



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

PREVIOUS HEARING DATE: MAY 12, 2016

Date: July 7, 2016
Case No.: 2016-000068IMP
Project Address: 800 CHESTNUT STREET
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0049/001
Project Sponsor: Heather Hickman Holland
San Francisco Art Institute (SFAI)
800 Chestnut Street
San Francisco, CA 94133
Staff Contact: Andrew Perry – (415) 575-9017
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Recommendation: **No Action Necessary – Informational Item**

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BACKGROUND

On May 12, 2016, the Planning Commission held a public hearing for receipt of public testimony on the Institutional Master Plan (IMP) for the San Francisco Art Institute (SFAI). During the hearing, the Commission requested additional information be included in the IMP document, before it would be considered "accepted". Specifically, the Commission requested that additional maps and information be provided to give greater context to SFAI's facilities, with more specific details regarding the student housing provided at 630 Geary St. and 717 Sutter St. and the distances between these buildings and the main campus and graduate studios. Stylistically, the Commission also requested that the IMP document contain a cover page with the institution's name and/or logo.

CURRENT PROPOSAL

SFAI has updated their IMP document to respond to the Commission's comments. A cover page has been added to the document, along with additional photos of the institution throughout the IMP. Greater details regarding the student housing facilities has been provided on page 11, including the number of rooms and beds provided in each building for SFAI's use, and the locational relationship to other campus facilities. Additional context maps have been provided on pages 17 and 18. Lastly, as noted in staff's presentation, the student housing needs to be legalized and SFAI is progressing on this matter with an application now on file with the Department for Conditional Use Authorization at 630 Geary St. This request for Conditional Use Authorization may not appear before the Planning Commission until at least 3 months following the acceptance of the IMP.

REQUIRED COMMISSION ACTION

No formal Commission action is required. If the changes made to the IMP document are satisfactory, the document will then be considered accepted by the Planning Commission.

BASIS FOR RECOMMENDATION

- The IMP has responded to the Commission's requests for additional information.

RECOMMENDATION: No Action Necessary – Informational Item
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Attachments:

San Francisco Art Institute Institutional Master Plan (updated)



Institutional Master Plan 2016

SFAI SAN FRANCISCO
ART INSTITUTE

**SAN FRANCISCO ART INSTITUTE
INSTITUTIONAL MASTER PLAN DECEMBER
2015**

Introduction

San Francisco Art Institute (SFAI) is submitting this Institutional Master Plan to the City and County of San Francisco in accordance with the requirements of San Francisco Planning Code Section 304.5.

This IMP is intended to serve the three main purposes of Section 304.5 as follows:

1. To provide notice and information to the Planning Commission, community and neighborhood organizations, other public and private agencies and the general public as to the plans of each affected institution at an early stage, and to give an opportunity for early and meaningful involvement of these groups in such plans prior to substantial investment in property acquisition or building design by the institution;
2. To enable the institution to make modifications to its master plan in response to comments made in public hearings prior to its more detailed planning and prior to any request for authorization by the City of new development proposed in the Master Plan; and
3. To provide the Planning Commission, community and neighborhood organizations, other public and private agencies, the general public, and other institutions with information that may help guide their decisions with regard to use of, and investment in, land in the vicinity of the institution, provision of public services, and particularly the planning of similar institutions in order to insure that costly duplication of facilities does not occur.



I. Overview and Nature of San Francisco Art Institute

Nature of the Institution

San Francisco Art Institute (SFAI), founded in 1871, is one of the country's oldest and most prestigious institutions of higher education in the practice and study of contemporary art. As a diverse community of working artists and scholars, SFAI provides students with a rigorous education in the arts and preparation for a life in the arts through an immersive studio environment, an integrated liberal arts and art history curriculum, and critical engagement with the world. Committed to educating artists who will shape the future of art, culture, and society, SFAI fosters creativity and original thinking in an open, experimental, and interdisciplinary context.

SFAI offers BFA, BA, MFA, and MA degrees, a dual MA/MFA degree, a Post-Baccalaureate Certificate, and a range of exhibitions, public programs, and public education courses. Artists at SFAI have been at the vanguard of the most important art movements of the last century, including fine art photography, the Beat movement, Abstract Expressionism, Bay Area Figuration, Funk art, avant-garde film, Conceptualism, and video and performance art, and continue to investigate and further define contemporary art and the role of artists in today's society.

Since 1926, SFAI's main campus has been located at 800 Chestnut Street in Russian Hill, in a building designed by Bakewell & Brown that incorporates elements of both Italian and Spanish colonial styles. It features a 1931 fresco painted by Diego Rivera, and murals throughout the building by other prominent artists of the period. In 1969, SFAI opened a striking Corbusian concrete addition designed by architect Paffard Keatinge-Clay, which added the Emanuel Walter and Atholl McBean Galleries, a café, and a lecture hall with a rooftop amphitheater.

Since 2002, SFAI has run a Graduate Center at 2565 Third Street, in an industrial building in the Dogpatch neighborhood of San Francisco. SFAI has also launched an effort to transform the nearby Pier 2 at Fort Mason Center into a center for graduate artist studios and public engagement, extending the institution's history of service to artists and the Bay Area. (This project is described in more detail in Section III of this Institutional Master Plan.)

SFAI's Mission

San Francisco Art Institute is dedicated to the intrinsic value of art and its vital role in shaping and enriching society and the individual. As a diverse community of working artists and scholars, SFAI provides its students with a rigorous education in the fine arts and preparation for a life in the arts through an immersive studio environment, an integrated liberal arts curriculum, and critical engagement with the world.

History of SFAI and its Growth

For more than 140 years, the San Francisco Art Institute (SFAI) has been a magnet for adventurous artists, and its groundbreaking history encompasses some of the most important art movements of the last century. Standing at the forefront of higher education in contemporary art, SFAI embodies and nurtures a spirit of innovation, risk-taking, and progressive thinking.

Beginnings

SFAI (originally called the San Francisco Art Association) was founded in 1871 by artists, writers,

and community leaders who possessed a cultural vision for the West. Built out of a pioneering history, San Francisco was cosmopolitan yet removed from the centers of Europe and New York, and poised to become a hub of creativity and cultural development.

In 1874, the San Francisco Art Association launched The California School of Design, which was renamed California School of Fine Arts (CSFA) in 1916 and then the San Francisco Art Institute in 1961. From 1893 until 1906, the school was located in the Mark Hopkins Mansion on Nob Hill; the building was destroyed in the 1906 earthquake and fire. The school operated out of “temporary headquarters” until 1926, when the main campus at 800 Chestnut Street was built.

During its first 60 years, influential artists associated with the school included Eadweard Muybridge, photographer and pioneer of motion graphics; Henry Kiyama, whose *Four Immigrants Manga* was the first graphic novel published in the United States; Sargent Claude Johnson, one of the first African-American artists from California to achieve a national reputation; and Louise Dahl-Wolfe, whose work for *Harper's Bazaar* defined a new American style of “environmental” fashion photography. In 1930, Mexican muralist Diego Rivera arrived in San Francisco to paint a fresco at the school's new campus on Chestnut Street.

