter and 680 Sutter and a classic car museum at 1849 Washington and satellite ground floor museum space at 950 Van Ness to showcase its extensive collection. Finally, in some cases the Academy maintains ground floor retail spaces leased to third parties not affiliated with the Academy, including ground floor retail spaces at the Cannery (2801 Leavenworth), 825 Sutter and 560 Powell. An existing ground floor retail space at 2550 Van Ness will be maintained as part of the conversion of that property from its existing hotel use to student housing.

Ground-Floor Museums and Displays

The Academy displays its classic automobile collection in the City's historic Auto Row area, on the ground floors of 1849 Van Ness and 950 Van Ness. The Academy's collection consists of approximately 190 classic cars, mostly pre-World War I classics. The flagship museum at 1849 Van Ness and satellite museum at 950 Van Ness are well-lit and housed behind transparent glass. The 1849 Van Ness museum is made available to the public by appointment and to students of the University, principally students from the School of Industrial Design. Interested museum patrons may continue their tour at 950 Van Ness upon request. The classic automobiles also serve as educational material for the Associate Degree in Automotive Restoration. The Development Agreement will provide for Academy installation of wayfinding signage to promote awareness as to the availability of museum tours by appointment and the Academy will present visitors to the 1849 Van Ness museum with brochures detailing the collected cars located at 950 Van Ness.



Galleries & Storefronts

The Academy proudly displays the work of students, alumni and faculty in several ground floor galleries that are open to the public. The Academy maintains gallery spaces at three locations throughout San Francisco; the Atelier (79 New Montgomery Street), 625 Sutter Street, and 688 Sutter Street. The Academy also operates a fashion storefront at 655 Sutter and is working to tenant certain retail spaces at 2801 Leavenworth that are currently vacant.



The Atelier - 79 New Montgomery Street

The Atelier space at 79 New Montgomery Street showcases the creativity and talent of students and alumni from a range of artistic disciplines. While the walls function as a traditional gallery space, the floor also includes Academy merchandise. Events, merchandise, and featured artists share Atelier throughout the year. The space also serves as the Academy's front door for prospective students who being their campus tours in the Atelier. Opened in the winter of 2011, the Atelier is open Monday through Saturday 9am-6pm.

625 Sutter Street

Located on the ground floor of the Academy's Graduate Photography building at 625 Sutter Street, this gallery hosts seasonal group photography exhibitions in addition to regular monthly student and alumni shows. Open Monday-Friday 9am-6pm, Saturday 10am-5pm.

688 Gallery – 688 Sutter Street

The Academy's 688 Gallery is located at 688 Sutter Street. Together with the gallery located across the street at 625 Sutter, these active ground floor uses create a mini-destination for art enjoyment. New exhibitions are installed monthly, and opening night artist receptions are scheduled to coincide with First Thursday Art Walk responding to the spirit of this neighborhood event. Open Monday-Friday, 9am-6pm.

SHOP657 – 655 Sutter

The Academy's SHOP657 is a concept store curated and operated by School of Fashion students. The store carries brands and products designed and produced by Academy alumni, students, and faculty. The store provides students with the opportunity to collaboratively experience and learn about the real world of fashion retail, while providing a platform to launch and promote their fashion products.

The Cannery – 2801 Leavenworth Street

The ground floor of the Cannery currently contains a mix of occupied and vacant retail tenant spaces. The Academy aims to achieve full occupancy either with non-Academy retail tenants or by operating ground retail spaces in a manner consistent with a principal retail use.⁴

⁴ The Development Agreement will set forth standards for Academy operation of any ground floor retail spaces at the Cannery, which will include not branding such spaces with Academy signage or offering discounts exclusive to Academy students, faculty and staff. Further, the Development Agreement will provide that the accessory retail spaces at 79 New Montgomery, 625 Sutter, 655 Sutter and 688 Sutter described above be open to the public at least 40 hours per week, 10 months out of each year. The Development Agreement will permit the Academy to seek discretionary approvals to convert any of its accessory retail spaces to a use not meeting these public accessibility standards.

Environmental Impact Report and Existing Sites Technical Memorandum

Following the City's acceptance of the 2011 IMP, the City certified an EIR for the Academy of Art University Project on July 28, 2016. The Certified EIR analyzed four components of future Academy growth necessary to accommodate projected onsite student enrollment through 2020: program-level growth; project-level growth; documentation and, as necessary, legalization of prior changes of use, and future shuttle system expansion. The Final EIR identified 12 study areas as a way of evaluating a range of growth that can occur within certain geographic areas of the City on a program-level basis. Many of the study areas are identified as areas with the capacity to accommodate growth in which the Academy already has a presence or in which the Academy would like to establish a presence. The study areas are intended to direct the future growth of the Academy by concentrating the Academy into 'clusters' – concentrated areas where the Academy can maximize the efficiency of its use, particularly around transportation throughout the City, resulting in less traffic. The EIR made conservative assumptions regarding the Academy's possible activities in San Francisco in an effort to ensure adequate study of possible environmental effects. This included using aggressive growth projections to account for the possibility of a significant increase in student enrollment.

In addition to the EIR, the Planning Department prepared the Existing Sites Technical Memorandum (ESTM) to provide information to the Planning Commission about the effects of previous physical changes by the Academy at 34 locations prior to the Notice of Preparation for the EIR. The Planning Department published the ESTM in May 2016, after which a 30-day public review and comment period was provided. Following the close of this period, the Department considered all comments on the ESTM, incorporated necessary changes, and the Final ESTM was accepted by the Planning Commission on July 28, 2016.

The Development Agreement provides for certain changes to the Academy of Art University Project previously studied by the EIR. The changes include the addition of 3 new properties to the Academy's campus (1946 Van Ness, 2550 Van Ness, and 1142 Van Ness), the withdrawal of Academy uses at 1069 Pine, 700 Montgomery, 2295 Taylor, 2340 Stockton and 1055 Pine, 168 Bluxome, 121 Wisconsin, 460 Townsend and 150 Hayes, and the modification of proposed uses at 2801 Leavenworth to include retention of ground floor retail uses and the development of a community facility at 2225 Jerrold. The Planning Department is currently analyzing the changes (factoring in the decline in student enrollment over projections in the EIR) and anticipates publishing an addendum to the EIR to be processed in advance of the Development Agreement approvals.

Strategic Overview

In 2018, the Academy found itself in the midst of a rapidly changing urban landscape and an increasingly competitive environment in higher education. Currently there are no plans to acquire additional properties. However, the Academy is exploring three strategies that may affect its facilities within the next ten years:

Strategy 1: Student Housing

The Academy currently uses 17 buildings for student housing. The Academy has the policy of first offering housing to first-year, full-time graduate students (enrolled in at least 9 units) and full-time undergraduate students (enrolled in at least 12 units) taking all of their courses on-site in San Francisco. To the extent beds remain available, other full-time graduate and undergraduate students taking all of their courses on-site in San Francisco and full-time graduate and undergraduate students taking no more than one class online per semester may apply to fill any remaining beds. Only to the extent beds remain available after the student populations above have had the opportunity to apply for housing will the Academy consider applications for housing from full-time students that take two or more online classes or part-time students. The Academy gives lower priority to full-time students electing to take two or more online courses per semester, as it is the policy of the Academy⁵ If, for a given semester, there is a surplus number of student housing beds available, not occupied by full-time students taking no more than one online class per semester, the Academy will offer housing to part-time students that take on-site classes, as well as full-time students taking some on-site classes, but that elect to take two or more classes online. For example, in Fall 2018, 67% of 1,810 available beds (i.e. 1,220 beds) were assigned to full-time students taking no more than one class online. The remainder were made available to part-time students and full-time students taking some on-site classes, but two or more online classes closer to the start of the semester. On a semester-by-semester basis, remaining beds and unoccupied bedrooms may be made available to visiting faculty or temporarily converted to residential amenity space (e.g., study rooms).

The Academy's student housing capacity has remained constant since 2007 at approximately 1,810 beds. With the approval of the Development Agreement, student housing capacity will be approximately 1,839 beds⁶. Note that currently 11 Group Housing bedrooms / Dwelling Units (which in the future could support approximately 32 student housing beds) are occupied by permanent residents (as described further on p. 37 below), therefore current student housing capacity projected for the immediate near-term following approval of the Development Agreement is approximately 1,807 beds.

⁵: AAU notes that its housing policy has had the effect of limiting the number of enrolled full-time students taking two or more online classes. For example, among full-time enrolled students, only 9.8% took two or more online courses in the Fall 2018 semester.

⁶: See "Existing Tenants" section on p. 37 for discussion of number of beds anticipated to be available for student housing immediately following approval of the Development Agreement.

Near-Term Student Housing Availability			
Residential Properties	Existing per ESTM	2018 Bed Count Survey*	Proposed Beds Available for Student Housing**
1727 Lombard	81	86	105
2211 Van Ness	20	20	24
2209 Van Ness	56	50	57
1900 Jackson	28	23	42
1916 Octavia	46	49	46
1153 Bush	37	34	42
1080 Bush	122	110	150
860 Sutter	184	172	184
817-831 Sutter	222	218	222
736 Jones	70	70	72
1055 Pine	155	155	0
680-688 Sutter	67	62	80
620 Sutter	129	109	136
655 Sutter	177	175	177
560 Powell	64	64	64
575 Harrison	132	134	132
168 Bluxome	219	228	0
2550 Van Ness	0	-	306
Total	1,809	1,750	1,839
<p><i>*Existing 2018 Bed Count reflects the physical beds surveyed by the Academy's architect during Development Agreement plan set development between June and August 2018 (except for 1055 Pine, which numbers are reported by the Academy). The figures are provided to give a picture of how the exact number of beds fluctuate semester to semester (with a more notable decrease during the Academy's summer term).</i></p> <p><i>**Proposed beds is the number of the possible beds principally permitted and reasonably possible.</i></p> <p><i>2018 Bed Count Survey and Proposed Beds Available for Student Housing includes non-Academy permanent resident beds (32).</i></p>			

Existing Tenants

A small number of tenants not affiliated with the Academy reside in some of the Academy's residential buildings. These are tenants that occupied certain Group Housing bedrooms or Dwelling Units prior to Academy use. Currently, there are 11 such bedrooms/units occupied, which have the projected capacity to contain approximately 32 student housing beds. The Development Agreement will provide for all residential uses in Academy buildings to be entitled with a Student Housing use characteristics; however, will clarify that existing non-student residents may remain until such time that a given non-student resident voluntarily vacates their bedroom or unit. Non-Academy tenants reside in the following buildings, their beds are included in the figures presented on the preceding page.

1080 Bush (2 tenants)
736 Jones (2 tenants)
560 Powell (3 tenants)
680 Sutter (1 tenant)
860 Sutter (2 tenants)
1900 Jackson (1 tenant)

Enrollment Trends

The Certified EIR studied a projected on-site enrollment of 17,282 students by 2020, which represented an increase of five percent per year from 2010 on-site enrollment of 11,181 (total growth of 6,100 students). As discussed above, the EIR projections were roughly based on 2011 IMP projections, each of which were intended to account for a maximized growth scenario. Particularly for purposes of the EIR, this was done in an effort to ensure the EIR adequately studied possible environmental impacts. Actual enrollment by full- and part-time students taking one or more class on-site in Fall 2018 was 6,710 students. Thus, actual enrollment is currently approximately 42% of EIR-projected enrollment.

Additional factors also increased the discrepancy between the projected enrollment in the EIR and actual enrollment. The EIR and 2011 IMP projections were made during a period of recession when, because of the lack of employment, schools often see an increase in matriculation. Since then, a sustained strong economy can be reasonably assumed to have influenced a significant number of prospective students to postpone or forego post-secondary education in favor of participating in the workforce. Further, the projections for the EIR and 2011 IMP accounted for then-available forecasts on the shift towards online-only education, which has subsequently occurred in a more rapid fashion than then-predicted.

The following tables sets forth enrollment trends over the past 10 years, as well as projections for the next five years. The Academy anticipates enrollment to continue to decline in the immediate near-term, followed by a modest rebound reflecting reasonable approximations of shifts in the economy.

Actual Enrollment vs. Projected (Analyzed) Enrollment Total Onsite students (Full-time & Part-time)											
Fall Terms											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Actual/Projected ¹	11,181	11,636	11,493	10,765	10,261	9,449	8,406	7,588	6,710	6,011	5,537
Projected / Analyzed in the EIR ²	-	11,792	12,402	13,012	13,622	14,232	14,842	15,452	16,062	16,672	17,282
Difference of Actual/Projected v. EIR Projected ³	-	(156)	(909)	(2,246)	(3,361)	(4,783)	(6,436)	(7,864)	(9,352)	(10,661)	(11,745)
<p>1. Office of Institutional Research, Academy of Art University (data as of Census); confirmed Fall 2018)</p> <p>2. Calculations 2010 baseline with 2020 EIR projected approximate increase of 610 students/year (represents roughly 5.5% annual growth)</p> <p>3. Office of Institutional Research, Academy of Art University (see also Fall 2018 Enrollment table). 2019 and 2020 "Actual Enrollment" values are updated projections summarized in more detail in the Student Population summary above.</p>											

The Academy also maintains online-only educational programming, targeted towards students who are remote. While a number of online-only courses include filmed on-site classes, staff for online programming are primarily located outside of San Francisco.

Student Housing and Metering Relationship to Enrollment

The Development Agreement will outline a plan for the Academy's provision of student housing and ongoing monitoring and reporting to the City. The Academy will monitor and provide student housing in coordination with its enrollment so as to reasonably mitigate any burden on San Francisco's general housing supply. The Academy will address all future student housing needs through new construction on property that is zoned for such use, or conversion of existing non-residential, non-PDR structures to student housing use, and the Academy will not promise students more housing units than the number of lawful units that are at its disposal. The Academy will undertake any such new construction or conversion only in accordance with then applicable laws and after first obtaining required permits or approvals; however, the Academy may, upon written notice to the City, occasionally and temporarily house students in hotels for fewer than thirty (30) days.

The Academy has the policy of first offering housing to first-year, full-time graduate students (enrolled in at least 9 units) and full-time undergraduate students (enrolled in at least 12 units) taking all of their courses on-site in San Francisco. To the extent beds remain available, other full-time graduate and undergraduate students taking all of their courses on-site in San Francisco and full-time graduate and undergraduate students taking no more than one class online per semester may apply to fill any remaining beds. Only to the extent beds remain available after the student populations above have had the opportunity to apply for housing will the Academy consider applications for housing from full-time students that take two or more online classes or part-time students. The Academy gives lower priority to full-time students electing to take two or more online courses per semester, as it is the policy of the Academy to encourage students located in the Bay Area to take advantage of in-class learning. In Fall 2018, full-time graduate and undergraduate students taking no more than one online class occupied 1,220 out of 1,810 available beds, an occupancy rate of approximately 67%. In Spring 2018, full-time students taking no more than one online course per semester were assigned to 1,429 out of 1,810 beds, an occupancy rate of approximately 79%.

The Academy's withdraw from 1055 Pine (155 beds) and 168 Bluxome (219 beds), its move into 2550 Van Ness (306 beds) and the proposal to provide code-compliant additional beds at existing buildings (without any interior wall alteration) results in a proposed total bed count of approximately 1,807, which could increase to 1,839 following voluntary vacation of non-Academy residents (described above). The property-specific approvals processed pursuant to the Development Agreement reflect the maximum bed count permitted under the City's Planning and Building Codes.

Strategy 2: Campus Consolidation: Transition to the Van Ness Cluster

As noted in the 2011 IMP, the Academy has generally sought new space through the adaptive reuse of existing vacant or underutilized properties within areas in the northeastern quadrant of the City. The EIR identifies 12 study areas as a way of evaluating a range of growth that can occur within certain geographic areas of the City on a program-level basis. The study areas help direct the future growth of the Academy by concentrating the Academy into ‘clusters’ – concentrated areas where the Academy can maximize the efficiency of its use, particularly around existing transportation systems throughout the city, resulting in less traffic.

Proposed Changes to the Academy Campus

The Academy’s plans are to withdraw from nine of its existing campus buildings and lease and convert three buildings to Academy use for educational programs and student housing. As part of these changes, the Academy would decrease its institutional space by approximately 201,515 sq. ft. by withdrawing from 150 Hayes Street, 121 Wisconsin Street, 1069 Pine Street, 700 Montgomery Street, 2295 Taylor Street, 2340 Stockton Street, and 460 Townsend (totaling 151,920 square feet). The Academy proposes to convert 1946 Van Ness and 1142 Van Ness to institutional use, thereby adding 75,261 sq. ft. of new institutional uses. The Academy proposes 1,061,847 square feet of institutional space upon approval of the Development Agreement.

Changes to the Academy’s student housing offering are described in Strategy 1 above. Under the revised project, the Academy would also modify its application for 2801 Leavenworth Street (the Cannery) to include retail or other active uses on the ground floor that are physically accessible to members of the public during the normal retail hours of operation customary in the neighborhood, and limiting other Academy uses to the mezzanine, second and third floors of the building (this building hosts the Academy’s Fine Art Sculpture and Landscape Architecture Departments). The following table identifies properties where Academy uses are proposed to be withdrawn or relocated.

Sites from which the Academy will Withdraw Use			
Address	Academy Use	Academy Use Square Feet	Beds
150 Hayes	Institutional	80,330	-
1069 Pine	Institutional	1,875	-
2295 Taylor	Institutional	10,440	-
700 Montgomery	Institutional	8,159	-
460 Townsend	Institutional	25,920	-
121 Wisconsin	Institutional	1,140	-
2340 Stockton	Institutional	44,530	-
Total Vacated Institutional		(151,920)	-
168 Bluxome Street	Residential	73,822	219
1055 Pine Street	Residential	36,213	155
Total Vacated Residential		(110,035)	(374)
Sites Proposed for Academy Use			
1946 Van Ness	Institutional	25,040	-
1142 Van Ness	Institutional	50,221	-
Total Proposed Institutional		75,261	-
2550 Van Ness	Residential	59,266*	306
Total Proposed Residential		59,266	306
<i>* Figure excludes ground floor restaurant space</i>			

Sites to be Withdrawn from Campus

1055 and 1069 Pine Street

The Academy currently uses 1055 Pine Street for student housing (155 beds), and 1069 Pine Street for recreation (1,875 sq. ft.). These sites are both within the RM-4 (Residential-Mixed, High Density) zoning district. Both of these existing sites are located between Jones and Taylor Streets on Pine Street. As referenced in Strategy 1, the two sites would be returned to permitted uses in the RM-4 district under the Planning Code. The student housing at 1055 Pine Street would be relocated to 2550 Van Ness Avenue (known as the Da Vinci Hotel). As the Da Vinci Hotel was used for tourist rentals, no residential displacement would occur with its conversion to student housing.

700 Montgomery Street

In 2011, the Academy began leasing approximately 7,000 square feet of office space on two floors of three floor office building at 700 Montgomery Street. This building is not used exclusively by the Academy; it has one other office tenant and retail space. The building measures approximately 11,455 square feet of which 8,159 square feet are used by the Academy. The property resides in a C-2 zoning district.

