

Institutional Master Plan: CUP#: 2012:0052

February 14, 2012

Alliant International University

One Beach Street, San Francisco, CA

San Francisco Campus

1. Alliant International University (Alliant) currently occupies 55,970 SF of the 98,000 SF of space within the building known as 1 Beach Street, San Francisco, CA 94133, located at the corner of Grant Avenue, facing the Embarcadero; across the street from Pier 39. In addition to post-secondary education, the building also houses Alliant's President's Offices on the second floor. Currently, the building houses three other tenants; Skyy-Vodka corporate offices; SB Architects; and Fairmont Hotel properties.

As of November 1, 2011, a first floor space occupied by Questas, an Internet Advertising company, was vacated, thus offering an opportunity for Alliant to expand into approximately 7,800 SF of space for a total area of 63,800 SF.

If and when Fairmont Hotel Properties vacates their offices on the first floor, Alliant plans to occupy the space to add another approximately 6,000 SF to their campus. When this occurs, the total space occupied by Alliant will be 69,800 SF.

Alliant is not increasing its enrollment or faculty. Alliant's space needs have evolved in the last 6-8 years and Alliant wishes to separate the classrooms from the administrative portions of the campus. New classrooms with larger capacity are required because some classes have more students and various classes require different furniture arrangements, square proportions instead of rectangular proportions. Some current classrooms will be converted to faculty offices, small conference rooms, or adjunct faculty offices.

2. History: Alliant International University is a private, not-for-profit institution of higher education accredited by the Western Association of Schools and Colleges (WASC). Alliant was formed in 2001 by the combination of two legacy institutions: The California School of Professional Psychology and United States International University. In 2010, another merger brought San Francisco Law School into Alliant International University.

3. Alliant is a doctoral intensive university with six locations in California and three international campuses. Its total enrollment is 4,500 students. The San Francisco campus houses approximately 750 full time equivalent students; 45 core faculty, approximately 100 adjunct faculty and 25 staff members; Students are enrolled in psychology and education programs. As such, the student population has an average age of 32, approximately 70% female, and 25% people of color. The campus provides instruction and supervision on site in the areas of clinical psychology, organizational psychology, and education.
4. Alliant's core faculty members have strong credentials within the disciplines described above. The 45 core faculty members all possess doctorate degrees. Alliant an Equal Opportunity Employer and Educator. Our faculty and staff represent a diverse cross-section of ethnicity, culture, and gender mirroring the Bay Area's population.
5. Employment Characteristics and Affirmative Action Program: The University is an equal employment opportunity employer (EOE). It employs approximately 1200 full-time and part- time faculty, staff and students who represent the broad diversity of California demographics. The University also has a diverse student body, made possible in part by its multi-cultural program, I-MERIT. See item #3 in the original IMP submission for additional information regarding employment standards.
6. Alliant owns one property within the boundaries of the City and County of San Francisco. Alliant's San Francisco Law School is located at 20 Haight Street. The law school includes 65 students. Law students attend class exclusively at the 20 Haight Street location and do not take classes at the 1 Beach location.
7. Parking Availability: There are several public and private parking structures and open lots within ¼ mile of the campus that are available to the students/faculty/staff. In addition to these parking facilities, North Point and Grant Streets have parking meters (approx. 40). There are also unmetered, some 2 hours, some non-restricted, street parking on Bay, Stockton, and Powell streets.
8. Public Transportation: Muni's F-line street car runs along the Embarcadero, directly in front of the 1 Beach Building. The #15 bus is located within one block of the campus. Ferries from Alameda/Oakland and Vallejo come to Pier 41, and the Golden Gate Ferries are at the Ferry Building which is linked to the Campus by the F-line. The Embarcadero BART station is linked to the campus by the F-line as well. Golden Gate Transit's express buses are also within one block.