New Programs and New Questions

After World War II, the school became a nucleus for Abstract Expressionist painting, with faculty including Clyfford Still, Ad Reinhardt, Mark Rothko, David Park, Elmer Bischoff, and Clay Spohn. In 1946, Ansel Adams and Minor White established the first fine art photography department in the United States, with Imogen Cunningham, Edward Weston, and Dorothea Lange among its instructors. In 1947, distinguished filmmaker Sydney Peterson began the first film courses at CSFA, positioning the school as the epicenter of avant-garde film. In this spirit of advancement, in 1949 CSFA Director Douglas MacAgy organized The Western Roundtable on Modern Art, which included Marcel Duchamp and Frank Lloyd Wright, to frame new questions about art.



Beats, Jazz, and Funk

By the early 1950s, San Francisco's North Beach was the West Coast center of the Beat Movement, and music, poetry, and discourse were an intrinsic part of artists' lives. A distinctly Californian modern art soon emerged that fused abstraction, figuration, narrative, and jazz. CSFA faculty Park, Bischoff, James Weeks, and Richard Diebenkorn became the leaders of the Bay Area Figurative Movement. Students at the school including William T. Wiley, Robert Hudson, William Allan, Joan Brown, Manuel Neri, Carlos Villa, and Wally Hedrick continued the investigations, becoming the core of the Funk Movement.

Hybrids, Mutants, and Robots

Renamed the San Francisco Art Institute in 1961, the school was at the vanguard of an expanded vocabulary of art-making that was a hybrid of many practices including performance, new media, graphic arts, and political and social documentary. Among the students in the late 1960s were photographer Annie Leibovitz, performance artist Paul McCarthy, and Charles Bigelow, who would be among the first typographers to design fonts for computers. Alumni Ruth-Marion Baruch and Pirkle Jones were documenting the early days of the Black Panther Party in northern California.

In 1969, SFAI opened a striking Corbusian concrete addition at 800 Chestnut Street designed by architect Paffard Keatinge-Clay, which added the Emanuel Walter and Atholl McBean Galleries, a café, and a lecture hall with a rooftop amphitheater.

Installation art, conceptual art, video, music, and social activism continued to inform much of the work of faculty and students in the 1970s and '80s, including George Kuchar, Gunvor Nelson, Howard Fried, Paul Kos, Angela Davis, Kathy Acker, Robert Colescott, and Karen Finley. The school became a hub for the Punk music scene, with bands the Mutants, the Avengers, and Romeo Void all started by SFAI students. Technology also became a part of art practice, as with Survival Research Laboratory, founded by student Mark Pauline, which staged large-scale performances of ritualized interactions among machines, robots, and pyrotechnics.

Art in the Streets

Since the 1990s, the studio and classroom have become increasingly connected to the world via public art and community actions. As students at SFAI, Alicia McCarthy, Ruby Neri, Barry McGee, Aaron Noble, and Rigo 23 were part of the movement known as the Mission School, taking their graffiti-inspired art to the streets and walls of the city. Organizations like Artists' Television Access and Root Division, founded by alumni, and SFAI's current City Studio program engage and educate local communities and cultivate a vital artistic ecosystem.

SFAI Today

SFAI faculty, students, and alumni continue to investigate and further define contemporary art and the role of artists in today's global society. Their accomplishments can be found in museums and galleries around the world, in bookstores and movie theaters, online, in the civic sphere, and elsewhere. Recent highlights include Oscar-winning films from alumnae Kathryn Bigelow (*The Hurt Locker*, *Zero Dark Thirty*) and Laura Poitras (*Citizenfour*); major museum exhibitions from Catherine Opie (Guggenheim), Barry McGee (Berkeley Art Museum, ICA/Boston), Paul McCarthy (Park Avenue Armory), among many others; and Kehinde Wiley's 2015 U.S. Department of State's Medal of Arts Award in honor of his contributions to international cultural exchange.

Since 2002, SFAI has run a Graduate Center at 2565 Third Street, in an industrial building in the Dogpatch neighborhood of San Francisco. SFAI has also launched an effort to transform the nearby Pier 2 at Fort Mason Center into a center for graduate artist studios and public engagement, extending the institution's history of service to artists and the Bay Area. This project is described in more detail in Section III of this Institutional Master Plan.



Physical Changes in the Neighborhood

SFAI has remained a treasured neighborhood institution in Russian Hill. Over the last decade, there has been significant improvement in public access to the campus as well as greater participation by the institution in neighborhood life. In addition to the free public events hosted on campus, SFAI holds a seat on the Fay Park Advisory Committee to Recreation and Parks and participates in the DPW Clean Team to remove graffiti from the surrounding public areas. Over the last three years, SFAI has renewed its commitment to sustainability and environmental stewardship by eliminating chemical pesticides and herbicides from its landscaping practices.

Services Provided by the Institution

SFAI is a private, nonprofit, accredited, coeducational institution of higher education offering a variety of degree programs for enrolled students. SFAI also offers a range of exhibitions, public programs, and public education courses for both students and a broad Bay Area audience.

DEGREE PROGRAMS

Bachelor of Fine Arts (BFA) Art
and Technology
Film
New Genres Painting
Photography Printmaking
Sculpture

Bachelor of Arts (BA)
History and Theory of Contemporary Art

Master of Fine Arts (MFA) in Studio Art

Optional emphases: Art
and Technology Film
New Genres Painting
Photography Printmaking
Sculpture

Master of Arts (MA)

History and Theory of Contemporary Art Exhibition and
Museum Studies

Dual Degree MA/MFA

History and Theory of Contemporary Art (MA) / Studio Art (MFA) Low-

Residency MFA in Studio Art

Post-Baccalaureate Certificate in Studio Art

ADDITIONAL PROGRAMMING

Exhibitions and Public Programs

SFAI's Exhibitions and Public Programs catalyze and enhance meaningful dialogues between artists and the public and highlight the institution's mission to serve both its student-artists and the broader Bay Area community. All exhibitions and lectures are free and open to the public.

- *Walter and McBean Galleries:* The Walter and McBean Galleries present four to six exhibitions per year and commission new works from emerging and established artists.
- *Diego Rivera Gallery:* Weekly exhibitions in this student-directed gallery showcase new works by BFA, MFA, and post-baccalaureate artists side-by-side with Diego Rivera's 1931 mural, *The Making of a Fresco Showing the Building of a City*.
- *Swell Gallery (at Third Street Graduate Center):* The Swell Gallery is a student-directed space for graduate students to curate and present their work in a gallery setting.
- *Visiting Artists and Scholars Lecture Series/Graduate Lecture Series:* These lectures spotlight some 45 artists, curators, critics, and historians each year.