121 Wisconsin Street

The Academy leased this property from 2008 to 2018 for the storage of Academy shuttle buses. 121 Wisconsin is located on the northern edge of Potrero Hill and resides in a UMU (urban mixed use) zoning district. Academy use square feet measured approximately 1,140.

460 Townsend Street

In 2009, 460 Townsend Street became home to the Academy's Classical Sculpture (FASCU) program. This building houses numerous flex classroom spaces to accommodate the changing classroom space needs of the sculpture program and office spaces for faculty and staff. The building measures 25,920 square feet and currently houses the Academy Interior Architecture & Design and Landscape Architecture Departments. The building resides in the SLI (service light industrial) zoning district.

2295 Taylor Street

In 2003, 2295 Taylor Street became home to the program in Graduate Fine Art Painting (FA). The Art Institute of San Francisco had previously adapted the building, which had housed a GAP clothing store and parking lot, for use as an artistic teaching space. The bottom floor has small airy studio spaces for graduate students. Institutional uses at this site include graduate studios and office. The building measures approximately 20,000 square feet of which 10,440 square feet are used by the Academy. The property resides in the North Beach Neighborhood Commercial District.

The removal of 2295 Taylor Street from the Academy campus is consistent with the Academy's strategy to consolidate and centralize its campus. The result of the withdrawal of the property (along with 2340 Stockton Street) is the removal of the Fisherman's Wharf/North Beach cluster. The only remaining property in this former cluster is the Cannery, which use is further limited by the Academy as described below.

2340 Stockton Street

The Academy commenced leasing of this building in 1991 for the Animation Stop Motion Labs (ANM) and a variety of administrative offices, classrooms and computer labs. Most recently, the building has been used by the School of Fashion (which will be moving its uses to 1142 Van Ness as part of the Development Agreement). Before the Academy occupied the building, it housed a library. Prior to that, the Otis Elevator Company had offices here. The building measures approximately 44,530 square feet and is located in a C-2 zoning district.

The removal of 2340 Stockton from the Academy campus is consistent with the Academy's strategy to consolidate and centralize its campus. The result of the withdrawal of the property (along with 2295 Taylor) is the removal of the Fisherman's Wharf/North Beach cluster. The only remaining property in this former cluster is the Cannery, which use is further limited by the Academy as described below.

168 Bluxome

The Academy currently leases 61 units at 168 Bluxome for use as student housing for approximately 219 students. This property contains live/work lofts. Each unit features a private kitchen and bath. The building has a Manager's office, a recreation room and a study room. The Academy proposes to vacate the building, subject to a schedule of performance set forth in the Development Agreement.

150 Hayes Street

The Academy currently occupies 80,330 square feet at 150 Hayes for the Academy's regional headquarter offices. The Academy proposes to vacate the building and plans to relocate its regional headquarter office functions primarily at 79 New Montgomery.

Sites to be Added to Campus

1946 Van Ness Avenue (the Bakery)

1946 Van Ness Avenue is an approximately 25,040 square foot building. It is located at the corner of Jackson Street and Van Ness Avenue. The property is located in an RC-4 (Residential-Commercial, High Density) zoning district. Previously issued building permits established the last legal use as ground floor retail and above ground retail and/or light manufacturing. As part of the revised project, the Academy proposes to convert the property to a PSEI use. The conversion for PSEI use would require minor modifications to the base building core and shell to bring the building into compliance with current life safety codes. The conversion for PSEI would be limited to Academy use, consisting of approximately 6,246 square feet of educational use on the ground floor, 3,399 square feet on the mezzanine level, 6,196 square feet on the second level, and 6,196 square feet on the third level for a total of approximately 22,037 square feet utilized for a PSEI use.

Consistent with the plans submitted to the Planning Department, the proposed ground floor, mezzanine level, and second and third floors will comprise a number of vocational rooms, or classrooms, for the Academy's Auto Restoration and Industrial Design Programs. In order to activate the ground floor, and in association with the Auto Restoration Program, a car museum will be provided on the ground floor and within the active use zone which fronts Van Ness Avenue and Jackson Streets. All floors will include movable floating partitions, but not permanent walls. An analysis is currently underway regarding renovations for the building.

Daily student population is estimated to range from 75-100 students at peak period with approximately 6-10 staff on site. The car museum will be open to the public by appointment and available between 9am-4pm, Monday to Saturday. There are 4 different start times for classes commencing at 8am and ending at 10pm. Class start times and duration range, with classes lasting from three to five hours. Future interior improvements for specific industrial design programs would be completed at a later date once the defined school program use is determined by the Academy, and separate permits for these interiors spaces would be provided at a later date. Sign permits would be submitted with the change of use application. The property would be served by the Academy's existing shuttle lines on Van Ness Avenue; the closest shuttle stop is located at 1849 Van Ness Avenue, approximately one block to the south. The proposal includes Class I and Class II bike parking. A number of improvements are proposed to the building façade including: a restoration of the pedestrian entry on Van Ness, restoration of existing wooden doors, removal of the existing sign, and new doors as needed.

1142 Van Ness Avenue (the Concordia Club)

1142 Van Ness Avenue is an approximately 50,221 square foot building. It is located at the corner of Post Street, Cedar Street, and Van Ness Avenue. Previously issued building permits have established the building use as private community facility, last occupied by the Concordia Club. The property is located within an RC-4 (Residential-Commercial, High Density) zoning district. Under the revised project, the Academy proposes to use 1142 Van Ness for post-secondary educational institutional use. No major physical improvements are proposed at 1142 Van Ness Avenue for the change of use, as the current configuration supports educational, office, recreation, and as-needed event hosting space. Sign permits would be submitted with the change of use application. It is anticipated that students utilizing AAU's shuttle system will utilize the stop at 625 Polk, 3 and a half blocks from 1142 Van Ness. The proposal includes Class I and Class II bike parking.

The current configuration of the Concordia Club will remain as-is to support the Academy's Fashion program - larger spaces will be used for fashion studios and labs while smaller rooms will be used for classrooms and/or offices. The existing recreation facilities in the basement will be retained and made available to Academy students, faculty and staff. Daily student population is estimated to range from 115-300 students, with approximately 10 staff on site. The schedule is expected to be comprised of four different class periods, one in the morning, two in the afternoon, and one in the evening Monday through Friday. There will be a limited number of classes on Saturday.

2550 Van Ness Avenue (the Da Vinci Hotel)

2550 Van Ness Avenue, also known as the Da Vinci Hotel, is an approximately 59,266 square foot building. It is located at the corner of Filbert Street and Van Ness Avenue. Previously issued building permits have established the building use as a tourist hotel/motel. The property straddles two zoning districts: RM- 3 (Residential-Mixed, Medium Density), and RC-3 (Residential-Commercial, Medium Density). The Da Vinci Hotel at 2550 Van Ness Avenue currently has a total of 136 rooms. Under the revised project, the Academy proposes up to 306 beds as student housing, on an as-needed basis, including replacement housing for students vacated from the 155 beds at 1055 Pine Street and the 219 beds at 168 Bluxome Street. The proposed change from rooms used by tourist to group housing for students would require approval of a change of use and be pursuant to the metering formula which provides student housing in coordination with student enrollment. The only interior changes at the property would be replacing hotel furnishings with student dormitory furnishings. Sign permits would be submitted with the change of use application. The Academy would make use of existing shuttle lines on Van Ness Avenue (and the stop on Broadway at Van Ness) to serve the property. In addition, the proposal seeks to convert a portion of existing parking to provide class I and class II bike parking and retain the ground floor retail use, which is not an Academy use. The site currently has 53 off-street parking spaces. The proposal seeks to retain 10 spaces for the existing restaurant (non-Academy use), proposes 1 car share space, and 37 spaces for Academy faculty and staff.

Sites to be Modified Pursuant to the Term Sheet

2801 Leavenworth Street (the Cannery)

2801 Leavenworth Street, located in San Francisco's Fisherman's Wharf at the corner of Beach Street and Leavenworth Street, includes two wings totaling approximately 124,981 sq. sf. The Academy uses a portion of the building (approximately 78,646 sf) for office, gallery and multi-use/event space. The EIR analyzed the Academy's proposed use of 133,675 square feet of this site as post-secondary educational institutional use to accommodate approximately 1,600 students and 18 faculty/staff per day. There are two classroom spaces on the first floor of this building, only one of which is currently in use. As part of the revised project, the Academy would modify the application for 2801 Leavenworth Street to revert the entire ground floor (42,290 square feet) for retail/restaurant use. The mezzanine, and levels 2 and 3 will continued to be used by the Academy. The mezzanine and levels 2 and 3 space is planned to be used for the Academy's Fine Art Sculpture and Landscape Architecture programs.

2225 Jerrold Avenue

2225 Jerrold Avenue is in the Bayview District, just east of Bayshore Boulevard and between the James Lick Freeway and Highway 280. The surrounding Bayview neighborhood includes large lots containing one- and two-story commercial structures, many providing on-site parking. The property resides within the PDR-2 zoning district. The building is 94,339 square feet and contains 16 parking spaces and 6 loading bays.

The Academy proposes to change the use of a portion of the building from a last legal use of commercial storage (with accessory office) to private parking garage and lot (with accessory office) and community facility. The Academy proposes to convert the middle portion of the Jerrold frontage (currently four loading bays bounded by a ramp to the north and parking lot to the south) into a pedestrian-friendly entrance and outdoor amenity space for the proposed community facility use. Proposed improvements include: filing in a curb cut in front of the entrance and installing required Class II and Class I bike parking, installing perimeter gating to separate pedestrians from the ramp area and to secure the outdoor area at night, installing ADA-compliant access through one of the existing loading bays, improving existing rolling doors on the remaining three loading bays to increase natural light access inside of the building and installing outdoor furniture, planters and other basic outdoor improvement to create an enjoyable outdoor environment for facility users entering and exiting the property.

The proposed community facility would occupy 15,084 square feet on the ground floor and include a 3,573 square foot outdoor community facility area. The ground floor would also contain a private parking garage and lot for storage of AAU shuttles measuring 9,920 square feet and 58,076 square feet of commercial storage (including accessory office). The second level includes 1,007 square feet of commercial storage and 6,361 square feet devoted to private parking (accessory office/dispatch center). Class I and Class II bike parking is also proposed for the property. Operationally, the Community Facility would be operated by a 501(c)(3) non-profit or City department. The Development Agreement will set forth specific regulations regarding the Academy's ability to use the Community Facility for Academy-programming on an accessory basis. Such regulations will include limiting the Academy's monthly use of the Community Facility to one-third of the hours the Facility is actually used by community users. The Development Agreement will delineate what constitutes actual community user use for purposes of limiting the Academy's use of the Community Facility and will at least initially cap the number of hours

that the Community Facility may be “actually used” for “pick up” uses rather than scheduled programming by a 501(c)(3) community non-profit to 50%. Restrictions on the Academy’s use of the Community Facility will commence starting three months after the final approval of the Development Agreement and the Planning Department will have the authority to reasonably require the operator of the Community Facility to provide records regarding the actual use of the Facility (calendars, sign-in sheets, etc.) upon 15 days advance notice.

Project Approvals

As mentioned above, the Development Agreement will be the vehicle for approving the Academy’s proposed uses described in this IMP. The Planning Commission will review and make a recommendation to the Board of Supervisors regarding the Development Agreement, as well as approve entitlements being processed pursuant to the Development Agreement. The Historic Preservation Commission will review and approve Planning Code Article 10 and Article 11 entitlements being processed pursuant to the Development Agreement

Strategy 3: Optimizing Operation and Use of Shuttle Service

The Academy continues to constantly monitor demand and reduce service wherever possible. Overall shuttle usage has decreased. Average ridership per weekday as of Fall 2018 was 1,511 This number represents 2,359 fewer riders than the last update in 2015, and 808 fewer riders since the last draft IMP. The decrease in shuttle ridership is likely the result of a combination of factors including a decrease in enrollment, an increase in the use of other private transportation services such as Lyft and Uber, and the consolidation of course offerings within Academy buildings which necessitates fewer transfers. The total number of shuttle buses in use has decreased too, and fewer secondary shuttles are needed to supplement service during peak hours. Based on the reduction in demand, the total number of shuttle buses has been reduced from 42 to 40 since the last update and remained at 40 since the draft IMP dated March 2018. Back-up shuttles H and I are no longer in use, and a third back-up bus that was formerly used to accommodate overflow is no longer in use. There are minor modifications expected to be made to the Shuttle Bus System – since the Academy is withdrawing from properties, a number of stops are proposed to be removed including: 150 Hayes, 2340 Stockton, 1069 Pine and 1055 Pine. In coordination with these withdrawals, the Hayes and Sutter Express lines will be removed from service. In addition, it is expected that no new stops will be added due to the addition of the proposed properties, namely: 2550 Van Ness, 1946 Van Ness, and 1142 Van Ness, though ridership will likely increase on the shuttles that serve these new properties. Current shuttle stops include one located at 1849 Van Ness which will provide service to 1946 Van Ness and 2550 Van Ness. It is anticipated that students utilizing AAU’s shuttle system from 1142 Van Ness will utilize the stop at 625 Polk, three and a half blocks from 1142 Van Ness. Pending approval by the SFMTA is a proposal to provide a stop at 1916 Octavia. In 2017, related to the Van Ness BRT project and the Polk Streetscape improvements, the shuttle stop at 625 Polk Street was relocated to Turk (at Polk), and the shuttle stop at 2209 Van Ness was relocated to Broadway and Van Ness (on Broadway).

Strategy 4: Building Improvements

The Development Agreement approvals will include plan sets for each of the properties the Academy will continue to occupy, setting forth approvals and improvements required to achieve compliance with the current Planning Code. Scopes of work for each property are summarized in Appendix A. Examples of improvements include converting a portion of a surface parking lot at 1727 Lombard to residential amenity space, institution of Class I and Class II bicycle parking spaces, and exterior alterations to address historic preservation review of each of the Academy’s sites.

IV. Access and Traffic Circulation Patterns

Campus Access

The Academy encourages the use of public transportation for students and employees whenever possible. The Academy operates an efficient campus shuttle system that supplements public transit by providing direct connections to and from campus buildings to ensure that students and faculty arrive to their classes on time. The Academy does not have, and its policy is to not provide, any off street parking for its students.

Based on a comprehensive transportation study, the ESTM found that the Academy's existing campus does not have a substantial effect on transportation and circulation, as it contributes a low level of additional traffic with a wide geographic distribution of vehicle trips and has not substantially altered traffic conditions or parking demand. The EIR studied the potential transportation impacts from future growth and identified mitigations measures. The ESTM and EIR incorporate a Transportation Management Plan ("TMP") to guide the Academy's transportation planning. The Academy is currently working with the City on implementing its TMP and Transportation Demand Management ("TDM") strategies, including: providing required bicycle parking or sufficient bicycle parking to meet demand, and designing, locating, and configuring bicycle parking as required by the Planning Code to the extent feasible; continuing to monitor and improve Academy shuttle service pursuant to the Academy Shuttle Policy, and shortening or removing underused shuttle stop zones (when the use threshold fall below approximately 8 passengers for example, shorter buses will be provided and the line will remain in service).

Public Transportation

The Academy's campus buildings are generally located near public transportation systems, with stops and stations for BART, Golden Gate Transit, East Bay Transit, and MUNI bus and subway. According to the ESTM, MUNI use by Academy students, staff and faculty was estimated to be 603 people during a pm peak hour outbound route (includes bus and muni light rail lines). Muni service includes: Kearney/Stockton Corridor, Geary Corridor, California, Sutter/Clement, Fulton/Hayes, Balboa, Third Street, Mission Street, San Bruno/Bayshore, Subway lines, and Haight/Noriega. 307 people used public transit to access the east bay, 85 people used public transit to access the north bay, and 158 people used public transit to access the south bay.

Parking

Off-Street Parking

The Academy strives to be a car-free campus. Parking demand generated by the existing Academy sites (namely for faculty and staff and occasional visitors) generally is satisfied by on-street parking and off-street parking located at certain Academy buildings. This is consistent with the City's Transit First Policy, established in San Francisco City Charter Article 8A, Section 8A.115, which provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." Under current plan set proposals being reviewed by the Planning Department as part of the proposed Development Agreement, the Academy proposes a total of 134 off-street parking for faculty and staff uses, reducing existing off-street parking by approximately 28% as follows:⁷

601 Brannan: reduce off-street parking from 31 to 17 spaces

60 Federal: maintain existing 8 spaces

2225 Jerrold: maintain existing 16 spaces (7 for Community Facility use and 9 for Academy use)

575 Harrison: reduce off-street parking from 24 to 20 spaces

1727 Lombard: reduce off-street parking from 46 to 24 spaces

1900 Jackson: maintain existing 9 spaces

410 Bush: maintain existing 10 spaces

2550 Van Ness: remove 6 existing off-street parking spaces for prior hotel use for a total of 37 spaces (7 for Community Facility use and 9 for Academy use)

Bicycle Parking

An important component of the Development Agreement is the provision of a significant amount of Planning Code-compliant Class I and Class II bicycle parking spaces in Academy buildings. Plan sets currently under review by the Planning Department as part of the proposed Development Agreement show that the Academy would provide a total of approximately 555 Class I and 330 Class II spaces in its buildings (exact numbers to be confirmed at the time of the Development Agreement approval).

⁷: Exact numbers to be confirmed at the time of the Development Agreement approval. The Academy proposes classic car storage and display at 950 Van Ness, which is technically a private parking use under the Planning Code; however, because the use is not associated with frequent vehicle travel on San Francisco streets, it has not been summarized here.

Shuttle Service

The Academy operates a shuttle system among its various locations in San Francisco to provide for efficient, on-time transportation of students and staff among Academy sites with minimal traffic impacts. The Academy began shuttle bus services in 1990. The Academy shuttle system has evolved over time to reflect the changing needs of its riders and Academy programs, and to improve its efficiency. The Academy operates fixed-route and on-demand shuttle services throughout the year. Fixed-route shuttle service provides connections between residential halls and institutional and administrative buildings for Academy students, faculty, and staff within the City. On-demand shuttle services are provided to transport students to field trips or athletic activities throughout the San Francisco Bay Area and to transport students, faculty/staff, and visitors to performances or campus tours. On-demand shuttle services can be on a daily basis, approximately 13 trips a day. On-demand trips generally go to places within the Bay Area, some extend beyond to Petaluma. For farther distances, the Academy will provide a charter bus.