9. Bicycle Parking: Alliant is converting one room for bike parking since many students now ride their bicycles to the campus. The bike parking will be indoors, inside a locked room and will have room for 30 bicycles. Alliant wishes to promote bicycles as a primary means of transportation for students, faculty, and staff whenever possible.
10. Travel Demand: Alliant has a pre-tax transportation plan as part of its current flexible spending plan program, which provides incentives to faculty/staff to use public transportation and car-pooling. Employees will be reimbursed for the expense incurred for using public transportation travelling to and from work (including Muni, Bart, bus or ferry fares) up to pre-elected pre tax amount. Those who drive individually can elect for pre-tax parking flex-plan to be reimbursed for the parking costs up at work location to the pre-elected amount.
11. Alliant courses allow consistent weekly schedules for the students, minimalizing their number of trips to the campus and to their community-based field replacements. Our average student attendance per term is 750 and each student enrolls in an average of 9.6 units per term (4.2 during the summer months). Of those 750 students, approximately 150 are in the stage of their academic program where their units are obtained either through field work or doctoral dissertation work. During this part of their program regular attendance on the campus is not required, while the remainder of students receive an average of 3.6 units for external fieldwork.
12. Alliant anticipates that 125-150 students on site at any one time. Similarly, 45 core faculty members are contracted to be on campus 4 days per week, while approximately 100 adjunct faculty members teach one day per week, and the 25 staff currently work a 37.5 hour/week with most on site between the hours of 9AM and 5PM. Alliant anticipates no more than 250 people involved in instruction and employment on the site at any given time.
13. The new classrooms and multi-purpose room will be used by Alliant for special school-related events such as a lecture by a noted speaker, or a special school-related symposium. In this case, the attendance may be 300-400 people. Alliant will allow the public or other educational institutions to rent these same areas for the same uses. In this case, the attendance will be the same. In both cases, the events may occur on weekdays or weekends.
14. How Alliant will address the Eight Priority Policies of Section 101.1 of the Planning Code:
 - a. Neighborhood retail will receive a significant boost in businesses during the daytime and evening.
 - b. There are no plans to impact any residential developments.

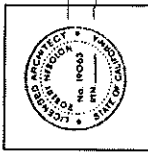
- c. There are no plans to impact the City's supply of affordable housing stock.
 - d. The Muni Transit service or city streets will not be overly-burdened because the flow of students happens fairly evenly during the day and evening.
 - e. Alliant will be occupying space that is currently empty and not displacing any other businesses.
 - f. 1 Beach Street is seismically upgraded; no exterior work is planned except for building signage; see item #17 below.
 - g. This project consists of interior tenant improvements.
 - h. The building envelope will not be expanded in any way. Therefore, no impact on parks, open space, or access to sunlight or views will be impacted.
15. Past Physical changes to the neighborhood: The presence of the AIU has had little to none changes to the local neighborhood which is primarily tourist-related (Pier 39) and local 2-3 story low-rise office buildings. There is no residential or residential related business in the immediate area to impact. AIU faculty, support staff, and students have nearly the same schedule as the surround office buildings and use the same public transit and/or public parking structures.
16. Projected Physical changes to the neighborhood: AIU anticipates that the impact to the surrounding area due to their physical expansion will be little-to-none. As stated previously, there is no residential or residential related business in the immediate area to impact. Even though AIU is expanding its physical facilities, AIU is not increasing enrollment or increasing staff. AIU anticipates leasing their new area to local institutions or businesses which require a seminar venue or host a guest speaker at outside locations because their own premises are too small. This usage typically will occur on the weekends, when demand on city services such as public transit is under-utilized. However, there may be the occasion where the usage will begin on a week-day (usually a Friday) and extend through the weekend (a 2-3 day event). Parking for these events can easily be absorbed by street parking, by the Pier-39 public parking structure across the street, and other local parking venues. Also, public transit can also be used.

17. Exterior Signage:

Alliant will add exterior signage on the north elevation of the building. The exterior signage will meet all requirements in Article 6 of the planning code (ordinances for exterior signage) for an architecturally significant building. The signage will be lit at night with goose-neck lighting above each letter. Installation will not begin until all permits and approvals are granted for the exterior signage.