Public and Youth Education

Public Education PreCollege
Program
Young Artist Program City
Studio

Populations Served

Enrolled Students (Fall 2015)

- 591 total degree- and certificate-seeking enrollment
- 412 undergraduates, 187 graduates
- 60% female, 40% male
- 45 states, 37 countries

- 43% out of state, 24% international
- 3% African American
- 14% Latino
- 5% Asian American

Exhibitions and Public Programs Participants

Last year, Exhibitions and Public Programs drew 49,675 visitors and participants to free, public events.

Public and Youth Education Participants

Last year, SFAI served approximately 1,000 youth and adults through its Public Education, YAP, PreCollege, and City Studio programs.

- *City Studio, participant ages 11-19:* City Studio provides free arts instruction to more than 150 youth from underserved communities in seven satellite locations throughout San Francisco and Oakland.
- *Youth Artist Program, participant ages 13-15:* A summer-intensive program for youth that offers a focused and fun environment for exploring new techniques and developing artistic expertise in photography, drawing, and painting.
- *PreCollege Program, participant ages 16-18:* The PreCollege Program is a four-week, four-college-credit course of study in the arts that connects participants to renowned professional artists who help young artists build skills and develop their portfolios.
- *Public Education, participant ages 18 and up:* Invites artists and creative individuals to join noncredit evening and weekend courses.

Tourists

SFAI's campus at 800 Chestnut Street is open to the public. With the only Diego Rivera mural in the city with open access, as well as magnificent views of the San Francisco Bay and landmarks including Alcatraz and Coit Tower, SFAI welcomes approximately 15,000 tourists annually from around the world.

Accreditation

SFAI is accredited by the Accrediting Commission for Senior Colleges and Universities of the Western Association of Schools and Colleges (WASC) and by the National Association of Schools of Art and Design (NASAD).

SFAI was first accredited on April 30, 1954. The first BFA degrees were awarded in 1955; the first MFA degrees were awarded in 1958.

In June 2015, following an extensive reaccreditation review, WASC re-affirmed SFAI's accreditation for seven years, confirming that SFAI has satisfactorily addressed core commitments to student learning and success; quality and improvement; and institutional integrity, sustainability, and accountability.

Employment Characteristics

SFAI employs 23 full-time faculty and approximately 130 part-time contract faculty who teach one to four classes annually. All faculty are working artists, scholars, curators, critics, or other artistic practitioners.

SFAI also employs some 90 staff, under the direction of Interim President Rachel Schreiber, PhD. Senior staff members have stellar professional qualifications and deep knowledge of nonprofit arts organizations and institutions of higher education. Staff throughout all levels of the institution have strong skill sets in their specific functional areas, and many are trained as artists themselves.

SFAI is governed by a Board of Trustees, which currently comprises 16 Trustees, 7 Trustees Emeriti, 4 Trustees-at-Large, 2 Faculty Trustees, and 2 Student Representatives.

Affirmative Action Program

SFAI is an equal opportunity institution of higher education and is firmly committed to non-discrimination in its delivery of educational services. In compliance with all applicable federal and state laws, all decisions are made irrespective of an individual's race, color, sex (including pregnancy and conditions related to pregnancy), religion, religious creed, ancestry, national origin, age, gender (including gender identity and expression), marital status, citizenship status, veteran or military service status, sexual orientation, disability, and/or any other status protected by law.

SFAI is an equal opportunity employer, and is committed to achieving greater diversity among faculty, staff, student body, and leadership. Individuals who identify as people of color, mixed-race, women, genderqueer, gay, lesbian, bisexual, transgender, queer, and disabled or differently-abled are strongly encouraged to apply for open staff and faculty positions.

SFAI Diversity Statement (Adopted by the Board of Trustees in 2012)

SFAI believes that a rigorous artistic and intellectual community is enriched by diversity and inclusion. We promote artistic and intellectual freedom by fostering environments that value our diverse students, faculty, and staff and provide all community members with a respectful and challenging space in which to address divergent opinions and ideas.

By "diversity", we mean that our community prospectively embraces differences in gender expression and identity, age, culture, ethnicity, race, sexual orientation, physical ability, learning style, religion, occupation, nationality, immigration status, socio-economic status, and the many forms of composite subjectivity and life experience that span these differences. Promoting such a broadly inclusive understanding of diversity requires ongoing education and effort, to ensure support, understanding, and awareness from all community members. In this, SFAI strives to move beyond the reactive methodologies of affirmative action, even as we proactively practice equal opportunity in hiring and admissions.

SFAI seeks to be a vanguard institution with regard to how we address and integrate notions of diversity. The institution continues to develop connections and mutually beneficial relationships between the school's immediate community and local and global publics in the belief that a multiplicity of voices has helped to make SFAI the influential and inspiring institution that it is today.

Property Ownership and Leasing

SFAI's main campus at 800 Chestnut Street is owned by the institution. Space is leased at 2565 Third Street primarily for graduate studios and classrooms. In addition, SFAI leases housing at 717 Sutter Street and 630 Geary Street. See details in Table 1:

Table 1

Address	Parcel (Block/Lot)	Current Use	Lot Size (Square Feet)	Floor Area (Gross Square Feet)	Zoning	Owned or Leased
800 Chestnut Street	0049/001	Main Campus	75,624	91,843	RH-3	Owned
2565 Third Street	4173/001	Graduate Studios	160,161	61,500 leased by SFAI	PDR-1-G	Leased
717 Sutter Street	098/034	Residence Hall	6,256	13,940	C-3-G	Leased
630 Geary Street	0304/006	Residence Hall	3,437	15,925	RC-4	Leased

II. Campus Facilities

Physical Plant

Main Campus, 800 Chestnut Street

San Francisco Art Institute's main campus is located at 800 Chestnut Street. SFAI occupies two-thirds of a city block (75,000 square feet). The campus is bounded on the north by Francisco Street, on the east by Jones street, and on the south by Chestnut Street, where the main entrance is located. The immediate neighborhood is residential, although the campus is one block from the North Beach Neighborhood Commercial District along Columbus Avenue.

The original building, San Francisco Landmark #85, was designed by Arthur Brown of the firm Bakewell & Brown in 1926 and the addition by Paffard Keatinge Clay was opened in 1969. An application to add the entire site to the National Register of Historic Places has been approved by the state and is pending federal approval.