In 2014, the Academy internally adopted a Shuttle Bus Policy which sets general guidelines for establishing and operating shuttle bus services in coordination with TDM strategies. The Planning Department has noted in past staff reports that the system has “drastically improved.” There are a total of 40 shuttle buses that range in passenger capacity from 6 to 42. While shuttle stop locations for existing buildings generally remain constant, the Academy modifies routes and schedules to better connect classrooms and residences, and to minimize underutilization of shuttle vehicles as class configurations change each semester. Specific improvements since the 2015 IMP Update include:

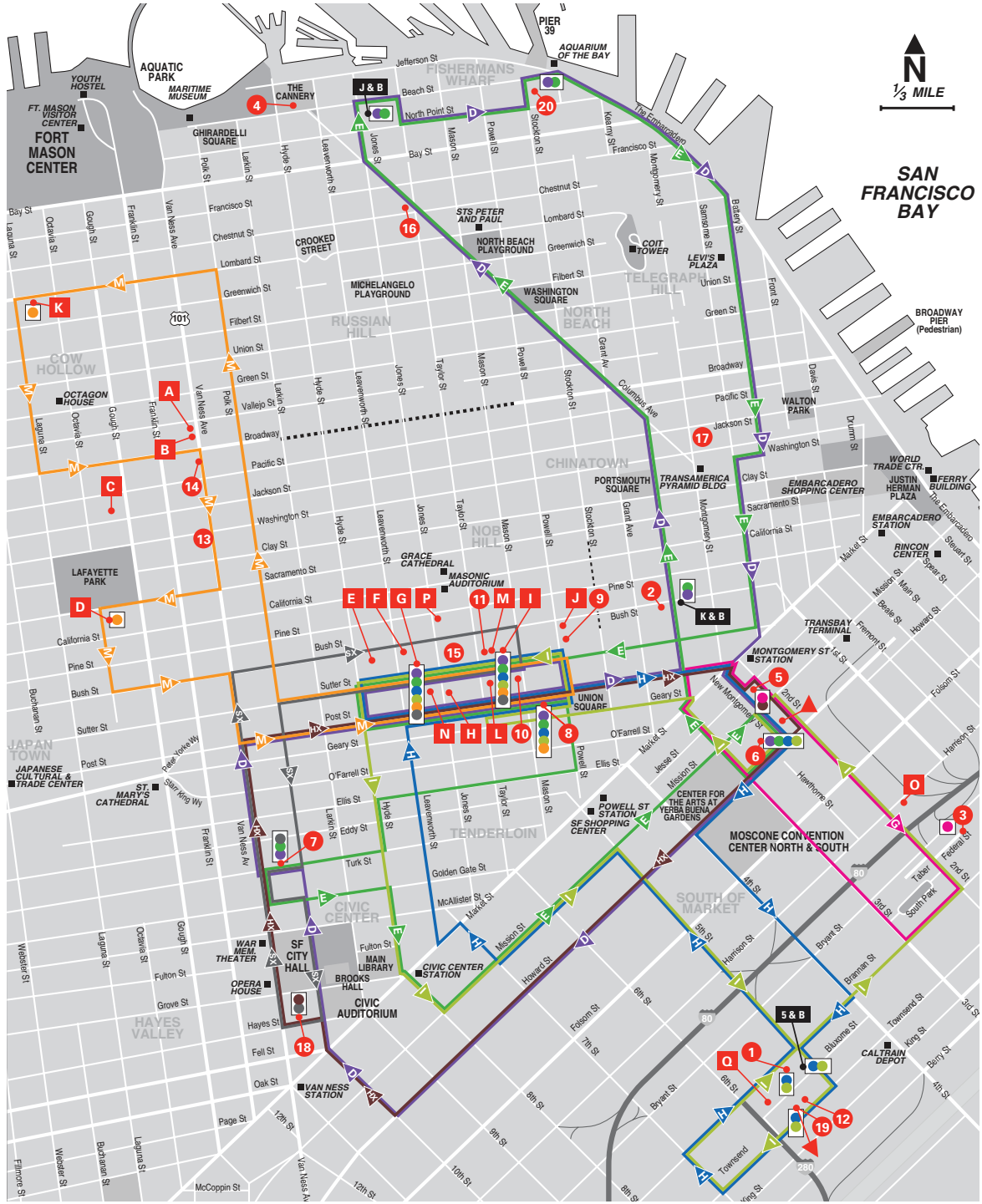
- Limiting the G route to Class C driver (a single van),
- Routes D, E and M have been reduced to Class C driver (a single van) after 7pm,
- Exploring limiting D, E and M route buses to peak hours only in the Fall of 2019 (at this point the Academy is considering running the routes continuously at least through the Fall),
- Cancelled shuttle services during the “off” periods such as Intersession and Spring Break,
- Monitoring the Hayes Express shuttles – in Fall 2018 the Hayes Express was averaging 36 passengers per day, giving sufficient cause to continue its operation. Continue to monitor.

Currently, the Academy has six regular weekday routes (D, E, G, H, I, and M) that operate between 14 and 17 hours per day and five express routes that operate for a range of times. Three of the express routes operate for less than one hour per day. Assigned to eight-passenger vans, these are: 1) Express 1 (stopping at 1849 Washington, 625 Polk, 410 Bush, 60 Federal, 5th & Bluxome, and 466 Townsend between 11:25-11:55 AM and 2:55-3:25 PM); 2) Express 2 (stopping at 60 Federal, 5th & Bluxome, 466 Townsend, 625 Polk, 1849 Washington, and Jones & Beach between 11:29-11:48 AM and 2:59-3:12 PM); and 3) Express 5 (stopping at Jones & Beach, 60 Federal, 5th & Bluxome, and 466 Townsend between 11:27-11:55 AM and 3:00-3:27 PM). The remaining two express routes are the Hayes Express (stopping at 150 Hayes and 77 New Montgomery) and the Sutter Express (stopping at 620 Sutter, 860 Sutter, 625 Polk and 150 Hayes), each of which has typically operated between 9 and 12 hours per day; however, these two express routes will be discontinued concurrently with the Academy's withdrawal from the various properties described earlier in the IMP.⁸ All express routes currently use eight passenger vans. On Saturday, four regular routes (1, 2, 3, and 4) operate 16 hours per day, while one regular route (1) operates 9 hours per day on Sunday. The Academy has three primary shuttle hubs, two are in the union square cluster (respective stops for different routes at 620, 680, and 860 Sutter and the stop at 491 Post) and one is in the financial cluster at 180 New Montgomery. Concurrent with the Academy's withdrawal from the various properties described earlier in the IMP, a number of stops are proposed to be removed from the system's regular routes, including: 150 Hayes, 2340 Stockton and 1069 and 1055 Pine.

To reduce potential effects on traffic and air emissions, several diesel shuttles have been replaced with gasoline-powered vehicles, and new filters have been installed on all buses as of 6/5/19 (the project commenced in 2009). As of spring 2017, and consistent with the mitigation measures in the ESTM (and TMP where it overlaps), the Academy has relocated the shuttle stops from 620 and 860 Sutter Street to 491 Post Street during afternoon commute hours (4:00-6:00 p.m.) to alleviate shuttle stop issues on Sutter Street; the shuttle stop at 60 Federal Street was moved from Second and Taber into the Federal alleyway immediately proximal to the Academy building, to improve vehicular and pedestrian safety at that site; and shuttle stops will be eliminated at 150 Hayes, 2340 Stockton, 1069 Pine and 1055 Pine. Pursuant to Development Agreement negotiations, the Academy is working to limit shuttle service access to instances where MUNI does not provide frequent and/or convenient service to link Academy sites, considering timing constraints of class schedules. The Academy is verifying instances where MUNI provides regular and direct access for typical student and staff commuting routes and, in any such instance, will implement a commuter benefit package for students, staff and faculty that do not use other means of non-automotive transportation (walking, bicycling, scooters, etc.) to travel those routes.

8: The Academy notes that, in years prior, it operated an Express 3 and an Express 4, but those routes were eliminated and the Academy elected not to re-number the Express 5.

EXISTING SHUTTLE BUS MAP SYSTEM



EXISTING SHUTTLE BUS MAP SYSTEM

Campus Academic & Administrative Buildings

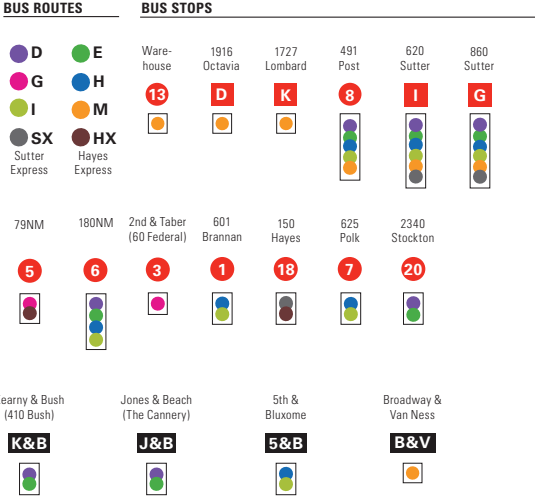
- 1 **601 BRANNAN ST.**
- 2 **410 BUSH ST.**
_Fashion
_Jewelry & Metal Arts
- 3 **58-60 FEDERAL ST.**
_Fine Art Painting & Printmaking
- 4 **2801 LEAVENWORTH ST. [THE CANNERY]**
_Fine Art Sculpture
_Landscape Architecture
_Student Galleries
- 5 **77-79 NEW MONTGOMERY ST. [79NM]**
_Administrative Offices
_Communications & Media Technologies
_English for Art Purposes
_Graphic Design
_Motion Pictures & Television
_Student Galleries
- 6 **180 NEW MONTGOMERY ST. [180NM]**
_Animation & Visual Effects
_Advertising
_Art Education
_Fashion
_Game Development
_Library
_Music
_Motion Pictures & Television
_Web Design & New Media
- 7 **625 POLK ST.**
_Fashion
- 8 **491 POST ST.**
_Art History
_Liberal Arts
- 9 **540 POWELL ST.**
_Illustration
_Traditional Animation
_Visual Development
- 10 **625-629 SUTTER ST.**
_Photography
_Student Galleries
- 11 **740 TAYLOR ST.**
_Photography
- 12 **460 TOWNSEND ST.**
_Interior Architecture & Design
_Landscape Architecture
- 13 **1849 WASHINGTON ST. @ VAN NESS AVE. [THE WAREHOUSE]**
_Auto Restoration
_Automobile Museum
_Industrial Design
- 14 **2151 VAN NESS AVE. [ST. BRIGID'S]**
_Photography
- 15 **1069 PINE ST.**
- 16 **2295 TAYLOR ST.**
- 17 **700 MONTGOMERY ST.**
_Fine Art MFA Studios
- 18 **150 HAYES ST.**
_Administration
- 19 **466 TOWNSEND ST.**
_Acting
_Architecture
_Foundations
_Motion Pictures & Television
_Writing for Film Television & Digital Media
- 20 **2340 STOCKTON**

- ▲ Blick Art Supplies**
_Academy of Art @ 466 Townsend Street, 3rd Floor
_1930 Van Ness Ave.
_149 New Montgomery St.

Campus Housing

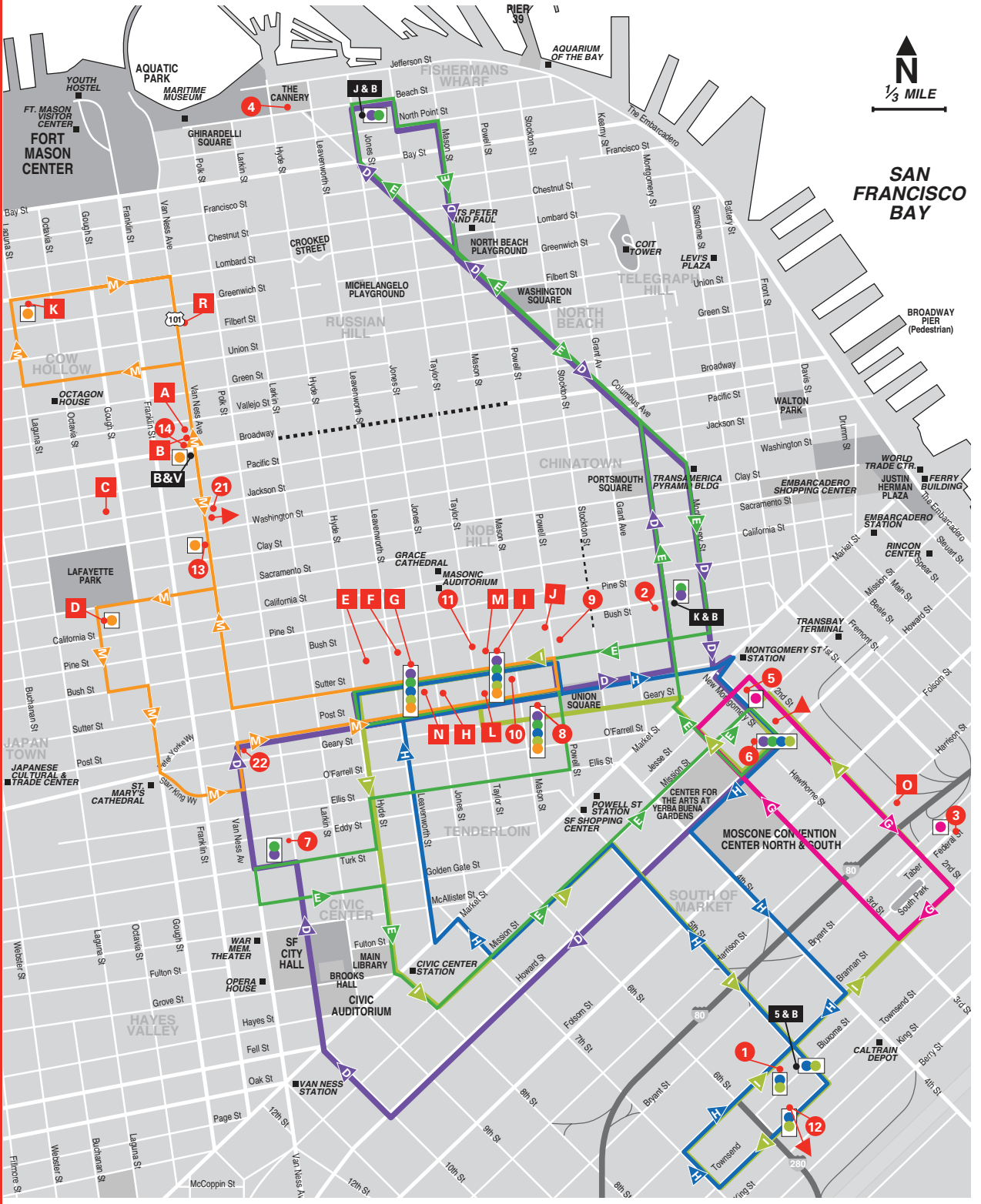
- A 2211 Van Ness Ave.
- B 2209 Van Ness Ave.
- C 1900 Jackson St.
- D 1916 Octavia St.
- E 1153 Bush St.
- F 1080 Bush St.
- G 860 Sutter St.
- H 736 Jones St.
- I 620 Sutter St.
- J 560 Powell St.
- K 1727 Lombard St.
- L 655 Sutter St.
- M 680 Sutter St.
- N 825 Sutter St.
- O 575 Harrison St.
- P 1055 Pine St.
- Q 168 Bluxome St.

Monday - Friday



*Due to de minimis ridership and frequency, express routes not shown on this map.

PROPOSED / FUTURE SHUTTLE BUS MAP SYSTEM



PROPOSED / FUTURE SHUTTLE BUS MAP SYSTEM

Campus Academic & Administrative Buildings

- 1 601 BRANNAN ST.**
_Architecture
_Interior Architecture & Design
- 2 410 BUSH ST.**
_Advertising
_Jewelry & Metal Arts
- 3 58-60 FEDERAL ST.**
_Fine Art Painting & Printmaking
- 4 2801 LEAVENWORTH ST. [THE CANNERY]**
_Fine Art Sculpture
_Landscape Architecture
_Administrative Offices
_Student Galleries
- 5 77-79 NEW MONTGOMERY ST. [79NM]**
_Communications & Media Technologies
_Graphic Design
_English for Art Purposes
_Motion Pictures & Television
_Administrative Offices
_Student Galleries
- 6 180 NEW MONTGOMERY ST. [180NM]**
_Fashion
_Animation & Visual Effects
_Art Education
_Web Design & New Media
_Music
_Game Development
_Motion Pictures & Television
_Advertising
_Library
- 7 625 POLK ST.**
_Fashion
- 8 491 POST ST.**
_Art History
_Liberal Arts
- 9 540 POWELL ST.**
_Illustration
_Traditional Animation
_Visual Development
- 10 625-629 SUTTER ST.**
_Photography
_Student Galleries
- 11 740 TAYLOR ST.**
_Photography
- 12 466 TOWNSEND ST.**
_Acting
_Foundations
_Motion Pictures & Television
_Writing for Film Television & Digital Media
- 13 1849 WASHINGTON ST. [THE WAREHOUSE]**
_Auto Restoration
_Auto Museum
_Industrial Design
- 14 2151 VAN NESS AVE. [ST. BRIGID'S]**
_Photography
- 21 1946 VAN NESS**
_Auto Restoration
_Industrial Design
- 22 1142 VAN NESS [CONCORDIA ARGONAUT]**
_Fashion

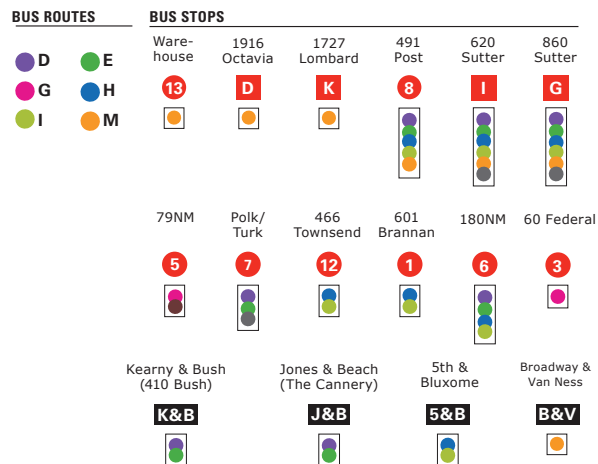
Campus Housing

- A 2211 VAN NESS AVE.**
- B 2209 VAN NESS AVE.**
- C 1900 JACKSON ST.**
- D 1916 OCTAVIA ST.**
- E 1153 BUSH ST.**
- F 1080 BUSH ST.**
- G 860 SUTTER ST.**
- H 736 JONES**
- I 620 SUTTER ST.**
_Acting
_Theater
- J 560 POWELL ST.**
- K 1727 LOMBARD ST.**
- L 655 SUTTER ST.**
- M 680 SUTTER ST.**
- N 825 SUTTER ST.**
- O 575 HARRISON ST.**
- R 2250 VAN NESS AVE.**