The exterior sign will use the full name of the university in capital letters:

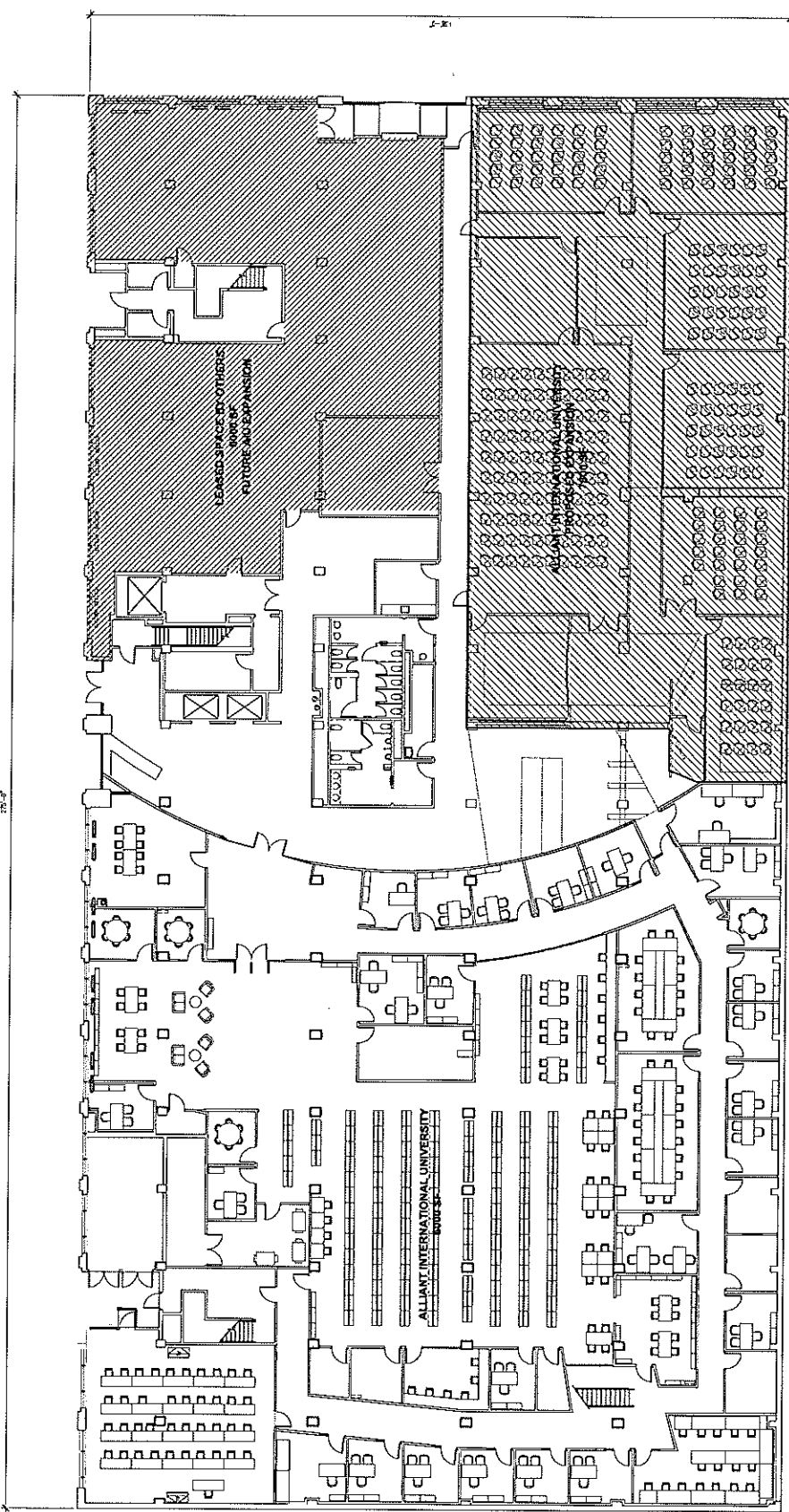
ALLIANT INTERNATIONAL UNIVERSITY



Revision	Date

Prepared By	Checked By

Date	Drawn By	Checked By
JANUARY 13, 2012		



1 FIRST FLOOR PLAN
1" = 10' 0"



Robert Nebolon Arc
801 Camelia Street
Berkeley CA

1 BEACH STREET