The original building is inspired by Beaux Arts and Mediterranean influences, and is composed of small interconnected, multi-level volumes that step up Chestnut Street from Jones Street. The volumes of the building are set into the hill and range from one to two stories, giving the structure the appearance of an Italian villa. The board form concrete buildings contain wood and steel frame windows and are capped by gabled, tiled roofs. The building does not have setbacks; the primary façade on the Chestnut Street and the secondary façade on Jones Street front the sidewalk. The building is organized around an entrance courtyard which contains a centered, tiled fountain, and a five story, square campanile capped by pyramidal roof stands at the northwest corner of the courtyard. The original building includes interior murals painted by Diego Rivera, Victor Arnautoff, Ray Boynton, Ralph Stackpole, Fred Olmsted, Gordon Langdon, Marjorie Eakin Sabre, Eleanor Bates Streloff, and others. The Clay addition is capped by two roof terraces. The lower roof terrace contains sculptural skylights and one-story lecture halls and galleries, and the upper roof terrace features an amphitheater and an additional gallery. A board form concrete wall approximately six feet tall encloses the property which includes an open, grassy area with trees (the Meadow) on the northeast corner of the lot. Surface parking lots are located between the Meadow and SFAI on Jones Street and at the northwest corner of the parcel on Francisco Street.

The main campus houses studio and fabrication spaces, classrooms, library and research facilities, offices, and various spaces open to the public including galleries, lecture hall, and café.

Graduate Studios, 2565 Third Street

The current Graduate Studios are located on the second floor of the American Industrial Center in the Dogpatch neighborhood of San Francisco. Primarily consisting of individual workspace for MFA

students, the site also houses several classrooms, a woodshop, print facilities and a small darkroom. SFAI will remain at this location until the summer of 2017 when the program moves to Pier 2 at Fort Mason.

Sutter Residence Hall, 717 Sutter Street

Sutter Hall houses primarily undergraduates in their first year of study. SFAI leases the Sutter facility which has 35 rooms. The residence is equipped with a shared kitchen, coin-operated laundry, computer station, and lounge facilities. Prior to SFAI's occupancy, the facility was operated as a tourist hotel. This facility has 74 beds. It is located 1.1 miles from the main campus at 800 Chestnut; 2.3 miles from the Fort Mason Graduate Center and 3 miles from the current Graduate Studios on Third Street.

Abby Residence Hall, 630 Geary Street

Abby Hall houses upperclass and graduate students. SFAI leases the Geary facility; it has 54 rooms of which, SFAI leases 51. The residence is equipped with a shared kitchen, coin-operated laundry, computer station, and lounge facilities. This facility has 79 beds. It is located 1.3 miles from the main campus at 800 Chestnut; 2.5 miles from the Fort Mason Graduate Center and 2.9 miles from the current Graduate Studios on Third Street.

Building Size and Land Use

Main Campus

The unique structure consists of two interconnecting buildings, a 43,000 GSF building constructed in 1926 by Bakewell & Brown and a 48,000 GSF building by Paffard Keatinge-Clay that opened in 1969.

Total Gross Square Feet:	91,000
Lot Size:	75,000
Floor Area Ratio:	1.12
Total Assignable Square Feet:	69,000

The present building coverage currently leaves about thirty five percent of the site as open space at the ground level. However, when roof terraces and decks are counted, total open space reaches sixty five percent of the site.

City Master Plan Conformity

SFAI's existing programs and any future developments will conform with San Francisco General Plan policies and goals. The Eight Priority Policies are listed below.

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;*
- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*
- (3) That the City's supply of affordable housing be preserved and enhanced;*
- (4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*
- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;*
- (6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*
- (7) That landmarks and historic buildings be preserved; and,*

(8) That our parks and open space and their access to sunlight and vistas be protected from development.

Traffic Circulation

Parking and Traffic Patterns

SFAI's main campus has two off-street parking lots for staff and faculty with a total of 34 parking spaces. There is substantial on-street parking available immediately adjacent to the campus due to the lack of curbcuts around the property and the fact that most of the on-street parking is perpendicular. As the attached parking map shows, in addition to the 34 spaces on site there are approximately 70 spaces immediately adjacent to the school and about 60 more around the remainder of the block occupied by the school.

Some parking and related traffic patterns have been alleviated at 800 Chestnut Street by the procurement of space at the Third Street location. Over 200 students and up to 30 faculty members work and teach at that site. On-street parking is available in the neighborhood and the T Muni line stops in front of the building. There are no major public parking garages adjacent to the facility.

Most of SFAI's students and many employees take public transportation including Muni, BART, Golden Gate transit, and ferries. Many also bike to SFAI's campuses. To encourage a car-free commute, SFAI offers the Commuter Check Program to all of its employees, thereby encouraging the use of public transportation through tax incentives. With the addition of the Central Subway line opening in 2018, transportation between locations will be greatly improved.

As policy, SFAI strongly encourages guests, students and employees to use public transportation, bicycles, ride-sharing services, and modes of transportation other than using a private automobile. Over the last several years, SFAI has seen an increase in the number of employees and students who bike to work. In 2015, the first ever bicycle parking task force was formed to identify and develop additional locations for secure on-campus parking. The goal is to double the number of available on campus bicycle parking spaces by the end of 2016.

For special events, SFAI advertises the public parking garages located in the Wharf Area.

III. Future Development

In the Spring of 2013, SFAI approved a strategic plan to articulate a set of institutional priorities for the next five years. One pillar of the plan is building organizational capacity by developing the infrastructure, resources, and positive working environment that enable students, faculty, staff and the Board to achieve at their full potential. A core component is long-range facilities initiatives that invest in SFAI's historic buildings, rationalize space use, reduce the geographic distance between campus facilities, and improve the educational and social experience for students and other constituents.

Fort Mason Graduate Campus

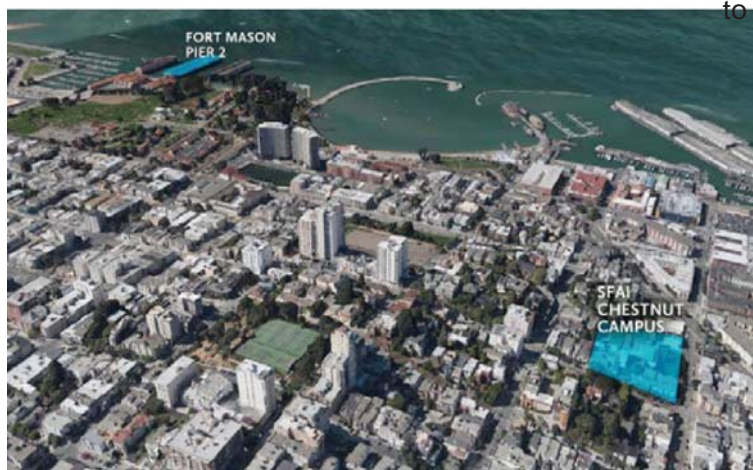
SFAI plans to transform historic Pier 2 at the Fort Mason Center for Arts & Culture into a new Graduate Center with artists studios, galleries, and spaces for public engagement in the creative process. This 69,400 square foot facility, located one mile from the 800 Chestnut Street campus, will replace the existing facilities leased in the Dogpatch. The construction start date is June 2016, with an opening date of August 2017.