▲ Blick Art Supplies

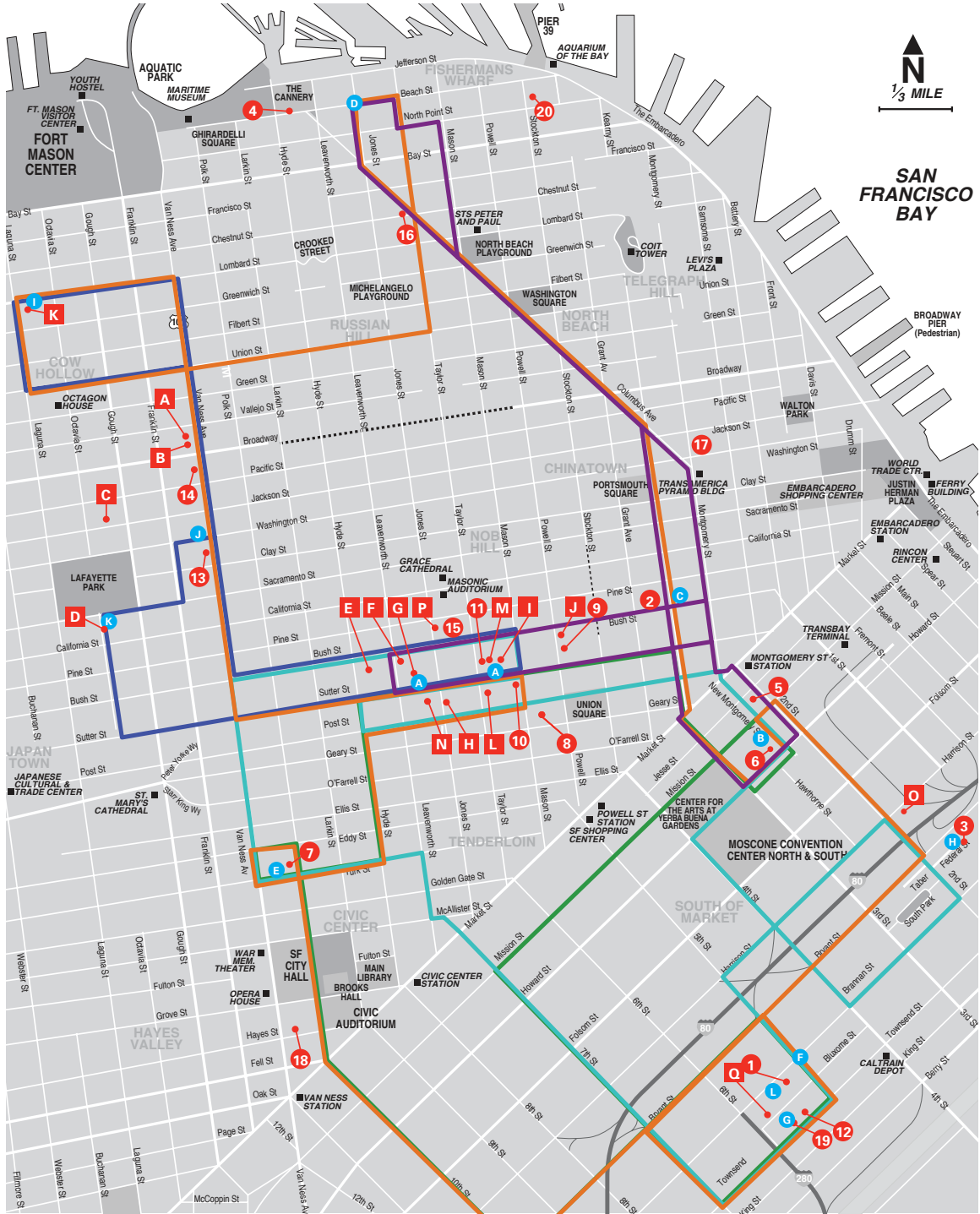
- _Academy of Art @ 466 Townsend Street, 3rd Floor
- _1930 Van Ness Ave.
- _149 New Montgomery St.

Monday - Friday



*Due to de minimis ridership and frequency, express routes not shown on this map.

EXISTING WEEKEND SHUTTLE BUS MAP SYSTEM



EXISTING WEEKEND SHUTTLE BUS MAP SYSTEM

Campus Academic & Administrative Buildings

- 1** 601 BRANNAN ST.
_Interior Architecture & Design
_Landscape Architecture
- 2** 410 BUSH ST.
_Fashion
_Jewelry & Metal Arts
- 3** 58-60 FEDERAL ST.
_Fine Art Painting & Printmaking
- 4** 2801 LEAVENWORTH ST. [THE CANNERY]
_Fine Art Sculpture
_Landscape Architecture
_Student Galleries
- 5** 77-79 NEW MONTGOMERY ST. [79NM]
_Administrative Offices
_Communications & Media Technologies
_English for Art Purposes
_Graphic Design
_Motion Pictures & Television
_Student Galleries
- 6** 180 NEW MONTGOMERY ST. [180NM]
_Animation & Visual Effects
_Advertising
_Art Education
_Fashion
_Game Development
_Library
_Music
_Motion Pictures & Television
_Web Design & New Media
- 7** 625 POLK ST.
_Fashion
- 8** 491 POST ST.
_Art History
_Liberal Arts
- 9** 540 POWELL ST.
_Illustration
_Traditional Animation
_Visual Development
- 10** 625-629 SUTTER ST.
_Photography
_Student Galleries
- 11** 740 TAYLOR ST.
_Photography
- 12** 460 TOWNSEND ST.
_Interior Architecture & Design
_Landscape Architecture
- 13** 1849 WASHINGTON ST. @ VAN NESS AVE. [THE WAREHOUSE]
_Auto Restoration
_Automobile Museum
_Industrial Design
- 14** 2151 VAN NESS AVE. [ST. BRIGID'S]
_Photography
- 15** 1069 PINE ST.
- 16** 2295 TAYLOR ST.
- 17** 700 MONTGOMERY ST.
_Fine Art MFA Studios
- 18** 150 HAYES ST.
_Administration
- 19** 466 TOWNSEND ST.
_Acting
_Architecture
_Foundations
_Motion Pictures & Television
_Writing for Film Television & Digital Media
- 20** 2340 STOCKTON*

Campus Housing

- A** 2211 Van Ness Ave.
- B** 2209 Van Ness Ave.
- C** 1900 Jackson St.
- D** 1916 Octavia St.
- E** 1153 Bush St.
- F** 1080 Bush St.
- G** 860 Sutter St.
- H** 736 Jones St.
- I** 620 Sutter St.
- J** 560 Powell St.
- K** 1727 Lombard St.
- L** 655 Sutter St.
- M** 680 Sutter St.
- N** 825 Sutter St.
- O** 575 Harrison St.
- P** 1055 Pine St.
- Q** 168 Bluxome St.

Shuttle Routes

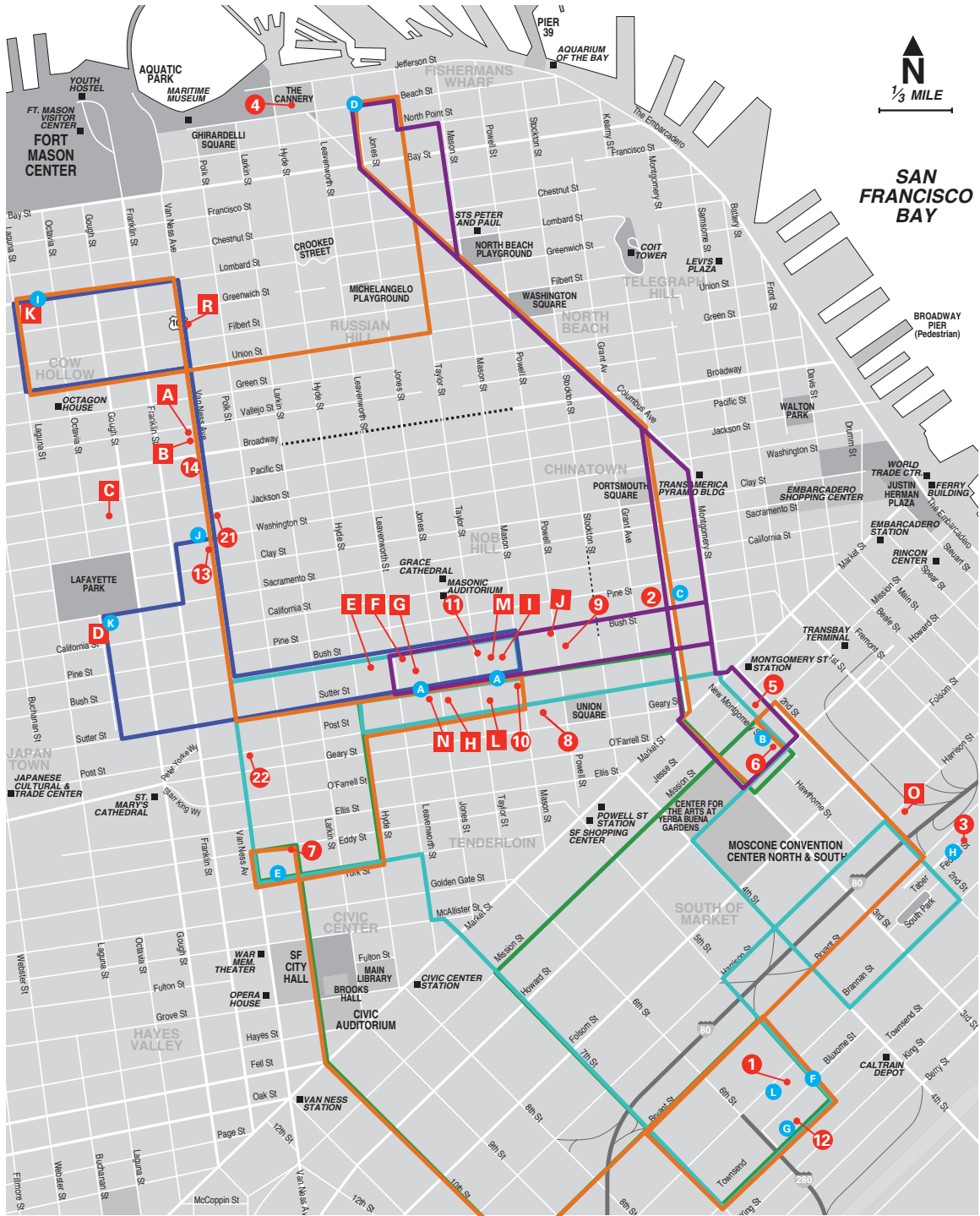
- SATURDAY ROUTE 1**
620/680 Sutter > 180 NM > Kearney & Bush > Jones & Beach
- SATURDAY ROUTE 2**
180 NM > 620/680 Sutter > 625 Polk > 5th & Bluxome > 466 Townsend
- SATURDAY ROUTE 3**
180 New Montgomery > 60 Federal > 5th & Bluxome > 466 Townsend > 625 Polk > 620/680 Sutter
- SATURDAY ROUTE 4**
1727 Lombard > 1946 Van Ness > 1849 Washington (The Warehouse) > Octavia > 620/680 Sutter
- SUNDAY ROUTE**
601 Brannan > 466 Townsend > 60 Federal > 180 NM > Kearney & Bush > Jones & Beach > 1727 Lombard > 1142 Van Ness > 1849 Washington (The Warehouse) > 1916 Octavia > 620/680 Sutter > 625 Polk

Shuttle Stops

- A** 620/860 SUTTER
- B** 180 NEW MONTGOMERY
- C** KEARNEY & BUSH
- D** JONES & BEACH
- E** 625 POLK
- F** 5TH & BLUXOME
- G** 466 TOWNSEND
- H** 60 FEDERAL
- I** 1727 LOMBARD
- J** 1849 WASHINGTON ST. (THE WAREHOUSE)
- K** 1916 OCTAVIA
- L** 601 BRANNAN

*Due to de minimis ridership and frequency, express routes not shown on this map.

PROPOSED / FUTURE WEEKEND SHUTTLE BUS MAP SYSTEM



PROPOSED / FUTURE WEEKEND SHUTTLE BUS MAP SYSTEM

Campus Academic & Administrative Buildings

- 1 601 BRANNAN ST.**
_Architecture
_Interior Architecture & Design
- 2 410 BUSH ST.**
_Advertising
_Jewelry & Metal Arts
- 3 58-60 FEDERAL ST.**
_Fine Art Painting & Printmaking
- 4 2801 LEAVENWORTH ST. [THE CANNERY]**
_Fine Art Sculpture
_Landscape Architecture
_Administrative Offices
_Student Galleries
- 5 77-79 NEW MONTGOMERY ST. [79NM]**
_Communications & Media Technologies
_Graphic Design
_English for Art Purposes
_Motion Pictures & Television
_Administrative Offices
_Student Galleries
- 6 180 NEW MONTGOMERY ST. [180NM]**
_Fashion
_Animation & Visual Effects
_Art Education
_Web Design & New Media
_Music
_Game Development
_Motion Pictures & Television
_Advertising
_Library
- 7 625 POLK ST.**
_Fashion
- 8 491 POST ST.**
_Art History
_Liberal Arts
- 9 540 POWELL ST.**
_Illustration
_Traditional Animation
_Visual Development
- 10 625-629 SUTTER ST.**
_Photography
_Student Galleries
- 11 740 TAYLOR ST.**
_Photography
- 12 466 TOWNSEND ST.**
_Acting
_Foundations
_Motion Pictures & Television
_Writing for Film Television & Digital Media
- 13 1849 WASHINGTON ST. [THE WAREHOUSE]**
_Auto Restoration
_Auto Museum
_Industrial Design
- 14 2151 VAN NESS AVE. [ST. BRIGID'S]**
_Photography

- 21 1946 VAN NESS**
_Auto Restoration
_Industrial Design
- 22 1142 VAN NESS [CONCORDIA ARGONAUT]**
_Fashion

Shuttle Routes

- SATURDAY ROUTE 1**
620/680 Sutter > 180 NM > Kearney & Bush > Jones & Beach
- SATURDAY ROUTE 2**
180 NM > 620/680 Sutter > 625 Polk > 5th & Bluxome
466 Townsend
- SATURDAY ROUTE 3**
180 New Montgomery > 60 Federal > 5th & Bluxome
466 Townsend > 625 Polk > 620/680 Sutter
- SATURDAY ROUTE 4**
1727 Lombard > 1946 Van Ness > 1849 Washington (Warehouse) > Octavia > 620/680 Sutter
- SUNDAY ROUTE**
601 Brannan > 466 Townsend > 60 Federal > 180 NM > Kearney & Bush > Jones & Beach > 1727 Lombard > 1142 Van Ness > 1849 Washington
1916 Octavia > 620/680 Sutter > 625 Polk

Shuttle Stops

- A 620/860 SUTTER**
- B 180 NEW MONTGOMERY**
- C KEARNEY & BUSH**
- D JONES & BEACH**
- E 625 POLK**
- F 5TH & BLUXOME**
- G 466 TOWNSEND**
- H 60 FEDERAL**
- I 1727 LOMBARD**
- J 1849 WASHINGTON ST. (THE WAREHOUSE)**
- K 1916 OCTAVIA**
- L 601 BRANNAN**

Campus Housing

- A 2211 VAN NESS AVE.**
- B 2209 VAN NESS AVE.**
- C 1900 JACKSON ST.**
- D 1916 OCTAVIA ST.**
- E 1153 BUSH ST.**
- F 1080 BUSH ST.**
- G 860 SUTTER ST.**
- H 736 JONES**
- I 620 SUTTER ST.**
_Acting
_Theater
- J 560 POWELL ST.**
- K 1727 LOMBARD ST.**
- L 655 SUTTER ST.**
- M 680 SUTTER ST.**
- N 825 SUTTER ST.**
- O 575 HARRISON ST.**
- R 2250 VAN NESS AVE.**

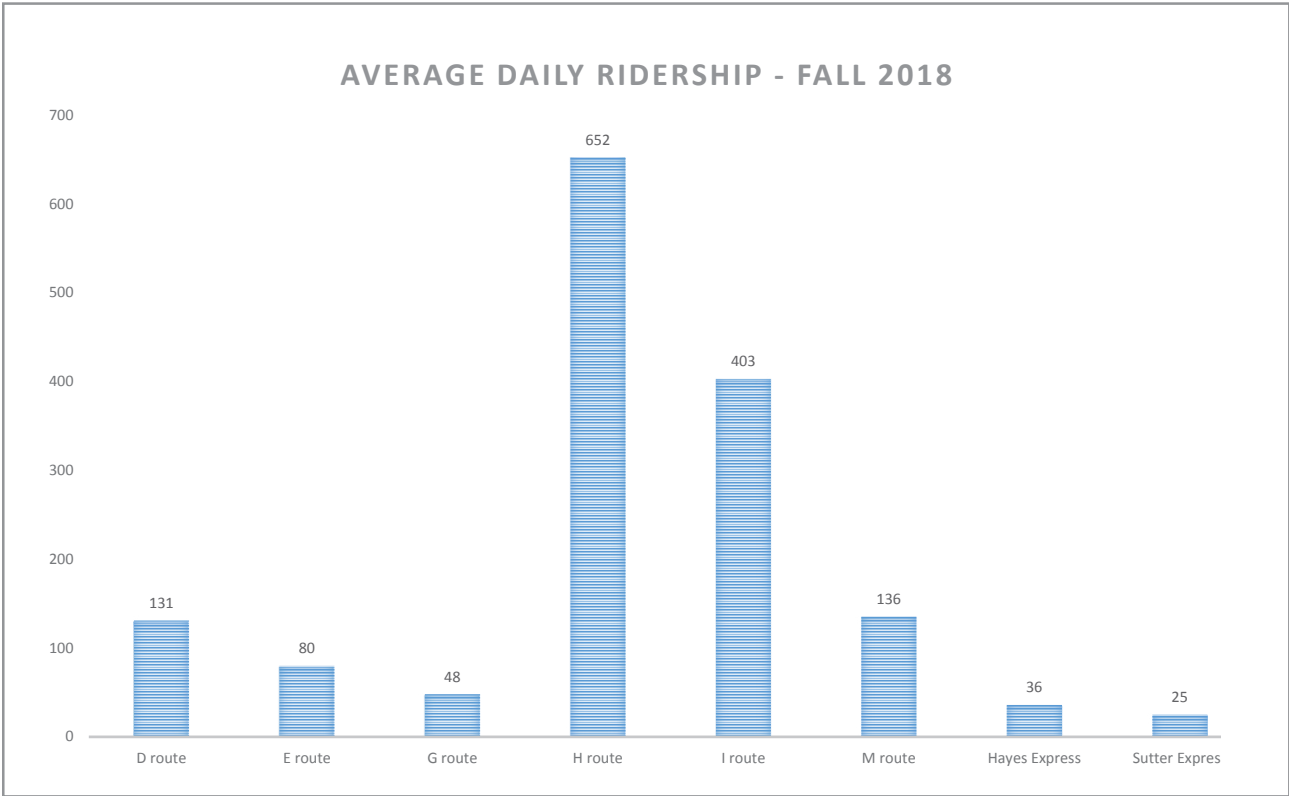
*Due to de minimis ridership and frequency, express routes not shown on this map.

Shuttle System Utilization

The shuttle bus system is used fairly consistently throughout the week, as depicted in the graph below depicting Fall 2018 data, with average daily ridership by route for those weekdays when loads are maximal (i.e. Monday through Thursday). In Fall 2018, the system averaged approximately 1,850 riders per day (Monday-Thursday), 1,400 riders on Fridays, 350 riders on Saturdays, and 15 riders on Sundays. Ridership for the Express routes ranges from 1-6 riders per trip. The Academy provides expresses to ensure all students access from class to class (sometimes across campus) with limited lead time. These are rare occurrences and in cases where there is no demand, an express route is cancelled for the semester.

