



Update to Institutional Master Plan
July 8, 2021

This Institutional Master Plan update (“IMP Update”) is submitted pursuant to Planning Code Section 304.5(f) for The Academy of Art University (“Academy”). The Academy previously filed with the Planning Department an Institutional Master Plan, dated July 5, 2019, which was accepted by the Planning Commission on July 25, 2019 (2019 IMP).

Planning Code Section 304.5(f) states that the IMP Update shall:

provide a description of all projects that: (1) have been completed since the most recent submission; (2) are ongoing, including a description of the status and estimated timetables for completion of such projects; (3) are scheduled to begin in the upcoming 24 months, including estimated timetables for the commencement, progress, and completion of such projects; and, (4) are no longer being considered by the institution.

While much of the information detailed in the 2019 IMP remains relevant, this IMP Update summarizes key updates and changes to the Development Agreement project described in the 2019 IMP, which was approved and became effective in February 2020.

Since the 2019 IMP, the Academy has successfully completed:

1. Payment of the affordable housing public benefit described on page 11 of the 2019 IMP.
2. As summarized on p. 28 of the 2019 IMP, completely withdrawn Academy uses from: 1055 Pine Street, 1069 Pine Street, 2295 Taylor Street, 700 Montgomery Street, 460 Townsend Street, 168 Bluxome Street, 2340 Stockton Street and 121 Wisconsin Street.¹
3. Timely submission of reports per the Housing Metering Requirement described on page 2 of the 2019 IMP.

The commencement and delivery of most of the projects identified in the 2019 IMP has been delayed and/or disrupted due to the COVID-19 pandemic; however, the Academy continues proceeding with its design team, Planning Department staff and Department of Building Inspection on the review and processing of building permits for each of the 34 sites the Academy operates, which will bring the Academy’s uses into compliance with the Planning Code. The Development Agreement’s Schedule of Performance remains the controlling document for processing and completion of the scopes of work in the permits, and the Academy remains in communication with City staff on appropriate modifications to the Schedule of Performance in light of the COVID-19 pandemic.

There are no projects identified in the 2019 IMP that the Academy has decided to no longer consider.

The Academy’s project team is available to address any questions the Zoning Administrator might have regarding this IMP Update.

¹ Due to complications arising from the COVID-19 Pandemic, the Academy has not withdrawn all personal property from 150 Hayes Street (primarily administrative records and office equipment) and maintains a security guard in the building’s lobby; however, for most intents and purposes, it has effectively withdrawn its uses from the building.