Lower Fort Mason, part of the San Francisco Port of Embarkation National Historic Landmark District, is managed by the non-profit Fort Mason Center for Arts & Culture under a long-term lease with the Golden Gate National Recreation Area/National Park Service. It is home to 22 non-profit organizations that provide art, educational, museum, dining, theater, and other experiences for more than 1.2 million annual visitors. More than 15,000 meetings, conferences, performances, and special events occur each year. Resident tenants include museums, theater companies, a dance company, a children's art center, a City College of San Francisco art campus, a music school, a bookstore, cafes and a restaurant, and other organizations with an emphasis on the arts and on sustainability. Fort Mason also provides indoor and outdoor venues for widely varying popular events, from a regular farmers' market and the Off the Grid mobile food market to annual attractions such as the Renegade Craft Fair.

NPS and Fort Mason have made significant investments in improvements to both the pier and the shed. For the shed, recent work included replacing bracing, installing new windows, adding a radiant floor slab for heat, and installing a solar energy panel array. Under an earlier project, the pilings and underpinnings of the pier were seismically upgraded. Overall, nearly \$33 million has been invested in preserving, strengthening, and restoring the shed and pier.

Using an estimated budget of \$17 million, SFAI will make tenant improvements to the interior of the recently retrofitted and restored Pier 2 shed. At its target opening date of August 2017, approximately 35,000 square feet (project footprint) of the renovated shed will include a main floor and mezzanine, which together will provide approximately 65,570 square feet of artist studios, exhibition/performance space, and supporting facilities. In addition to the 172 graduate artist studios located on the ground floor and new mezzanine level, SFAI has included in its plans the creation of a 3,200 square-foot exhibition space (gallery) and a media gallery. The new facility will provide a 24-hour base of operations for hundreds of artists and a site for hosting free public programs and exhibitions.

As shown in the photo, the move Fort Mason brings the SFAI Graduate Center closer to SFAI's main Russian Hill campus, approximately 1 mile away. The student body's primary modes of transportation to and from the Graduate Center will be walking, biking, or riding public transportation. Some students and faculty currently drive to the Dogpatch facility, and while car usage at Pier 2 will continue (for example, for transporting artwork and materials), it is expected to decline with the significantly easier commute between campuses. At this time, there is no plan to provide shuttle transportation between sites. While there will be 172 studios, they will not be occupied constantly or all at the same time. Groups of students will attend classes during the day or evening based on the academic schedule, and work in their individual studios based on their own schedules.



SFAI has worked with Fort Mason and the NPS throughout plan development and is confident that its

plan dovetails with the overall ethos and strategic direction of Fort Mason, which includes a reaffirmation of the center's founding purpose and commitment to the arts (seen in the recent name change from Fort Mason Center to Fort Mason Center for Arts & Culture). Fort Mason's revitalization plans are advancing in tandem with projects to improve transportation, enhance public gathering spaces, and foster mixed-use development along the entire waterfront between the Golden Gate and Bay Bridges. For example, the Exploratorium recently moved to Pier 15, and the Presidio is emerging as a cultural center for the region. As well, in March 2013, federal and local officials approved the extension of the F line (funding for final design and construction has not been identified). When opened, the extended line would run historic streetcars through the existing Fort Mason tunnel to connect Fort Mason with the Embarcadero and Market Street, providing both visitors and tenants easy access to and from major areas of the city.

In addition, SFAI has successfully completed the National Environmental Policy Act (NEPA) review process with the NPS, which considers the project purpose and need, consistency with approved plans, impact assessment, and measures to minimize project impacts. In March 2015, the Acting Superintendent of the GGNRA determined that the project is Categorical Excluded from further NEPA analysis in accordance with DO-12, Sections 3.4: "C.4. Routine Maintenance and Repairs to cultural resource sites, structures, utilities and grounds under an approved Historic Structures Preservation Guide or Cyclic Maintenance Guide; or if the action would not adversely affect the cultural resource."

Proposed Facilities

As shown in the renderings below, facilities will be on two levels to take advantage of the volume and height of the shed's interior. The two sides of the new mezzanine level overlooking the main floor primarily will house artist studios, with administrative offices at the front of the shed and a small lounge area on one side of the space. The lower level will include gallery space near the main front entrance, a black box theater, security, workshops, student installation rooms, seminar rooms, flexible teaching space, and additional artist studios.





Chestnut Campus Revitalization

SFAI has struggled in the last several decades to provide appropriate care and investment in its historic buildings. In addition to deferred maintenance the school has struggled to adapt the facilities to meet the changing technological needs of art-making in the 21st century.

SFAI commissioned a Historic Structure Report from the architectural design, planning, and preservation firm Page & Turnbull, completed in 2011, that compiled information to serve as a guide for future decision-making: a documentation of the history and development of the SFAI campus, an assessment of existing conditions, identification of character-defining features, and a definition of appropriate approaches to rehabilitation to protect and maintain the historic significance of the resource. In 2013, Page & Turnbull completed a study of the challenges related to accessibility and program changes. In 2015, SFAI received a grant from the Historic Preservation Fund to hire Page & Turnbull to develop a Historic Preservation and Maintenance plan for Chestnut Street. These documents are informing current work to develop a campus master plan for Chestnut. The architecture firm Skidwell, Owings and Merrill is currently contributing their expertise on a pro-bono basis. Though planning is ongoing, it is anticipated that Chestnut development and improvements within a 10-year timeframe will be within the existing building envelope, with minimal impact on traffic, parking, or the surrounding neighborhood.

Student Housing

SFAI's current Residence Halls, Sutter Hall and Abby Hall, serve 130 – 140 students during the academic year, with a current population of 72 freshman and 25 transfer students in their first year at SFAI, 37 continuing students in their sophomore to senior years, and 3 graduate students.

Moving forward, SFAI will continue to investigate options to provide students with an affordable and convenient housing option in an increasingly difficult San Francisco housing market.