The H line is the line most often used, with a daily ridership level of 652 passengers, followed by the I line at 403 passengers a day. These two shuttles go from the main dorms on Sutter to the largest academic buildings, including 180 New Montgomery and the cluster on Townsend/Brannan. On Fridays, shuttle ridership drops system-wide to approximately 75% of the Monday through Thursday daily averages. Saturday and Sunday ridership is much lower, with Saturday totals amounting to approximately 18% of the Monday through Thursday totals, and with Sunday totals at less than 1% of same. Refer to Appendix B for sample shuttle schedules

Average Daily Ridership by Route



D Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

E Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

G Route: In the fall was continuous, 1 shuttle, out of service for rest and lunch and out of service for non-peak hours however in Fall it was continuous

H Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

I Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

M Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks

Hayes Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks (note that this route will be discontinued in the proposed/future system).

Sutter Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks (note that this route was discontinued effective Spring of 2019).

Due to de minimis ridership and frequency for Express Routes 1, 2 & 5, statistics for those routes not shown on this chart.

V. General Plan Consistency

Pursuant to Section 304.5 of the San Francisco Planning Code, The Academy is required to analyze its plans for consistency with the City's eight priority policies, along with other provisions of the current San Francisco General Plan and other relevant area plans.

San Francisco Priority Policies

The San Francisco Planning Code and General Plan include eight priority policies which are the basis upon which inconsistencies in the General Plan are resolved. These policies and the Academy's response describing how it complies and will comply with the policies follow.

1. PRESERVATION OF EXISTING NEIGHBORHOOD SERVING RETAIL USES

The Academy proposes to activate additional retail space in the neighborhoods in which it operates, and will also continue to support a student, faculty, and staff population that in turn supports the local retail economy.

2. PRESERVATION OF EXISTING HOUSING AND NEIGHBORHOOD CHARACTER

The Academy will provide new student housing as needed to meet demand from future enrollment growth, which will preserve existing housing and neighborhood character. Any new housing will not come from the city's existing housing stock.

3. PRESERVE THE CITY'S SUPPLY OF AFFORDABLE HOUSING

The Academy will provide new student housing as needed to meet demand from future enrollment growth, both of which will relieve pressure on the City's existing housing supply.

4. COMMUTER TRAFFIC WILL NOT IMPEDE MUNI TRANSIT SERVICE OR OVERBURDEN STREETS OR NEIGHBORHOOD PARKING

The Academy's campus is accessible via public transportation, bicycle and pedestrian networks and the Academy's shuttle service. Driving alone to campus is strongly discouraged, and student parking is not provided by the Academy.

5. MAINTAIN A DIVERSE ECONOMIC BASE BY PROTECTING INDUSTRIAL AND SERVICE SECTORS FROM DISPLACEMENT DUE TO COMMERCIAL OFFICE DEVELOPMENT

No commercial office development is proposed. The Academy employs 764 faculty and 793 staff, including working artists trained in the field of industrial art and design, thus contributing to a diverse economic base.

6. ACHIEVE THE GREATEST POSSIBLE PREPAREDNESS TO PROTECT AGAINST INJURY AND LOSS OF LIFE IN AN EARTHQUAKE

Life safety improvements continue across the campus and all proposed work will comply with current life safety codes.

7. PRESERVATION OF LANDMARKS AND HISTORIC BUILDINGS

Through the Development Agreement approval process, the Historic Planning Commission will review proposed alterations to landmark and historic buildings for consistency with the Planning Code and the Secretary of Interior State Codes.

8. PROTECT PARKS AND OPEN SPACES FROM DEVELOPMENT

The Academy has not built new structures, it has not caused any shadows on or blocked any vistas or open space.

Consistency with General Plan Elements

The following is a review of the project's consistency with relevant policies and objectives contained in the Arts, Commerce and Industry, Recreation and Open Space, Transportation, Urban Design, Community Safety, and Housing Elements. There is no discussion of Community Facilities as this element pertains principally to the development of new police facilities and is not applicable to this Institutional Master Plan. Similarly, the Air Quality and Environmental Protection Elements are not discussed at this time, given the Academy proposes no major new development in the City at this time.

Arts

Objective I-1, Policy I-1.4 (provide access to the creative process and cultural resources for neighborhoods, cultural communities, and segments of the city and its populations);

Objective II-3, Policy II-3.1 (Encourage arts education offerings in the community and the schools to include art and artists from many cultures);

Objective IV-1, Policy IV-1.1 (Advocate for arts education opportunities for all residents of San Francisco);

Objective IV-1, Policy IV-1.2 (Strengthen collaborations among artists, art organizations, and teachers, school administrators, and others responsible for arts curricula);

Objective IV-2, Policy IV-2.1 (Support and increase the participation of artists in San Francisco's arts education programs); and

Objective V-3, Policy V-3.1 (Develop partnerships with the private sector and the business community to encourage monetary and non-monetary support of the arts, as well as sponsorships of arts organizations and events).

Objective VI-1, Policy VI-1.11 (Identify, recognize, and support existing arts clusters and, wherever possible, encourage the development of clusters of arts facilities and arts related businesses throughout the city)

In its operation of the Academy, administrators have implemented a practice and philosophy of locating clusters of buildings throughout San Francisco neighborhoods, thereby embedding art galleries, emerging artist and art programs throughout the City. As one of the largest private, regionally accredited universities, of art and design in the nation, the Academy provides professional training in the arts, employs 764 onsite working artists and designers, provides highly trained employees to San Francisco and Bay Area firms and promotes the arts through collaborations with local schools, non-profits and a variety of business and community groups. It accepts all students meeting high school equivalency standards and provides scholarships to local under-served students and in so doing, it actively promotes the above-referend objectives and policies of the Arts Element.

Recreation and Open Space

Most objectives and policies of the Recreation and Open Space Element are not applicable to the Academy's presence or expansion plans in the City. Its focus on leasing existing buildings instead of developing a newly constructed central campus obviate the need for removing existing open space from the City and avoid casting shadows on existing parks and open space. Its representatives hold a seat on the San Francisco Graffiti Advisory Board and its students and faculty volunteer to remove graffiti, plant trees, clean community gardens, and pick up litter from both public and private spaces citywide. Students have designed and painted murals citywide.

Transportation

Objective 1, Policy 1.3 (Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters);

Objective 1, Policy 1.6 (Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate); and

Objective 17, Policy 17.1 (Discourage the provision of new long-term parking downtown and near major employment centers).

The Academy maintains a policy of not providing parking spaces to students, mirroring the parking policies of the Downtown Plan, in an effort to minimize automobile use. It locates the bulk of its residential and educational buildings along or near existing transit corridors. It supplements City transit with a fleet of shuttle vehicles. It has clustered a number of residential and educational buildings in the Sutter Street corridor, promoting a pedestrian access between some residential and educational uses.

Urban Design

Objective 2, Policy 2.4 (Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development);

Objective 2, Policy 2.4 (Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings); and

Objective 4, Policy 4.7 (Encourage and assist in voluntary programs for neighborhood improvement).

The Academy's policy of leasing existing older structures and utilizing their original spatial and functional characteristics promotes and preserves San Francisco's rich heritage as a City noted worldwide for its historic character. Several the Academy's structures are registered landmarks, downtown category-designated and identified in historic surveys. Its emphasis on leasing and preserving these buildings promotes the above-referenced General Plan policies found in the Urban Design Element.

Community Safety

Objective 3 (Ensure the protection of life and property from disasters through effective emergency response. Provide public education and training about earthquakes and other natural disasters and how individuals, businesses and communities can reduce impacts of disasters).

The Academy promotes a practice of rehabilitating seismically deficient structures, consistent with Objective 2 (Reduce structural and non-structural hazards to life-safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters). Through its National Incident Management System (NIMS) participation it promotes community safety.

Housing

Objective 2, Policy 2.4 (Promote improvements and continued maintenance to existing units to ensure long term habitation and safety);

Objective 4 (Foster a housing stock that meets the needs of all residents across lifecycles);

Objective 5, Policy 5.4 (Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change);

Objective 11, Policy 11.3 (Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character);

Objective 13, Policy 13.4 (Promote the highest feasible level of “green” development in both private and municipally-supported housing).

As part of the Development Agreement, the Academy will agree to metering and monitoring provisions intended track the Academy’s enrollment to the number of beds it has available for student housing.

Relevant Area Plans

Van Ness Avenue

Objective 10, Policy 10.1 (Encourage preservation of existing housing structures unless adequate mitigation measures are initiated).

Objective 11, (Preserve the fine architectural resources of Van Ness Avenue)

The Academy operates several buildings, both institutional and residential, within the corridor addressed by the Van Ness Avenue Area Plan. In that most of the policies of this plan address new mixed-use and residential construction, the Academy's move into this area is unrelated to most plan policies.

The Academy has promoted in its rehabilitation of St. Brigid's Church, which was at the threat of demolition, at 2151 Van Ness Avenue, and 2209 Van Ness, both identified as significant buildings and in its rehabilitation of 2211 Van Ness Avenue, a contributory building.

Northeastern Waterfront

Objective 1, Policy 1.1 (Accommodate where appropriate, additional activities which strengthen the predominant economic functions of each subarea of the Northeastern Waterfront)

Objective 2, Policy 2.2 (Diversify activities to encourage the use of the Northeastern Waterfront by a broad spectrum of the population)

Objective 2, Policy 2.3 (Encourage land uses having different peak periods of activity within each subarea to contribute to the area's diversity, to expand the period of use, to decrease peak period traffic congestions, to facilitate efficient use of the transit system and to preserve and enhance environmental quality of the waterfront)

The Academy operates one building near the Northeastern Waterfront: The Cannery, at 2801 Leavenworth Street. The Cannery, a historic and visual landmark in this area, has been underutilized and struggling to maintain occupancy for an extended period of time. The Academy uses the Cannery for classrooms, and office space, while also accommodating the office and retail uses housed there during the tenure of previous owners.

Downtown

Objective 4 (Enhance San Francisco’s Role as a Tourist and Visitor Center) and Objective 16, Policy 16.5 (Encourage the incorporation of publicly visible art works in new private development and in various public spaces downtown)

The Academy operates several buildings in the Downtown area, including classrooms, art studios, labs, gallery space, offices, and the residential facilities. Previous use categories for these existing buildings were schools and offices. As most of the Downtown Plan policies are directed at new development, they are for the most part not relevant to the Academy.

By adding gallery space where offices and schools had been, the Academy has promoted Objectives 4 and 16 of the Downtown Plan.

Bayview Hunters Point

Objective 14 (Assure Adequate Numbers, Types, and Locations of Community Facilities and Service to Meet the Needs of the Local Community), Policy 14.1 (Assure adequate maintenance programming and resident utilization of existing multi-purpose community facilities)

The proposal to provide a community facility use at 2225 Jerrold Avenue will help meet a local need for indoor recreational needs in the area. The provision of a regulation size basketball and volleyball court for use by the community aims to meet this objective.

Central SoMa Plan

The Academy will continue to operate two institutional sites within the Central SoMa Plan Area (601 Brannan and 466 Townsend Street). Instruction centers on metal and woodworking and other Arts Activities promoting the existing special mixed-use character of the area, while preserving buildings reflecting the area’s historic industrial past.

Appendix A

Academy of Art University Sites



601 Brannan Street

Last Legal Use: Office

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

The 601 Brannan Street building is the current home of the university's programs in Interior Architecture & Design (IAD) and Architecture (ARH). This two-story building has classrooms, studios and labs, a computer studio, a presentation area, and a machine shop for the Interior Architecture & Design and Architecture departments. The building also has an outdoor basketball court used by Men's and Women's Basketball. 601 Brannan originally consisted of two separate structures - one brick and one metal - which were joined, renovated for office use, and which now function as one. Prior to the university's use of the property in 2007, the building was leased to a now defunct "dot com" company.

Pursuant to the Development Agreement, the Academy proposes to change the use of 601 Brannan from the last legal use of Office to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM (including a proposal to reconfigure the parking lot that will close vehicular ingress/egress on Brannan to enhance pedestrian and bicycle safety). The proposal includes 17 car parking spaces (for faculty and staff parking), Class I and Class II bike parking, and the property includes a shuttle stop.



410 Bush Street

- Last Legal Use: Office
- Current Use: PSEI
- Proposed Use: PSEI
- Historic Resource Status: A – Historic Resource Present
- National Register Historic Districts: None
- California Register Historic Districts: None
- Historic Resource Evaluation Responses: None
- Article 10 Designated Historic District: Kearny-Market-Mason-Sutter
- Article 10 Designated Landmark Number: None
- Article 11 Preservation Designation: Category: V – Unrated Building
- Mills Act: None
- Legacy Business Registry: None

The 410 Bush Street building houses academic programs in Fashion (FSH) and Jewelry & Metal Arts (JEM). This building has several classrooms and studios, a wood shop, metal shop and a tool room. This building is three stories with onsite basement parking for faculty and staff. Prior to the university's acquisition, this building housed offices.

Pursuant to the Development Agreement, the Academy proposes to change the use of 410 Bush from a last legal use of Office to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. The proposal includes 10 car parking spaces (for faculty and staff parking), Class I and Class II bike parking. Exterior alterations will be reviewed by the Historic Preservation Commission.



60 Federal

Last Legal Use: Office

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A-Historic Resource Present

National Register Historic Districts: South End Historic District

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: South End

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

The 58-60 Federal Street building houses academic programs in Fine Art, Painting (FA) and Printmaking. Within this building, studios and classrooms are used for the teaching and practicing of printmaking, textile arts, painting, drawing, silkscreen, lithography, etching, and book arts. This former office space also houses a student lounge.

Pursuant to the Development Agreement, the Academy proposes to change the use of 58-60 Federal from the last legal use of Office to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. The proposal includes 8 car parking spaces (for faculty and staff parking), Class I and Class II bike parking, and the property includes a shuttle stop.



2225 Jerrold Avenue

Last Legal Use: Commercial Storage with Accessory Office
Current Use: PSEI
Proposed Use: Commercial Storage & Private Parking Garage (and lot) with Accessory Office; Community Facility
Historic Resource Status: C- No Historic Resource
Present/Not Age Eligible
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

This property was previously a beer distribution operation prior to its use by the Academy. The facility is used for shuttle bus and other Academy vehicle storage, as well as other principal storage uses. The facility contains office space accessory to the vehicle and commercial storage uses for the Academy’s bus shuttle dispatch and transportation and facility operations teams. The San Francisco Fire Department uses the property for its for Toys for Tots program (including storage and accessory office areas). The area of the property occupied by SFFD fluctuates over the course of each year.

Pursuant to the Development Agreement, the Academy proposes to retain significant portions of the existing Commercial Storage, use while proposing some areas for a private parking garage and lot (with accessory office) and Community Facility, including a gym, The proposal for the Community Facility includes Class I and II bike parking and a new entrance on Jerrold Avenue (including an outdoor amenity space) to enhance the pedestrian experience. The Academy may use the Community Facility (which includes an indoor basketball and volleyball court) on an accessory basis, subject to use restriction and reporting requirements summarized in the body of the IMP.



2801 Leavenworth Street (The Cannery)

Last Legal Use: Office (above ground floor)

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: None

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

The Cannery property in the Fisherman's Wharf /North Beach area was leased in 2011 when it was almost two-thirds vacant. In addition to a number of non-Academy tenants, this building houses the university's Sculpture (FASCU) department. Pursuant to the Development Agreement, the Academy proposes to change the above ground level uses of 2801 Leavenworth from last legal Office use to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. No change of use from existing Retail Sales and Services uses proposed on the ground floor, provided that the Academy may operate principal retail uses subject use and operation controls to be monitored by the Planning Department. The project includes new Class I parking and retention of existing Code-compliant Class II parking.



79 New Montgomery Street

Last Legal Use: Office

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: New Montgomery-Mission-2nd Street

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: I – Significant Building, No Alterations.

Mills Act: None

Legacy Business Registry: None

The 79 New Montgomery Street building houses human resources, international admissions, domestic admissions, office of the registrar, office of campus housing, executive offices, the mail room, and the Academy Resource Center. This former bank building also has a gallery and displays a variety of student and alumni artwork in the street-level window displays. Academic programs held at this building include: Communications & Media Technology (COM), Graphic Design (GD), English for Art Purposes (EAP), Motion Pictures & Television (MPT).

Pursuant to the Development Agreement, the Academy proposes to change the use of 77-79 New Montgomery from the last legal use of Office to PSEI (with conditions regarding the use of the ground floor “Atelier” described in the body of this IMP). The Academy’s proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking and will remove unpermitted window boxes along New Montgomery to restore transparency at the street level. Exterior alterations will be reviewed by the Historic Preservation Commission. The property includes a shuttle stop.



180 New Montgomery Street

Last Legal Use: Office

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: New Montgomery-Mission-2nd Street

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: IV – Contributory Building, No Alterations.

Mills Act: None

Legacy Business Registry: None

180 New Montgomery Street houses the following Academy programs: Fashion (FSH), Animation & Visual Effects (ANM), Art Education (ARE), Web Design & New Media (WNM), Music Production & Sound Design for Visual Media (MUS), Game Development (GAM), Motion Pictures & Television, Advertising (ADV). The building includes a library, classrooms, labs and lounges.

Pursuant to the Development Agreement, the Academy proposes to change the use of 180 New Montgomery from the last legal use of Office to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking. Exterior alterations will be reviewed by the Historic Preservation Commission. The property includes a shuttle stop.



625 Polk Street

Last Legal Use: PSEI
Current Use: PSEI
Proposed Use: PSEI
Historic Resource Status: A-Historic Resource Present
National Register Historic Districts: None
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: New Montgomery-Mission-2nd Street
Article 10 Designated Landmark Number: 174
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

The former California Culinary Academy building was leased in August 2011. The Academy began using the building in Fall 2011 for the School of Fashion (FSH) and it includes classrooms, studios, offices and fashion labs. 625 Polk Street was built in 1912 and is listed as a designated City Landmark, No. 174.

Pursuant to the Development Agreement, the Academy proposes to retain the existing PSEI use. No change of use proposed. Exterior alterations will be reviewed by the Historic Preservation Commission. The property includes a shuttle stop.



491 Post Street

Last Legal Use: Religious Institution

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: Kearny-Market-Mason-Sutter

Article 10 Designated Landmark Number: 117

Article 11 Preservation Designation: I-Significant Building,
No Alterations

Mills Act: None

Legacy Business Registry: None

491 Post Street is home to the university's Liberal Arts (LA) and Art History (AHS) programs and the Morgan Auditorium, with a capacity of 850. This building houses a number of offices as well as various lecture classrooms. The university began use of 491 Post in 2002 after its previous use by a religious congregation seeking to dispose of the historic church property.

Pursuant to the Development Agreement, the Academy proposes to change the use of 491 Post from the last legal use of Religious Institution to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking. Exterior alterations will be reviewed by the Historic Preservation Commission. The property includes a shuttle stop.