IV. APPENDICES

Campus Maps

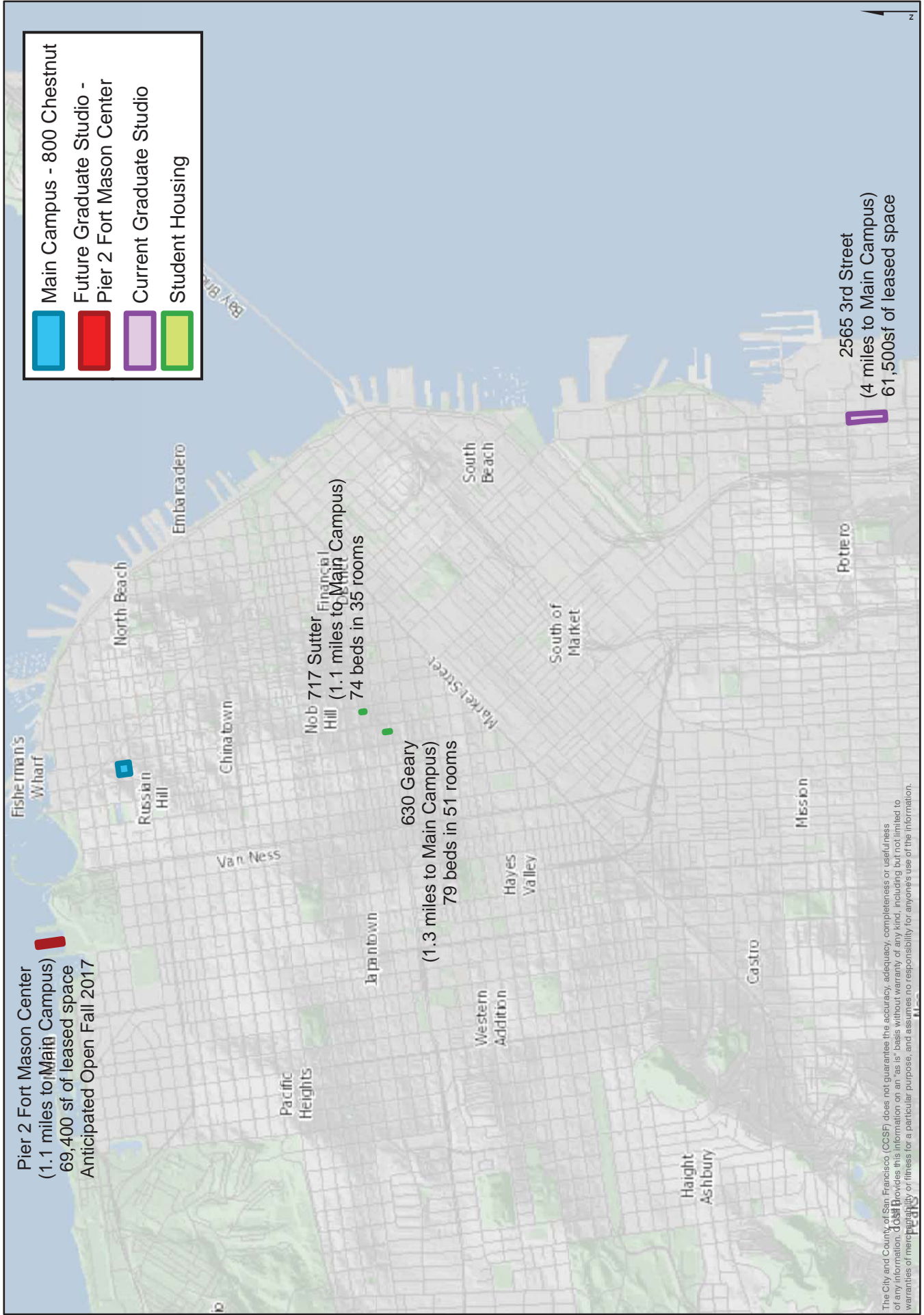
Parking Map

Images of campus facilities



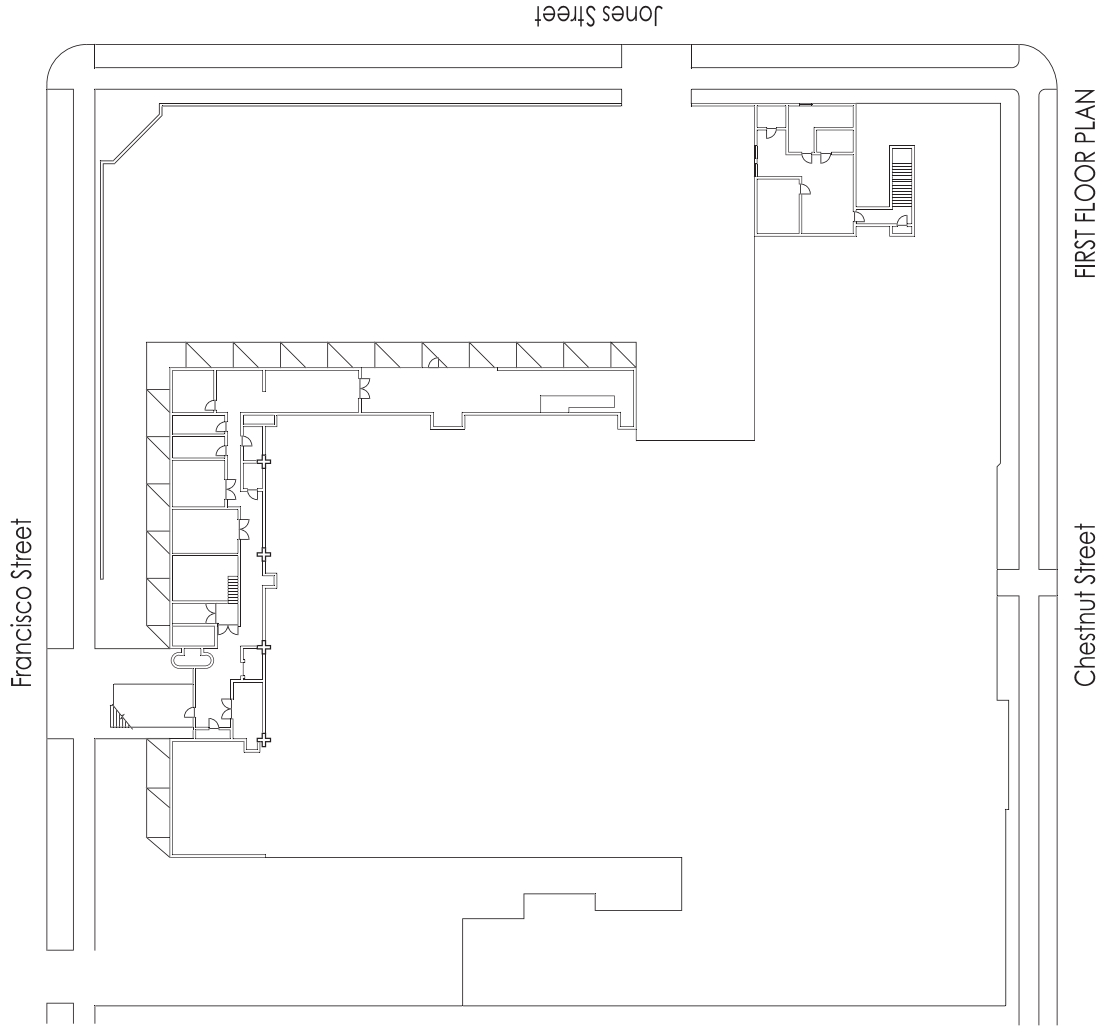
Map 1 - SFAI Properties

San Francisco Art Institute Owned and Leased Properties

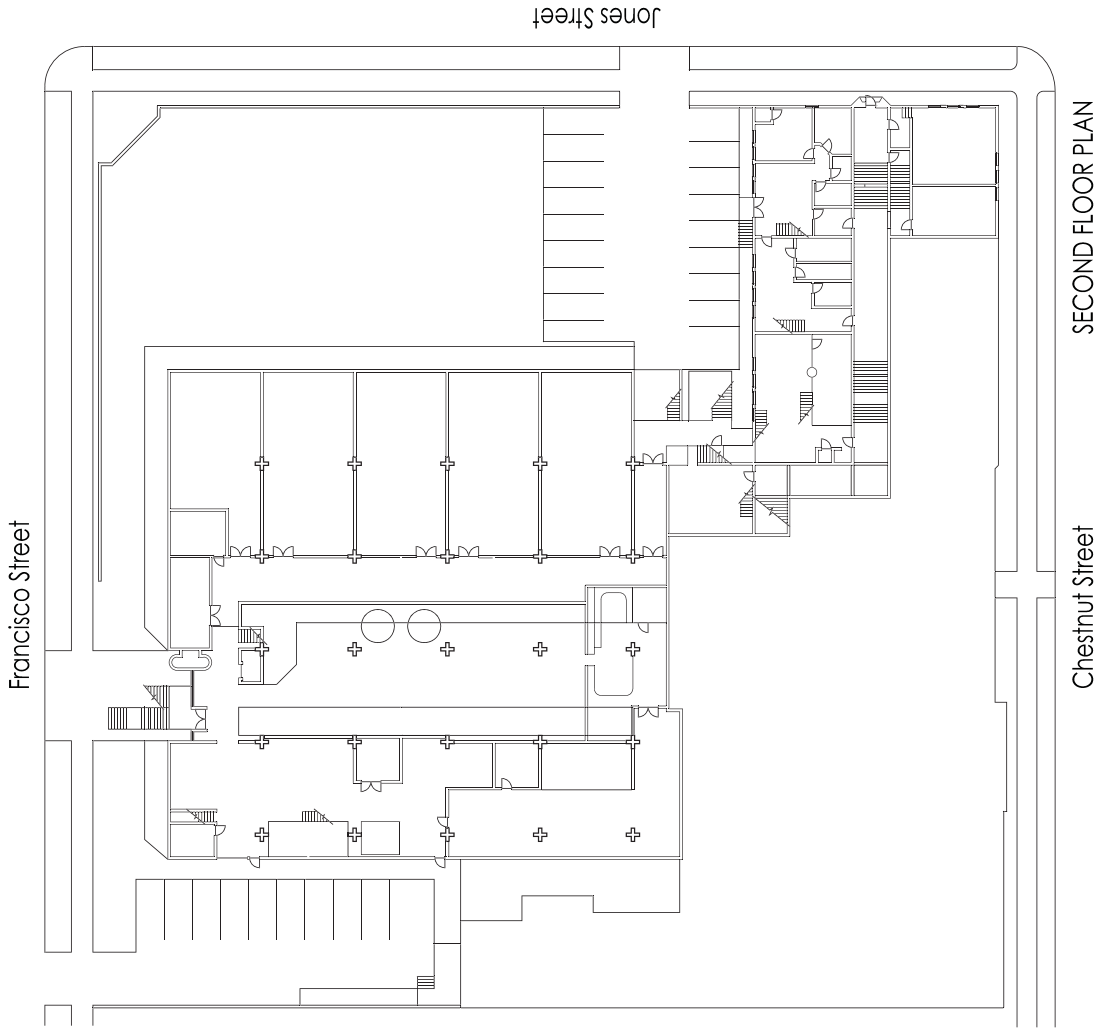


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Chestnut Floor Plans



FIRST FLOOR PLAN



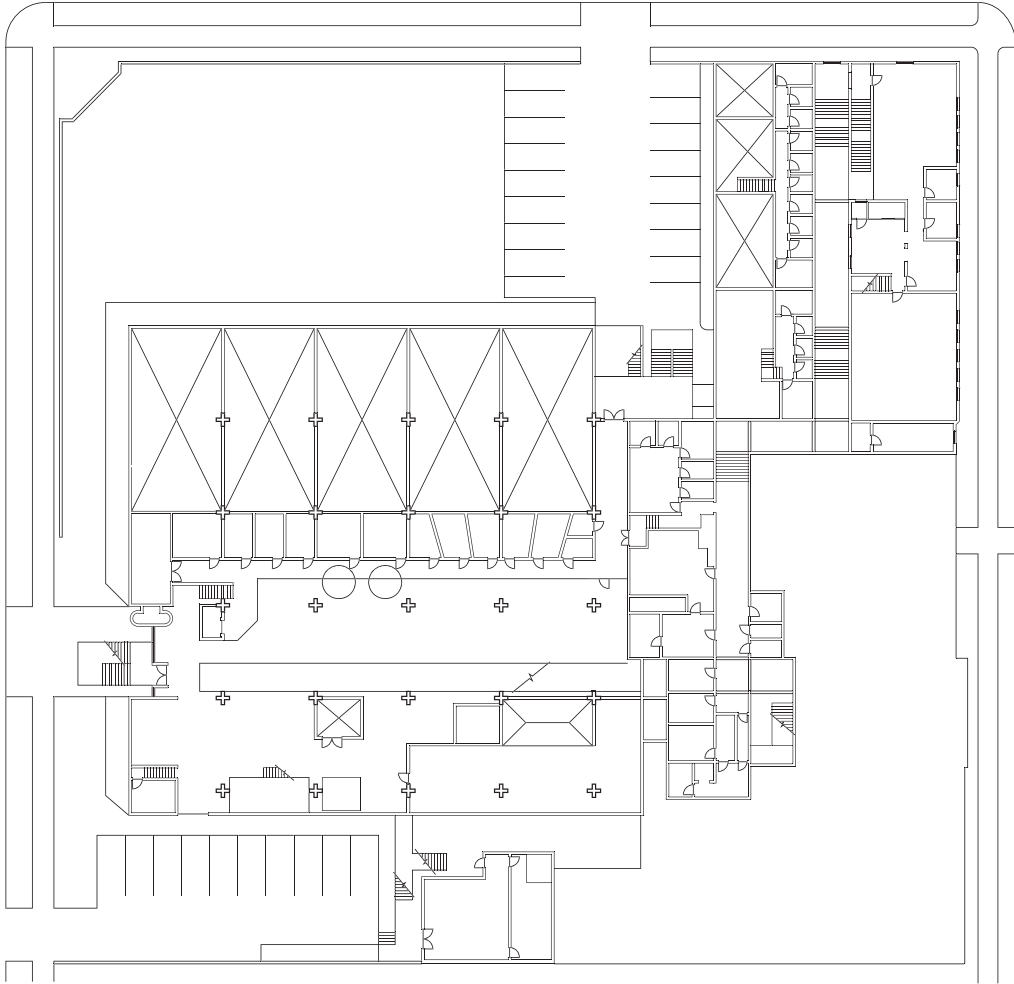
Francisco Street

Jones Street

SECOND FLOOR PLAN

Chestnut Street