540 Powell Street

Last Legal Use: Museum (portion)

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: Kearny-Market-Mason-Sutter

Article 10 Designated Landmark Number: 117

Article 11 Preservation Designation: Category: I –

Significant Building, No Alterations

Mills Act: None

Legacy Business Registry: None

540 Powell Street houses the Illustration (ILL), traditional animation, and Visual Development (VIS) academic departments, with a number of classrooms and studios suited to those studies. It also houses Bradley Hall, a large studio space. Prior to the university's use of this building, it was reportedly an erotic art museum and hotel. Uses found at this site include: classrooms, labs, studios, offices.

Pursuant to the Development Agreement, the Academy proposes to change the use of all portions of 540 Powell not currently entitled for PSEI use to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. Exterior alterations will be reviewed by the Historic Preservation Commission. The project proposes Class II bike parking.



625 Sutter Street

Last Legal Use: Commercial/PSEI

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: Lower Nob Hill
Apartment Hotel Historic District

California Register Historic Districts: Lower Nob Hill
Apartment Hotel Historic District

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: Category: None

Mills Act: None

Legacy Business Registry: None

625-29 Sutter Street houses the BFA and MFA programs in Photography (PH). The building has a number of classrooms and studios suited to photography instruction and practice. It also has darkrooms. The photography department stores and issues equipment for student use from the photo issue room on the top level. Before the university began leasing this property in 1968, it was in use for educational purposes by the June Terry School.

Pursuant to the Development Agreement, the Academy Project proposes to change the use of all portions of 625 Sutter not currently entitled for PSEI use to PSEI (with conditions regarding the use of the ground floor gallery described in the body of this IMP). The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking.



740 Taylor Street

- Last Legal Use: PSEI
- Current Use: PSEI
- Proposed Use: PSEI
- Historic Resource Status: A – Historic Resource Present
- National Register Historic Districts: Lower Nob Hill Apartment Hotel Historic District
- California Register Historic Districts: Lower Nob Hill Apartment Hotel Historic District
- Historic Resource Evaluation Responses: None
- Article 10 Designated Historic District: None
- Article 10 Designated Landmark Number: None
- Article 11 Preservation Designation: Category V – Unrated Building
- Mills Act: None
- Legacy Business Registry: None

740 Taylor Street is home to the Photography (PH) department and is configured for the instruction and practice of photographic arts. Although the university occupied the building in 1966, it was then leased for many years to the proprietor of the Benihana restaurant chain. In the late 1980's, the university needed the building and refurbished it for its current use.

Pursuant to the Development Agreement, the Project proposes to retain the existing PSEI use. No change of use is proposed.



466 Townsend Street

Last Legal Use: Utility and Infrastructure

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: Bluxome Townsend
Historic District

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

466 Townsend Street houses the Acting (ACT), Motion Pictures & Television (MPT), Foundations(FND), Writing for Film, Television & Digital Media (WRI) and Architecture (ARH) programs. The building is configured with a number of lecture, design and drawing classrooms, as well as an acting studio, dance studio, set studio, lighting and cinematography studio, and figure modeling studio. The building also has a student lounge, and an art store. Before the Academy began use of this building, it was used as offices and as a storage facility.

Pursuant to the Development Agreement, the Academy proposes to change the use of 466 Townsend from Internet Service Exchange (Utility and Infrastructure Use) to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM (including a proposal to reconfigure the parking lot that will close vehicular ingress/egress on Brannan to enhance pedestrian and bicycle safety). The Development Agreement would permit the change of use subject to a special restriction requiring that PSEI instruction be limited to PDR and Arts Activities uses. The project proposes Class I and Class II bike parking. The property includes a shuttle stop.



950 Van Ness Avenue

- Last Legal Use: Retail Automotive
- Current Use: Automobile Museum
- Proposed Use: Private Parking Garage
- Historic Resource Status: C-No Historic Resource Present/
Not Age Eligible
- National Register Historic Districts: None
- California Register Historic Districts: None
- Historic Resource Evaluation Responses: None
- Article 10 Designated Historic District: None
- Article 10 Designated Landmark Number: None
- Article 11 Preservation Designation: None
- Mills Act: None
- Legacy Business Registry: None

950 Van Ness Avenue/963 O'Farrell consist of two lots connected by one building and is connected and used as a single property. The buildings were previously used as an automobile dealer showroom and were vacant for over one year. The prior automobile dealer showroom contained vehicle storage and office space. The current building is used for storage, display and servicing of the Academy's classic car collection.

Pursuant to the Development Agreement, the Academy proposes to change the use of 930-950 Van Ness from Retail Automotive to Private Parking Garage, with a ground floor car museum space that will be ancillary to the museum at 1849 Van Ness. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking.



1849 Van Ness Avenue

Last Legal Use: Retail Sales and Service

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A- Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

1849 Van Ness Avenue, known as the "Warehouse," continues to be used in accordance with its industrial roots by housing the university's program in Industrial Design (IND). This building was originally built as an automobile showroom and was used as an auto dealership before the university leased it in 1998. Since then, the university has adapted the building for use by the Industrial Design Department. The building contains computer labs, classrooms, studio spaces, including a photo studio geared towards photography and marketing of industrial products. The building also contains an automobile elevator, and full-scale automobile paint booth. The ground-level fronting Van Ness houses a classic car museum open to the public by appointment. The building also has a student lounge.

Pursuant to the Development Agreement, the Academy proposes to change the use of 1849 Van Ness from Retail Sales and Service to PSEI. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking. The property includes a shuttle stop.



2151 Van Ness Avenue

Last Legal Use: Religious Institution

Current Use: PSEI

Proposed Use: PSEI

Historic Resource Status: A- Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: 252

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

2151 Van Ness Avenue is more commonly known as Saint Brigid's Church. This property is designated as City Landmark Number 252 and is identified in the Van Ness Avenue Area Plan as a significant building. In 2005, the university began use of this building, saving it from a significant risk of demolition. At that time, the church had been vacant for thirteen years. Thirteen years of decay, neglect, and severe water damage had taken a toll on the building, and the university set about restoring the church and repairing the damage. The university currently uses this building in a very limited manner. Classes from the Photography program are held at this location. Lecture classes are held in the main auditorium area and a small number of studio classes are held in the basement area.

Pursuant to the Development Agreement, the Academy proposes to change the use of 2151 Van Ness from a religious institution to PSEI use. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking (Class I parking to be provided off-site). The property includes a shuttle stop.



1080 Bush Street

Last Legal Use: Residential Hotel and Dwelling Units

Current Use: Group Housing (Student Housing)

Proposed Use: Group Housing (Student Housing)

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: Lower Nob Hill

Apartment Hotel Historic District

California Register Historic Districts: Lower Nob Hill

Apartment Hotel Historic District

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

1080 Bush Street, known as the Leonardo Da Vinci Apartments, is a six-story dormitory. This former apartment house has 41 dwelling units with individual kitchens and 15 group housing rooms which share communal kitchens and baths. The building has a Manager's office as well as a laundry room, a recreation room and computers for student use. This lower Nob Hill building is within walking distance to most of the Academy's downtown housing and academic facilities, grocery stores, cafes and restaurants. Two non-student tenants reside in 2 units in this building.

Pursuant to the Development Agreement, the Academy proposes: 1) 42 Dwelling Units, reflecting that what is now defined as a Student Housing use characteristic under the current Planning Code was legally instituted in the Dwelling Units in 1999; and 2) convert 15 last legal Residential Hotel Units to Group Housing use. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking.



1153 Bush Street

Last Legal Use: Residential Hotel and Dwelling Unit
Current Use: Group Housing (Student Housing)
Proposed Use: Group Housing (Student Housing)
Historic Resource Status: A – Historic Resource Present
National Register Historic Districts: Lower Nob Hill
Apartment Hotel Historic District
California Register Historic Districts: Lower Nob Hill
Apartment Hotel Historic District
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

The Frank Lloyd Wright dormitory at 1153 Bush is a classic Victorian residential structure featuring 14 group housing rooms and a dwelling unit and 34 beds. The residential hall has stained-glass windows, an oak staircase, hardwood flooring, a large dining room, and a communal kitchen with locked cabinet and refrigerator space for student food storage. There is also an outdoor patio and half basketball court behind the building. Inside, there is a Manager's office, a laundry room, TV room, and recreation room for student use. This Nob Hill building is within walking distance to most of the Academy's downtown housing and academic facilities.

Pursuant to the Development Agreement, the Academy proposes to convert one dwelling unit and 14 residential hotel units to 16 group housing bedrooms with a maximum of 42 beds. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking.



575 Harrison Street

Last Legal Use: Group Housing

Current Use: Group Housing (Student Housing)/Parking

Proposed Use: Group Housing (Student Housing)/Private
Parking Garage

Historic Resource Status: C – No Historic Resource

Present/Not Age Eligible

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

575 Harrison Street is a 33 unit facility with 134 beds. This property was built as live/work lofts. Each unit features a private kitchen and bath. The building has a Manager's Office, and a recreation room and study room for student use.

Pursuant to the Development Agreement, the Academy proposes to retain 33 Live-Work Units (units combining residential living space with integrated work space principally used by up to four residents in each unit, reflecting that what is now defined as a Student Housing use characterization was legally instituted in 1996 (residents at 575 Harrison pursue educations in various Arts Activities, PDR and Design Professional uses, permitted pursuant to underlying zoning) and 132 beds. The project also proposes to legalize use of the existing basement parking garage to reflect that it is used by faculty and staff who work at nearby Academy buildings (reducing the number of spaces from 24 to 20 to incorporate 50 new Class I spaces).



736 Jones Street

- Last Legal Use: Group Housing (Student Housing)
- Current Use: Group Housing (Student Housing)
- Proposed Use: Group Housing (Student Housing)
- Historic Resource Status: A – Historic Resource Present
- National Register Historic Districts: Lower Nob Hill Apartment Hotel Historic District
- California Register Historic Districts: Lower Nob Hill Apartment Hotel Historic District
- Historic Resource Evaluation Responses: None
- Article 10 Designated Historic District: None
- Article 10 Designated Landmark Number: None
- Article 11 Preservation Designation: None
- Mills Act: None
- Legacy Business Registry: None

The Vermeer Apartments at 736 Jones Street occupy a handsome and quiet building, surrounded by restaurants and galleries. The building is within walking distance to most Academy buildings. This former apartment house holds 34 dwelling units, including individual kitchens and private baths, and 70 beds. A Manager's office, TV lounge, study room, computer kiosk, laundry room and back patio round out the building's amenities.

Pursuant to the Development Agreement, the Academy proposes to retain 34 Dwelling Units and up to 72 beds at 736 Jones, reflecting that what is now defined as a Student Housing use characteristic under the current Planning Code was instituted at 736 Jones in 1994. No change of use is proposed. Two non-student tenants reside at this location.



1727 Lombard Street

Last Legal Use: Tourist Hotel

Current Use: Group Housing (Student Housing)

Proposed Use: Group Housing (Student Housing)

Historic Resource Status: B –Unknown/Age Eligible

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

The former Star Motel at 1727 Lombard Street has 52 group housing rooms with private baths, and 86 beds. This location also has a common room and a Manager's office with a kitchen.

Pursuant to the Development Agreement, the Academy proposes to change the use of 1727 Lombard from the last legal Tourist Hotel use to 52 Group Housing with a Student Housing use characteristic and up to 105 beds. The project proposes to convert nearly half of the existing car parking area to a residential open space amenity, while retaining a portion of the existing parking spaces on the property (24 of the currently 46 spaces). The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking. The property includes a shuttle stop.



1916 Octavia Street

Last Legal Use: Residential Hotel
Current Use: Group Housing/Student Housing
Proposed Use: Group Housing/Student Housing
Historic Resource Status: C- No Historic Resource Present/
Not Age Eligible
National Register Historic Districts: None
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

The Coco Chanel female dormitory at 1916 Octavia Street has 22 group housing rooms and 49 beds. This former hotel is located in Pacific Heights near Lafayette Park. The rooms each have a distinctive personality and have either private or shared bathrooms. The dormitory has a Manager's office, a laundry room, a large study room, a TV room and computer kiosks available for student use. The communal kitchen with dining room has locked cabinets and refrigerators for student food storage.

Pursuant to the Development Agreement, the Academy proposes to convert 22 last legal Residential Hotel Units to 22 Group Housing Rooms with a Student Housing Use characterization and 46 beds. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking (Class I parking to be provided in an outdoor, weatherprotected canopy). The proposal includes a shuttle stop.



560 Powell Street

Last Legal Use: Group Housing (student housing)

Current Use: Group Housing (student housing)

Proposed Use: Group Housing (student housing)

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: Lower Nob Hill

Apartment Hotel Historic District

California Register Historic Districts: Lower Nob Hill

Apartment Hotel Historic District

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

The Fritz Lang Apartments at 560 Powell is a turn-of-the-century building, with 27 dwelling units and 64 beds. The Academy refurbished this former apartment house, which is located next door to the 540 Powell academic facility and along the Powell Street cable car line. The building has apartment-style units with individual kitchens and private baths. The building also has a Manager's office and laundry room for student use. Three non-student tenants reside in this building.

Pursuant to the Development Agreement, the Academy proposes to retain 27 Dwelling Units currently existing at 560 Powell, reflecting that what is now defined as a Student Housing use characteristic under the current Planning Code was legally instituted at 560 Powell in 1996 and up to 64 beds. No change of use is proposed.



620 Sutter Street

Last Legal Use: Tourist Hotel

Current Use: Group Housing (Student Housing)

Proposed Use: Group Housing (Student Housing)

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: Kearny-Market-Mason-Sutter

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: Category: I – Significant Building, No Alterations

Mills Act: None

Legacy Business Registry: None

The Clara Stephens Building at 620 Sutter has 65 group housing rooms and 109 beds. It was designed by famed architect Julia Morgan. The building originally housed the San Francisco YWCA, and was later used as a hotel. It features high vaulted lobby ceilings, and a beautiful indoor pool area, grand entrance doors, and an exterior adorned with an array of international flags. The building offers co-ed housing with a communal kitchen and private and communal baths. The building is also the home to the Academy's fitness gym and indoor swimming pool equipped with locker rooms and athletic offices. The building features a large common room on the second floor, a computer and study room, storage closets, lockers and cafeteria. The building includes two classrooms, a theater, a dance studio, and administrative offices for athletics.

Pursuant to the Development Agreement, the Academy proposes to change the use of 620 Sutter from the last legal Tourist Hotel use to Group Housing with a Student Housing use characteristic and up to 136 beds. The project also proposes retaining PSEI use on the ground floor. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking. The property includes a shuttle stop.



655 Sutter Street

Last Legal Use: Group Housing

Current Use: Group Housing (Student Housing)

Proposed Use: Group Housing (Student Housing) and ground-floor and basement PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: Kearny-Market-Mason-Sutter

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: Category: I – Significant Building, No Alterations

Mills Act: None

Legacy Business Registry: None

The Howard Brodie women's dormitory at 655 Sutter has 55 group housing rooms, 1 dwelling unit, and 175 beds. It is a modern building located in the heart of Nob Hill, two blocks from Union Square. This former office building is within easy walking distance of the university's downtown campus buildings. The building also has a laundry room, a TV lounge and pool table, a computer room, a painting room, a Manager's office, communal kitchens and baths. The ground floor contains the Urban Knight Art Cafe and the Academy's Shop657 instructional retail space operated by the Academy's School of Fashion and curated and staffed by students from the program. The basement contains a weight room, lounge, pool table area available to all Academy students.

Pursuant to the Development Agreement, the Academy proposes to legalize the removal of 6 group housing rooms resulting in 55 bedrooms, 1 dwelling unit, and 177 beds. The Development Agreement will also set forth conditions regarding the use of the ground floor instructional retail space described in the body of this IMP. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking.



680 Sutter Street

Last Legal Use: Residential and Commercial

Current Use: Group Housing (Student Housing) and PSEI

Proposed Use: Group Housing (Student Housing) and PSEI

Historic Resource Status: A – Historic Resource Present

National Register Historic Districts: Lower Nob Hill

Apartment Hotel Historic District

California Register Historic Districts: Lower Nob Hill

Apartment Hotel Historic District

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: Kearny-Market-Mason-Sutter

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: Category: IV –
Contributory Building

Mills Act: None

Legacy Business Registry: None

The Edgar Degas Apartments at 680 Sutter holds 27 dwelling units with 62 beds. Located in the heart of Nob Hill, it is a former apartment building adjacent to one of the Academy's galleries and is across the street from the Academy's 625 Sutter academic facility. A university gallery is open to the public at 688 Sutter. The building has units with individual kitchens and private baths. The building has a laundry room, a Manager's office, a recreation room and a courtyard for student use. One non-student tenant resides at this location.

Pursuant to the Development Agreement, the Academy proposes to legalize the removal of a ground-floor dwelling unit (where gallery currently operates), resulting in 27 Dwelling Units (in which AAU legally instituted what are now defined as Student Housing uses in 1996) and up to 80 beds. The Development Agreement will also set forth conditions regarding the use of the ground floor gallery described in the body of this IMP. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class II bike parking.



817-831 Sutter Street

Last Legal Use: Tourist Hotel
Current Use: Group Housing (Student Housing)
Proposed Use: Group Housing (Student Housing)
Historic Resource Status: A – Historic Resource Present
National Register Historic Districts: Lower Nob Hill
Apartment Hotel Historic District
California Register Historic Districts: Lower Nob Hill
Hill Apartment Hotel Historic District
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

817-831 Sutter Street, known as 825 Sutter is the former Commodore Hotel and was built in 1928 as a merchant seaman hotel. This dormitory is a co-ed, all-age residence that features private baths with 111 group housing rooms and 218 beds. Residents of this building are required to be on a meal plan. Common areas include study room, recreation room, computer kiosks, mini-kitchen, laundry, and large lobby with sitting areas. The building contains a ground-floor retail space currently leased to a third party.

Pursuant to the Development Agreement, the Academy proposes to change the use from the last legal Tourist Hotel use to Group Housing with a Student Housing use characteristic and up to 222 beds. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking.



860 Sutter Street

Last Legal Use: Tourist Hotel and Residential Hotel
Current Use: Group Housing (Student Housing)
Proposed Use: Group Housing (Student Housing)
Historic Resource Status: A – Historic Resource Present
National Register Historic Districts: None
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

The International House at 860 Sutter Street holds approximately 88 group housing rooms and 172 beds. The building is a turn-of-the-century, six-story former hotel with both communal and private baths. Residents are required to be on a meal plan. Common areas include a recreation room, a Manager's office, a laundry room, and a cafe. Two non-student tenants reside at this location.

Pursuant to the Development Agreement, the Academy proposes to change the use of 39 Tourist Hotel units and 50 Residential Hotel units to Group Housing (up to 88 bedrooms and 184 beds) with a Student Housing use characteristic. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking. The property includes a shuttle stop.



2209 Van Ness Street

Last Legal Use: Single Dwelling Unit
Current Use: Group Housing/Student Housing
Proposed Use: Group Housing/Student Housing
Historic Resource Status: A-Historic Resource Present
National Register Historic Districts: None
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

The Mary Cassatt co-ed dormitory at 2209 Van Ness is a classic Victorian building with 18 group housing rooms and 50 beds. The rooms are spacious and have their own distinctive styles. The rooms feature shared bathrooms. The dormitory has computer kiosks available for student use, as well as a recreation room, a study room, a laundry room, a kitchen and dining room, a Manager's office and a backyard patio.

Pursuant to the Development Agreement, the Academy proposes to change the use from the last legal use of single dwelling unit to Group Housing (up to 18 bedrooms and 57 beds) with a student housing use characteristic. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking (off-site). The property has a shuttle stop.



2211 Van Ness Avenue

Last Legal Use: Two Dwelling Units and a Ground-Floor Restaurant Use

Current Use: Three Dwelling Units and Group Housing/ Student Housing

Proposed Use: Three Dwelling Units and Group Housing/ Student Housing

Historic Resource Status: A-Historic Resource Present

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

The Ansel Adams Building at 2211 Van Ness building contains 3 dwelling units (with 11 beds), and 4 group housing rooms (with 9 beds). The building, which was renovated for university use, features unique wood carvings on the walls, and a koi pond surrounded with landscaped foliage in the front. There is a laundry room for student use. This property has been identified in the Van Ness Avenue Area Plan as a contributory building.

Pursuant to the Development Agreement, the Academy proposes to change the use from two dwelling units a ground-floor restaurant use to 3 dwelling units and 4 group housing rooms (up to 24 beds) with a student housing use characteristic. The Academy's proposal addresses each recommended condition of approval from the ESTM. The project proposes Class I and Class II bike parking (including for parking required for 2209 Van Ness and 2151 Van Ness).



1900 Jackson Street

Last Legal Use: Housing

Current Use: Group Housing (Student Housing)/Private Parking

Proposed Use: Group Housing (Student Housing) /Private Parking

Historic Resource Status: B –Unknown/Age Eligible

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

This 1957 apartment building contains 9 dwelling units and 23 beds. There is one permanent resident here. Basement parking currently provides 9 spaces.

Pursuant to the Development Agreement, the Academy proposes to retain 9 Dwelling Units and up to 42 beds, reflecting that what is now defined as a Student Housing use characterization under the current Planning Code was legally instituted in 1997. No change of use is proposed. The project also proposes to legalize the use of the existing garage parking for Academy faculty and staff that work at nearby facilities.



1142 Van Ness Avenue

Last Legal Use: Institutional: Private Community Facility
Current Use: PSEI
Proposed Use: PSEI
Historic Resource Status: A- Historic Resource Present
National Register Historic Districts: None
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

Pursuant to the Development Agreement, the Academy proposes to change the use of 1142 Van Ness from Private Community Facility to Post-Secondary Educational Institution. The primary intended use of the building is for the Academy’s School of Fashion; however, the existing basement athletic facilities will be open and available to Academy faculty, staff and students. The project proposes Class I and Class II bike parking.



2550 Van Ness Avenue

Last Legal Use: Tourist Hotel and Ground Floor Restaurant

Current Use: Group Housing/Student Housing and Ground Floor Restaurant

Proposed Use: Group Housing/Student Housing and Ground Floor Restaurant

Historic Resource Status: B-Unknown/Age Eligible

National Register Historic Districts: None

California Register Historic Districts: None

Historic Resource Evaluation Responses: None

Article 10 Designated Historic District: None

Article 10 Designated Landmark Number: None

Article 11 Preservation Designation: None

Mills Act: None

Legacy Business Registry: None

Pursuant to the Development Agreement, the Academy proposes to change the use of 2550 Van Ness from the last legal Tourist Hotel use to 136 Group Housing bedrooms with a Student Housing use characteristic and up to 306 beds. No change is proposed to the existing non- Academy restaurant use on the ground floor. The project proposes Class I and Class II bike parking.



1946 Van Ness Avenue

Last Legal Use: Ground Floor Retail and Above Ground Retail and/or Light Manufacturing
Current Use: PSEI
Proposed Use: PSEI
Historic Resource Status: A- Historic Resource Present
National Register Historic Districts: None
California Register Historic Districts: None
Historic Resource Evaluation Responses: None
Article 10 Designated Historic District: None
Article 10 Designated Landmark Number: None
Article 11 Preservation Designation: None
Mills Act: None
Legacy Business Registry: None

Pursuant to the Development Agreement, the Academy proposes to change the use of 1946 Van Ness from last legal ground floor retail and above ground retail and/or Light Manufacturing to PSEI. The building will contain above ground floor classroom space. Ground floor plans remain under consideration; however, the Academy currently anticipates that the ground floor will contain an automobile display and instructional work space and an instructional auto body paint shop. Class I and Class 2 bike parking is proposed.

Sites from Which the Academy Will Withdraw Use

Except as otherwise provided, the Academy will vacate its uses in the buildings below upon final approval of the Development Agreement.

700 Montgomery Street

The Academy began leasing approximately 7,037 square feet of office space at 700 Montgomery Street in 2011. Other tenants in the building include a law firm and a cafe.

2295 Taylor Street

In 2003, 2295 Taylor Street became home to the program in Graduate Fine Art Painting (FA). The Art Institute of San Francisco had previously adapted the building, which had housed a GAP clothing store and parking lot, for use as an artistic teaching space. The bottom floor has small studio spaces for graduate students. Institutional uses at this site include graduate studios and office.

460 Townsend Street

In 2009, this building housed numerous flex classroom spaces to accommodate the changing classroom space needs of the sculpture program and office spaces for faculty and staff.

168 Bluxome Street

The university currently leases 61 units at 168 Bluxome for use as student housing for approximately 219 students. This property contains live/work lofts. Each unit features a private kitchen and bath. The building has a Manager's office, a recreation room and a study room. The Academy proposes to vacate the building, subject to a schedule of performance set forth in the Development Agreement.

1055 Pine Street

The Auguste Rodin men's dormitory at 1055 Pine Street was the university's largest male dormitory with 81 units with capacity for 156 students. The building was previously used by St. Anthony's for senior housing. The rooms are spacious and feature both shared and private bathrooms. The dormitory has large study rooms and computer rooms. This building also has a laundry room, recreational rooms, a weight room, offices, and a cafeteria run by the Academy's outside food vendor to accommodate students on the meal plan, an outdoor basketball area and a garden. There are three communal kitchens on the upper floors for student use.

1069 Pine Street

1069 Pine Street is used infrequently as a gym and gathering space for informal and formal club meetings. It is a simple building with one main room and an office, and is immediately adjacent to the dormitory at 1055 Pine Street. This building was at one time used as retail space. Institutional uses include: gym, student lounge, clubhouse and office.

150 Hayes Street

80,330 square feet of the building is used for one of the Academy's regional headquarter offices

2340 Stockton Street

Called "Northpoint" by the university, this building housed the Fashion and Liberal Arts departments. Before the university began use of this building in 1991, it housed a library. Prior to that, the Otis Elevator Company had offices here. Since Fall 2018, the Academy no longer uses this building.

121 Wisconsin Street

This property was leased from 2008 to 2018 and was used for storage of Academy shuttle buses.

Appendix B

Weekday Bus Schedule

H1 Bus						
466 Townsend	601 Brannan	620 Sutter	860 Sutter	491 Post	180 NM	5th & Bluxome
						6:45 AM
6:48 AM		6:58 AM	7:00 AM		7:15 AM	7:30 AM
7:33 AM		7:48 AM	7:50 AM		8:05 AM	8:15 AM
8:20 AM		8:35 AM	8:37 AM		8:50 AM	9:00 AM
9:05 AM						
9:20 AM		9:35 AM	9:37 AM		9:50 AM	10:00 AM
10:05 AM		10:20 AM	10:22 AM		10:35 AM	10:45 AM
break						11:27 AM
11:30 AM		11:45 AM	11:47 AM		12:05 PM	12:15 PM
12:20 PM		12:35 PM	12:37 PM		12:55 PM	1:05 PM
break						1:25 PM
1:30 PM		1:45 PM	1:47 PM		2:05 PM	2:15 PM
2:20 PM		2:35 PM	2:37 PM		2:55 PM	3:05 PM
3:10 PM				3:25 PM	3:40 PM	3:50 PM
3:52 PM				4:10 PM	4:25 PM	4:35 PM
4:40 PM				4:55 PM	5:10 PM	5:25 PM
5:30 PM						
5:55 PM		6:08 PM	6:10 PM		6:25 PM	6:35 PM
6:37 PM	6:44 PM	7:00 PM	7:02 PM		7:20 PM	7:30 PM
						8:05 PM
8:10 PM	8:13 PM	8:30 PM	8:32 PM		8:45 PM	8:55 PM
9:00 PM	9:03 PM	9:18 PM	9:20 PM		9:30 PM	9:40 PM
						9:55 PM
10:00 PM	10:03 PM	10:18 PM	10:20 PM		10:30 PM	10:40 PM
10:42 PM						

H Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

H2 Bus						
466 Townsend	601 Brannan	620 Sutter	860 Sutter	491 Post	180 NM	5th & Bluxome
		7:28 AM	7:30 AM		7:45 AM	7:55 AM
8:00 AM		8:15 AM	8:17 AM		8:30 AM	8:40 AM
8:45 AM		9:00 AM	9:02 AM		9:15 AM	9:25 AM
9:30 AM						
9:45 AM		10:00 AM	10:02 AM		10:15 AM	10:25 AM
10:30 AM		10:45 AM	10:47 AM		11:00 AM	11:10 AM
11:15 AM		11:30 AM	11:32 AM		11:45 AM	11:55 AM
12:00 PM						
						12:50 PM
12:55 PM		1:10 PM	1:12 PM		1:25 PM	1:35 PM
						1:50 PM
1:55 PM		2:10 PM	2:12 PM		2:30 PM	2:40 PM
2:45 PM				3:00 PM	3:17 PM	3:30 PM
3:35 PM				3:50 PM	4:07 PM	4:17 PM
4:20 PM				4:38 PM	4:55 PM	5:05 PM
5:15 PM				5:33 PM	5:50 PM	6:00 PM
						6:15 PM
6:17 PM	6:20 PM	6:35 PM	6:37 PM		6:50 PM	7:00 PM
7:02 PM	7:05 PM	7:20 PM				
		7:55 PM	7:56 PM		8:20 PM	8:30 PM
8:32 PM	8:35 PM	8:50 PM	8:52 PM		9:05 PM	9:15 PM
9:20 PM						
9:35 PM	9:38 PM	9:50 PM	9:51 PM		10:02 PM	10:10 PM
10:13 PM	10:16 PM	10:30 PM	10:31 PM		10:45 PM	10:55 PM
11:00 PM	11:05 PM					

H Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

I1 Bus						
466 Townsend	601 Brannan	180 NM	620 Sutter	860 Sutter	491 Post	5th & Bluxome
			7:12 AM	7:13 AM		7:25 AM
7:30 AM		7:45 AM	7:58 AM	8:00 AM		8:15 AM
8:20 AM		8:35 AM	8:48 AM	8:50 AM		9:05 AM
break						9:20 AM
9:25 AM		9:40 AM	9:53 AM	9:55 AM		10:13 AM
10:15 AM						
10:50 AM		11:05 AM	11:15 AM	11:17 AM		11:30 AM
11:33 AM		11:45 AM	11:55 AM	11:57 AM		12:10 PM
12:15 PM		12:30 PM	12:40 PM	12:42 PM		12:55 PM
						1:10 PM
1:15 PM		1:30 PM	1:40 PM	1:42 PM		1:55 PM
2:00 PM		2:15 PM	2:25 PM	2:27 PM		2:40 PM
2:45 PM		3:00 PM			3:15 PM	3:30 PM
3:35 PM		3:50 PM			4:05 PM	4:20 PM
4:22 PM		4:37 PM			4:55 PM	5:10 PM
5:12 PM	break					
5:25 PM		5:35 PM			5:45 PM	6:05 PM
6:07 PM	6:10 PM	6:28 PM	6:38 PM	6:40 PM		6:55 PM
7:00 PM	7:03 PM	7:15 PM	7:25 PM	break		
break			8:00 PM	8:02 PM		8:20 PM
8:25 PM	8:28 PM	8:43 PM	8:58 PM	9:00 PM		9:15 PM
						9:30 PM
9:32 PM	9:35 PM	9:50 PM	10:00 PM	10:02 PM		10:12 PM
10:15 PM	10:20 PM					

I Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

I2 Bus						
466 Townsend	601 Brannan	180 NM	620 Sutter	860 Sutter	491 Post	5th & Bluxome
						7:07 AM
7:10 AM		7:25 AM	7:38 AM	7:40 AM		7:55 AM
8:00 AM		8:15 AM	8:28 AM	8:30 AM		8:45 AM
8:50 AM		9:05 AM	9:18 AM	9:20 AM		9:35 AM
break						9:50 AM
9:55 AM		10:10 AM	10:23 AM	10:25 AM		10:40 AM
						11:15 AM
11:17 AM		11:30 AM	11:40 AM	11:42 AM		11:55 AM
11:57 AM		12:10 PM	12:20 PM	12:22 PM		12:35 PM
12:40 PM						
12:55 PM		1:10 PM	1:23 PM	1:24 PM		1:40 PM
1:45 PM		2:00 PM	2:10 PM	2:13 PM		2:30 PM
2:35 PM		2:55 PM			3:05 PM	3:15 PM
3:17 PM						
<i>I Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.</i>						

I3 Bus						
466 Townsend	601 Brannan	180 NM	620 Sutter	860 Sutter	491 Post	5th & Bluxome
						2:55 PM
3:00 PM		3:15 PM			3:25 PM	3:40 PM
3:45 PM		4:00 PM			4:15 PM	4:30 PM
4:35 PM		4:50 PM			5:00 PM	5:15 PM
						5:35 PM
5:40 PM		5:55 PM	6:05 PM	6:07 PM		6:30 PM
6:33 PM	6:36 PM	6:50 PM	7:05 PM	7:07 PM		7:23 PM
7:25 PM						
8:05 PM	8:09 PM	8:28 PM	8:40 PM	8:42 PM		9:00 PM
9:03 PM	9:06 PM	9:20 PM	9:30 PM	9:32 PM		9:40 PM
break						9:55 PM
10:00 PM	10:03 PM	10:18 PM	10:30 PM	10:32 PM		10:42 PM
10:50 PM	10:53 PM	11:05 PM	11:15 PM	11:16 PM		

I Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

D1 Bus							
180 NM	625 Polk	491 Post	620 Sutter	860 Sutter	410 Bush	Jones & Beach	Northpoint
			7:15 AM	7:16 AM	7:20 AM	7:30 AM	
			7:40 AM	7:41 AM	7:45 AM	7:55 AM	8:00 AM
8:20 AM	8:30 AM		8:40 AM	8:42 AM	8:45 AM	8:55 AM	9:00 AM
break							9:25 AM
9:45 AM	9:55 AM		10:05 AM	10:07 AM	10:10 AM	10:22 AM	10:27 AM
10:47 AM	10:57 AM		11:07 AM	11:10 AM	11:14 AM	11:30 AM	11:33 AM

I Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

D3 Bus							
180 NM	625 Polk	491 Pst	620 Sutter	860 Sutter	410 Bush	Jones & Beach	Northpoint
11:35 AM	11:45 AM		11:55 AM	11:57 AM	12:00 PM	12:10 PM	12:15 PM
							12:30 PM
12:50 PM	1:00 PM		1:10 PM	1:12 PM	1:15 PM	1:25 PM	1:30 PM
1:50 PM	2:00 PM		2:10 PM	2:12 PM	2:15 PM	2:25 PM	2:30 PM
2:55 PM	3:05 PM	3:15 PM			3:18 PM	3:30 PM	3:35 PM
							4:10 PM
4:30 PM	4:40 PM	4:50 PM			4:55 PM	5:05 PM	5:10 PM
5:30 PM	5:40 PM	5:50 PM			5:55 PM	6:05 PM	
						6:35 PM	6:39 PM
6:59 PM							
			8:25 PM	8:27 PM	8:30 PM	8:40 PM	
9:00 PM	9:10 PM		9:20 PM	9:22 PM	9:25 PM	9:35 PM	Break
						9:50 PM	to aau building
						10:15 PM	to aau building
						10:40 PM	to aau building
						11:05 PM	to aau building
			11:30 PM				
<i>I Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.</i>							

D2 Bus							
180 NM	625 Polk	491 Post	620 Sutter	860 Sutter	410 Bush	Jones & Beach	Northpoint
			7:28 AM	7:30 AM			
7:40 AM	7:50 AM		8:00 AM	8:02 AM	8:06 AM	8:15 AM	8:18 AM
8:40 AM	8:50 AM		8:58 AM	9:00 AM	9:04 AM	9:13 AM	9:20 AM
						9:40 AM	9:45 AM
10:10 AM	10:20 AM		10:30 AM	10:32 AM	10:36 AM	10:47 AM	10:55 AM
11:15 AM	11:25 AM		11:35 AM	11:37 AM	11:40 AM	11:50 AM	11:55 AM
							12:15 PM
12:35 PM	12:45 PM		12:55 PM	12:57 PM	1:00 PM	1:10 PM	1:15 PM
1:35 PM	1:45 PM		1:55 PM	1:57 PM	2:00 PM	2:10 PM	
						2:55 PM	2:58 PM
3:15 PM	3:25 PM	3:35 PM			3:40 PM	3:50 PM	3:55 PM
4:15 PM	4:25 PM	4:35 PM			4:40 PM	4:48 PM	4:54 PM
5:20 PM	5:30 PM	5:40 PM			5:46 PM	5:56 PM	break
						6:11 PM	6:15 PM
6:35 PM	6:45 PM		6:55 PM				
			7:10 PM	7:11 PM	7:15 PM	7:22 PM	7:30 PM
7:45 PM	7:53 PM		8:03 PM	8:04 PM	8:07 PM	8:15 PM	
8:30 PM	8:40 PM		8:50 PM	8:52 PM	8:55 PM	9:05 PM	
9:20 PM	9:30 PM						
	10:05 PM	Campus Cruiser					
	10:35 PM	Campus Cruiser					
	11:05 PM	Campus Cruiser					

D Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

E1 Bus							
180NM	Kearny & Bush	Jones & Beach	Northpoint	491 Post	620 Sutter	860 Sutter	625 Polk
7:25 AM	7:29 AM	7:40 AM	7:45 AM		8:05 AM	8:07 AM	8:15 AM
8:30 AM	8:34 AM	8:45 AM	8:50 AM		9:10 AM	9:12 AM	9:20 AM
9:35 AM	9:39 AM	9:50 AM	9:55 AM		break		
			10:10 AM		10:30 AM	10:32 AM	10:40 AM
10:55 AM	10:59 AM	11:15 AM	11:20 AM		11:40 AM	11:42 AM	11:50 AM
12:00 PM							
12:35 PM	12:38 PM	12:48 PM	12:53 PM		1:13 PM	1:15 PM	1:24 PM
1:39 PM	1:43 PM	1:55 PM	1:58 PM				
			2:30 PM		2:50 PM	2:52 PM	3:00 PM
3:15 PM	3:18 PM	3:25 PM	3:30 PM	3:50 PM			3:56 PM
4:10 PM	4:13 PM	4:20 PM	4:25 PM	4:45 PM			4:50 PM
5:05 PM	5:09 PM	5:20 PM	5:25 PM				
			5:40 PM		6:00 PM	6:02 PM	6:10 PM
6:25 PM	6:29 PM	6:40 PM	6:45 PM		7:05 PM	7:07 PM	7:15 PM
7:30 PM							

E Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

E2 Bus							
180NM	Kearny & Bush	Jones & Beach	Northpoint	491 Post	620 Sutter	860 Sutter	625 Polk
8:00 AM	8:04 AM	8:15 AM	8:20 AM		8:40 AM	8:43 AM	8:50 AM
9:05 AM	9:09 AM	9:20 AM	9:25 AM		9:45 AM	9:48 AM	9:55 AM
10:10 AM	10:14 AM	10:25 AM	10:30 AM		break		
			10:50 AM		11:10 AM	11:12 AM	11:20 AM
11:35 AM	11:39 AM	11:50 AM	11:55 AM		12:15 PM		
1:10 PM	1:14 PM	1:25 PM	1:30 PM		1:50 PM	1:52 PM	2:00 PM
2:15 PM	2:19 PM	2:30 PM					
		2:55 PM	2:59 PM	3:20 PM			3:28 PM
3:45 PM	3:49 PM	4:00 PM	4:05 PM	4:30 PM			4:40 PM
4:55 PM	4:59 PM	5:10 PM	5:15 PM	5:35 PM			5:45 PM
6:00 PM	6:04 PM	6:15 PM					
		6:35 PM	6:40 PM		7:00 PM	7:02 PM	7:10 PM
7:25 PM							

E Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

E3 Bus							
180NM	Kearny & Bush	Jones & Beach	Northpoint	491 Post	620 Sutter	860 Sutter	625 Polk
7:00 PM	7:03 PM	7:13 PM			7:33 PM	7:35 PM	7:40 PM
7:56 PM	8:00 PM	8:10 PM			8:25 PM	8:27 PM	8:35 PM
8:50 PM	8:54 PM	9:05 PM			9:25 PM	9:27 PM	9:35 PM
9:50 PM	9:54 PM	10:05 PM			10:20 PM	10:22 PM	10:30 PM
10:45 PM							
11:00 PM	to any aau building						
11:35 PM	to any aau building						
12:05 AM	to any aau building						

E Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks.

M1 Bus					
680 Sutter	860 Sutter	491 Post	Lombard	Warehouse	Octavia
7:00 AM	7:02 AM		7:22 AM	7:27 AM	7:31 AM
7:40 AM	7:42 AM		8:02 AM	8:07 AM	8:11 AM
8:20 AM	8:21 AM		8:41 AM	8:46 AM	8:50 AM
9:00 AM	9:01 AM		9:20 AM		
			9:35 AM	9:40 AM	9:44 AM
9:54 AM	9:55 AM		10:15 AM		
			10:50 AM	10:55 AM	10:59 AM
11:10 AM	11:11 AM		11:30 AM	11:35 AM	11:39 AM
11:49 AM	11:50 AM		12:10 PM	12:15 PM	12:19 PM
12:29 PM	12:30 PM		12:50 PM		
			1:05 PM	1:10 PM	1:14 PM
1:24 PM	1:25 PM		1:45 PM	1:52 PM	1:57 PM
2:07 PM	2:09 PM		2:29 PM	2:34 PM	2:38 PM
2:48 PM	2:50 PM		3:10 PM	3:15 PM	3:20 PM
		3:30 PM	3:52 PM	3:57 PM	4:01 PM
		4:10 PM	4:32 PM	4:37 PM	4:41 PM
		4:50 PM	5:05 PM	5:09 PM	5:13 PM
		5:23 PM	5:40 PM	5:34 PM	5:40 PM
5:50 PM	5:52 PM		5:55 PM	5:59 PM	6:05 PM
6:15 PM	6:17 PM		6:30 PM	6:35 PM	6:40 PM
6:50 PM				7:24 PM	7:30 PM
7:08 PM	7:10 PM		7:30 PM	7:35 PM	7:40 PM
7:52 PM	7:53 PM		8:10 PM	8:15 PM	8:19 PM
8:27 PM	8:29 PM		8:49 PM	8:54 PM	8:58 PM
9:08 PM	9:10 PM		9:30 PM		
			10:00 PM	10:04 PM	10:10 PM
10:20 PM					
10:40 PM	10:42 PM		11:00 PM	11:05 PM	

M Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks

M2 Bus					
680 Sutter	860 Sutter	491 Post	Lombard	Warehouse	Octavia
7:20 AM	7:22 AM		7:40 AM	7:45 AM	7:49 AM
7:59 AM	8:00 AM		8:20 AM	8:25 AM	8:29 AM
8:39 AM	8:40 AM		9:00 AM	9:05 AM	9:09 AM
9:19 AM	9:20 AM		9:40 AM		
			9:55 AM	10:00 AM	10:04 AM
10:14 AM	10:15 AM		10:35 AM		
			11:10 AM	11:15 AM	11:19 AM
11:29 AM	11:31 AM		11:51 AM		
			12:30 PM	12:35 PM	12:39 PM
12:49 PM	12:52 PM		1:10 PM		
			1:25 PM	1:30 PM	1:34 PM
1:44 PM	1:46 PM		2:05 PM	2:10 PM	2:14 PM
2:24 PM					
2:38 PM	2:40 PM		3:00 PM	3:05 PM	3:10 PM
		3:42 PM	4:00 PM		
			4:10 PM	4:14 PM	4:20 PM
		4:30 PM	4:50 PM	4:54 PM	5:00 PM
		5:10 PM	5:30 PM	5:34 PM	5:40 PM
		5:50 PM	6:10 PM		
			6:45 PM	6:49 PM	6:53 PM
7:05 PM	7:00 PM		7:05 PM	7:09 PM	7:14 PM
7:24 PM	7:25 PM		7:40 PM		
			8:00 PM	8:05 PM	8:09 PM

M Route: Multiple shuttles on the same route, 2 shuttles, continuous but out of service for rest periods and lunch breaks

G1 Bus	
79 NM	60 Federal
7:55 AM	8:00 AM
8:15 AM	8:20 AM
8:30 AM	8:35 AM
8:45 AM	8:50 AM
9:00 AM	9:05 AM
11:10 AM	11:15 AM
11:25 AM	11:30 AM
11:35 AM	11:40 AM
11:50 AM	11:55 AM
12:05 PM	12:10 PM
12:20 PM	12:25 PM
12:35 PM	
1:30 PM	1:35 PM
1:45 PM	1:50 PM
2:00 PM	
2:10 PM	2:25 PM
2:35 PM	2:40 PM
2:50 PM	2:55 PM
3:05 PM	3:15 PM
3:25 PM	3:35 PM
3:45 PM	3:55 PM
4:05 PM	4:15 PM
4:20 PM	4:30 PM
5:50 PM	6:00 PM
6:25 PM	6:35 PM
6:45 PM	6:55 PM
7:05 PM	7:10 PM
7:20 PM	7:25 PM
7:35 PM	7:40 PM
9:30 PM	9:35 PM
9:50 PM	9:55 PM
10:10 PM	10:15 PM
10:25 PM	10:35 PM
<i>G Route: In the fall was continuous, 1 shuttle, out of service for rest and lunch and out of service for non-peak hours however in Fall it was continuous</i>	

SX Bus			
620 Sutter	860 Sutter	625 Polk	150 Hayes
7:43 AM	7:45 AM	7:50 AM	7:55 AM
8:07 AM	8:10 AM	8:15 AM	8:20 AM
8:32 AM	8:34 AM	8:40 AM	8:45 AM
9:00 AM	9:02 AM	9:10 AM	9:15 AM
10:50 AM	10:53 AM	11:00 AM	11:05 AM
11:20 AM	11:22 AM	11:27 AM	11:35 AM
11:45 AM	11:48 AM	11:55 AM	12:00 PM
12:15 PM	12:17 PM	12:25 PM	12:30 PM
2:20 PM	2:22 PM	2:30 PM	2:35 PM
2:50 PM	2:52 PM	3:00 PM	3:05 PM
3:20 PM			

SX Bus		
491 post	625 Polk	150 Hayes
3:22 PM	3:30 PM	3:35 PM
3:52 PM	4:00 PM	4:05 PM
4:22 PM	4:30 PM	4:35 PM
4:52 PM	5:00 PM	5:05 PM

HAYES Bus	
79 NM	150 Hayes
7:40 AM	7:55 AM
8:10 AM	8:25 AM
8:40 AM	8:55 AM
9:10 AM	9:25 AM
9:40 AM	
9:55 AM	10:10 AM
10:25 AM	10:40 AM
10:55 AM	
11:30 AM	11:45 PM
12:00 PM	12:15 PM
12:30 PM	12:45 PM
1:00 PM	1:15 PM
1:30 PM	1:45 PM
2:00 PM	
2:15 PM	2:30 PM
2:45 PM	3:00 PM
3:15 PM	3:30 PM
3:45 PM	
3:55 PM	4:05 PM
4:20 PM	4:35 PM
4:50 PM	5:05 PM
5:20 PM	5:35 PM
5:50 PM	6:05 PM
6:20 PM	6:35 PM
<i>Hayes Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks</i>	

Xpress 1 Bus					
Warehouse	625 Polk	410 Bush	60 Federal	5th & Bluxome	466 Townsend
11:25 AM	11:35 AM	11:45 AM	11:50 AM	11:54 AM	11:55 AM
2:55 PM	3:03 PM	3:15 PM	3:20 PM	3:24 PM	3:25 PM
<i>Sutter Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks</i>					

Xpress 2 Bus						
60 Federal	5th & Bluxome	466 Townsend	625 Polk	Warehouse	Jones & Beach	NP
11:29 AM	11:33 AM	11:36 AM	11:48 AM	D	D	D
2:59 PM	3:03 PM	3:05 PM	3:12 PM	D	D	D
<i>Sutter Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks</i>						

Xpress 3 Bus					
79 New Montgomery	60 Federal	5th & Bluxome	466 Townsend	625 Polk	Warehouse
-	6:35 PM	6:39 PM	6:42 PM	6:50 PM	7:00 PM
<i>Sutter Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks</i>					

Xpress 5 Bus				
Jones & Beach	Northpoint	60 Federal	5th & Bluxome	466 Townsend
11:27 AM	11:30 AM	11:50 AM	11:53 AM	11:55 AM
3:00 PM	3:04 PM	3:23 PM	3:25 PM	3:27 PM
<i>Sutter Express: 1 shuttle bus, continuous but out of service for rest periods and lunch breaks</i>				

Weekend Bus Schedule

SAT 1 Bus				
620 Sutter	860 Sutter	180 NM	Kearny & Bush	Jones & Beach
		7:41 AM	7:45 AM	7:55 AM
8:20 AM	8:23 AM	8:40 AM	8:43 AM	8:52 AM
9:20 AM	9:22 AM	9:32 AM	9:35 AM	9:44 AM
				10:15 AM
10:35 AM	10:37 AM	10:47 AM	10:50 AM	11:00 AM
11:25 AM	11:27 AM	11:37 AM	11:40 AM	11:50 AM
				12:40 PM
1:00 PM	1:02 PM	1:12 PM	1:15 PM	1:25 PM
1:50 PM	1:52 PM	2:02 PM	2:05 PM	2:17 PM
				2:40 PM
3:00 PM	3:02 PM	3:07 PM	3:10 PM	3:20 PM
3:35 PM	3:36 PM	3:46 PM	3:50 PM	4:00 PM
4:20 PM	4:22 PM	4:35 PM	4:39 PM	4:50 PM
5:10 PM				
5:25 PM	5:27 PM	5:37 PM	5:40 PM	5:50 PM
6:10 PM	6:12 PM	6:25 PM	6:29 PM	6:40 PM
7:00 PM	7:02 PM	7:15 PM	7:18 PM	7:30 PM
				8:05 PM
		10:45 PM	campus cruiser	
		11:35 PM	campus cruiser	
		12:05 PM	campus cruiser	

SAT 2 Bus					
180 NM	620 Sutter	860 Sutter	625 Polk	5th & Bluxome	466 Townsend
				7:44 AM	7:46 AM
7:56 AM	8:08 AM	8:10 AM	8:16 AM	8:26 AM	8:28 AM
8:38 AM	8:50 AM	8:52 AM	8:58 AM	9:08 AM	9:10 AM
9:20 AM	9:30 AM	9:32 AM	9:38 AM	9:48 AM	9:50 AM
					10:10 AM
10:20 AM	10:30 AM	10:32 AM	10:38 AM	10:48 AM	10:50 AM
11:00 AM	11:10 AM	11:12 AM	11:18 AM	11:28 AM	11:30 AM
11:40 AM	11:50 AM	11:52 AM	11:58 AM	12:08 PM	12:10 PM
					12:45 PM
12:55 PM	1:05 PM	1:07 PM	1:12 PM	1:23 PM	1:30 PM
1:40 PM	1:50 PM	1:52 PM	1:58 PM	2:08 PM	2:10 PM
					2:30 PM
2:40 PM	2:50 PM	2:52 PM	3:00 PM	3:10 PM	3:12 PM
3:25 PM	3:35 PM	3:37 PM	3:45 PM	3:55 PM	4:00 PM
4:10 PM	4:20 PM	4:22 PM	4:30 PM	4:45 PM	4:50 PM
					5:05 PM
5:20 PM	5:30 PM	5:32 PM	5:40 PM	5:55 PM	6:00 PM
6:15 PM	6:25 PM	6:27 PM	6:35 PM	6:45 PM	6:50 PM
7:00 PM	7:10 PM	7:11 PM	7:20 PM	7:30 PM	7:35 PM
					8:05 PM
8:15 PM	8:25 PM	8:27 PM	8:35 PM	8:50 PM	8:55 PM
9:05 PM	9:15 PM	9:17 PM	9:25 PM	9:35 PM	
				10:05 PM	10:07 PM

SAT 3 Bus						
180 NM	60 Federal	5th & Bluxome	466 Townsend	625 Polk	620 Sutter	860 Sutter
		7:40 AM	7:42 AM	7:50 AM	8:00 AM	8:02 AM
8:12 AM	8:20 AM	8:24 AM	8:26 AM	8:34 AM	8:44 AM	8:46 AM
8:56 AM	9:04 AM	9:08 AM	9:10 AM	9:20 AM	9:30 AM	9:32 AM
9:45 AM	9:53 AM	9:57 AM	10:00 AM			
			10:15 AM	10:25 AM	10:35 AM	10:37 AM
10:50 AM	10:58 AM	11:02 PM	11:05 AM	11:15 AM	11:25 AM	11:26 AM
11:36 AM	11:44 AM	11:48 AM	11:50 AM	12:00 PM	12:10 PM	break
					12:43 PM	12:45 PM
12:55 PM	1:03 PM	1:07 PM	1:10 PM	1:18 PM	1:28 PM	1:30 PM
1:40 PM	1:48 PM	1:52 PM	1:55 PM	break		
			2:10 PM	2:18 PM	2:28 PM	2:30 PM
2:40 PM	2:48 PM	2:52 PM	2:55 PM	3:03 PM	3:13 PM	3:15 PM
3:25 PM	3:33 PM	3:40 PM	3:45 PM	3:53 PM	4:03 PM	4:05 PM
4:15 PM	4:23 PM	4:27 PM	4:30 PM	4:38 PM	4:48 PM	4:50 PM
5:00 PM	5:08 PM	5:13 PM	5:15 PM	5:23 PM	5:33 PM	5:35 PM
5:45 PM	5:53 PM	6:03 PM	6:05 PM	break		
			6:20 PM	6:28 PM	6:38 PM	6:40 PM
6:50 PM	6:54 PM	6:57 PM	7:00 PM	7:08 PM	7:18 PM	7:20 PM
7:30 PM	7:38 PM	7:42 PM	7:45 PM	break		
			8:20 PM	8:28 PM	8:38 PM	8:40 PM
8:50 PM	8:58 PM	9:02 PM	9:05 PM	9:13 PM	9:23 PM	9:25 PM
9:35 PM	9:43 PM	9:50 PM	break			
		10:05 PM	10:07 PM	10:20 PM	10:30 PM	10:32 PM
10:45 PM	To any AAU building			11:05 PM	To any AAU building	
11:35 PM	To any AAU building					
12:10 AM	To any AAU building					

SAT 4 Bus			
620 Sutter	860 Sutter	625 Polk	Warehouse
7:05 AM	7:10 AM	7:15 AM	7:30 AM
7:45 AM	7:47 AM	7:55 AM	8:13 AM
8:30 AM	8:32 AM	8:40 AM	8:55 AM
9:10 AM	9:12 AM	9:20 AM	9:35 AM
9:50 AM	9:52 AM	10:00 AM	10:15 AM
10:25 AM			
10:40 AM	10:42 AM	10:47 AM	11:05 AM
11:15 AM	11:17 AM	11:25 AM	11:40 AM
11:50 AM			
12:30 PM	12:32 PM	12:40 PM	12:55 PM
1:10 PM	1:12 PM	1:20 PM	1:35 PM
1:45 PM			
2:00 PM	2:02 PM	2:10 PM	2:30 PM
2:40 PM			
3:00 PM	3:05 PM	3:10 PM	3:20 PM
3:35 PM	3:40 PM	3:45 PM	4:00 PM
4:15 PM	4:20 PM	4:25 PM	4:40 PM
4:55 PM	5:00 PM	5:05 PM	5:15 PM
5:30 PM			
6:28 PM	6:30 PM	6:35 PM	6:45 PM
7:00 PM	7:02 PM	7:10 PM	7:20 PM
7:35 PM	7:37 PM	7:45 PM	7:55 PM
8:15 PM			
9:02 PM	9:05 PM	9:15 PM	9:30 PM
9:48 PM	9:50 PM	10:00 PM	10:10 PM
10:25 PM			
10:47 PM	10:50 PM		11:05 PM

SUN 1 Bus						
5th & Bluxome	66 Townsend	60 Federal	180 NM	Kearny & Bush	Jones & Beach	Warehouse
9:15 AM	9:17 AM	9:25 AM	9:33 AM	9:37 AM	9:47 AM	10:05 AM
10:40 AM	10:45 AM	10:50 AM	10:55 AM	10:58 AM	11:10 AM	11:25 AM
12:00 PM	12:05 PM					
	12:20 PM	12:25 PM	12:30 PM	12:33 PM	12:45 PM	1:00 PM
1:35 PM	1:40 PM	1:45 PM	1:50 PM	1:53 PM	2:05 PM	2:20 PM
2:55 PM	3:00 PM	3:05 PM	3:10 PM	3:13 PM	3:25 PM	3:40 PM
4:15 PM	4:20 PM					
	4:35 PM	4:40 PM	4:45 PM	4:48 PM	5:00 PM	5:15 PM
5:50 PM	5:55 PM	6:00 PM	6:05 PM	to any aau building		