Francisco Street

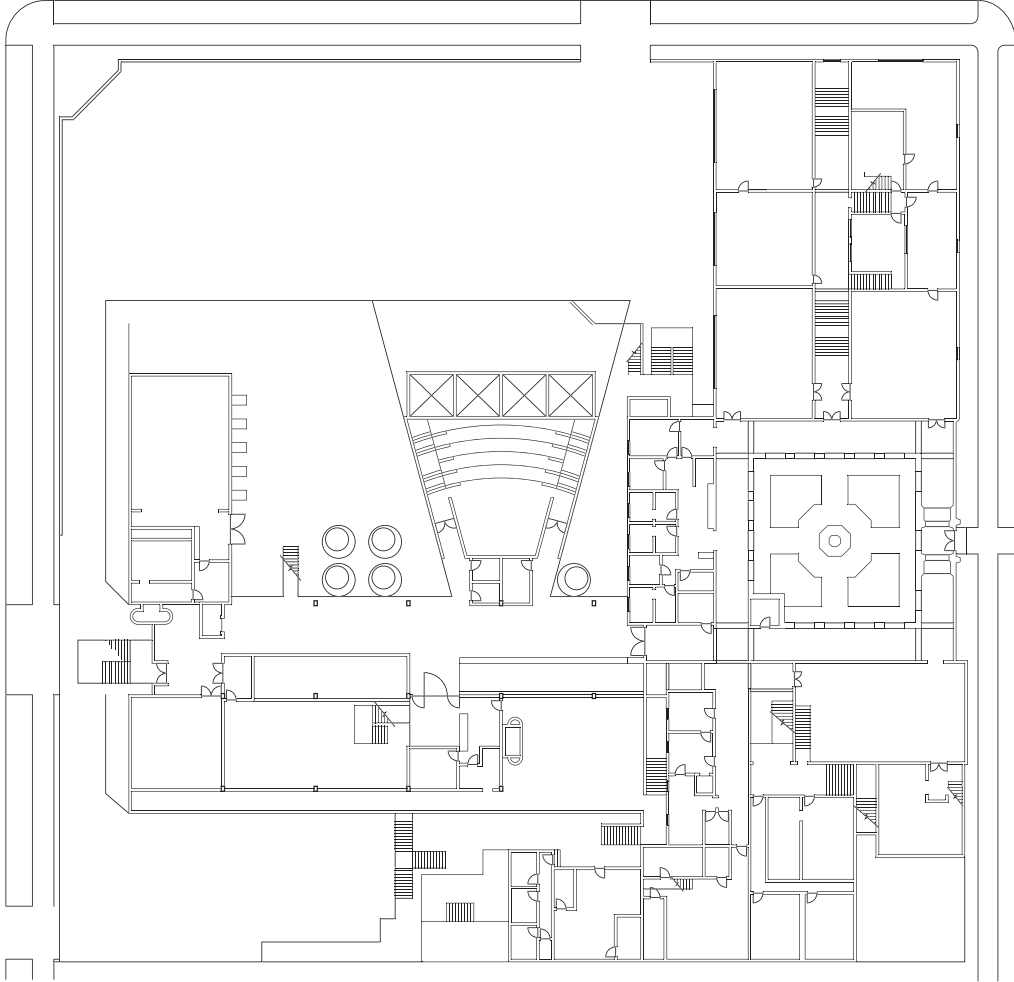


Jones Street

THIRD FLOOR PLAN

Chestnut Street

Francisco Street

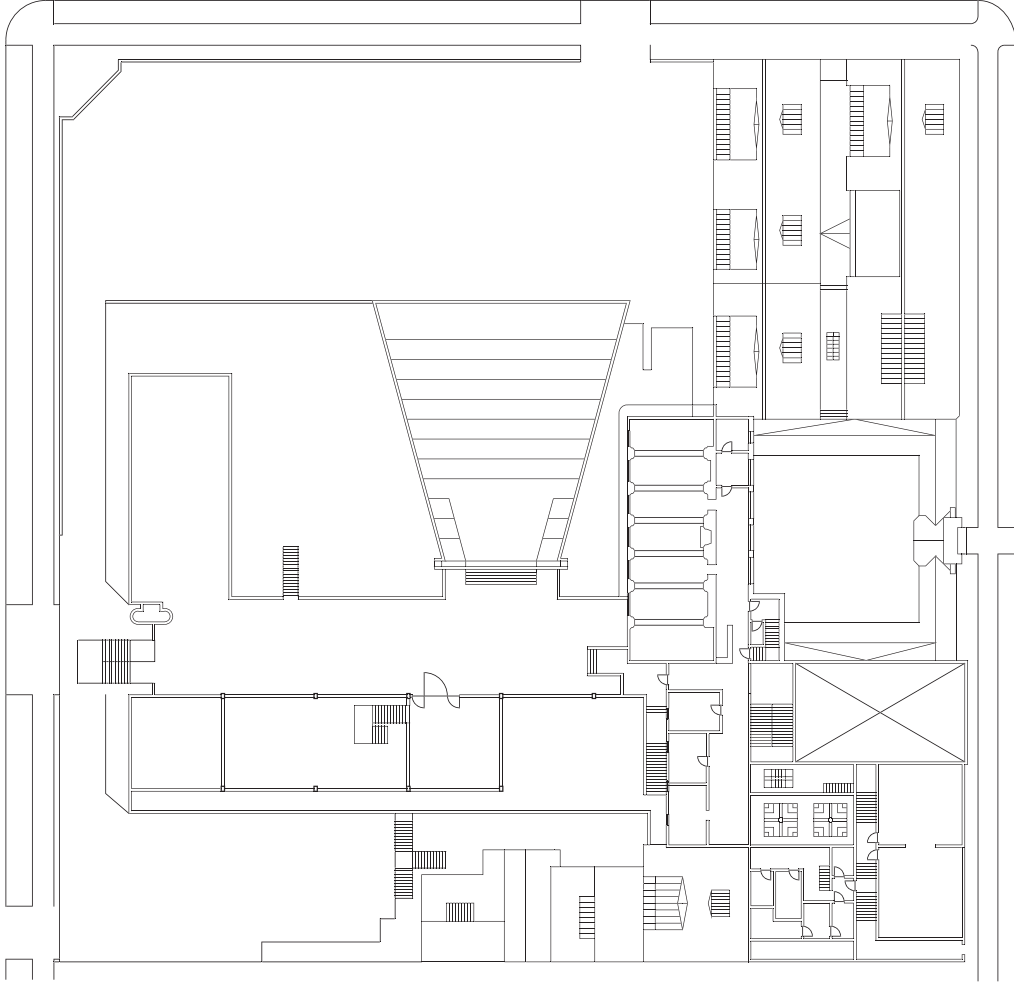


Jones Street

Chestnut Street

FOURTH FLOOR PLAN

Francisco Street

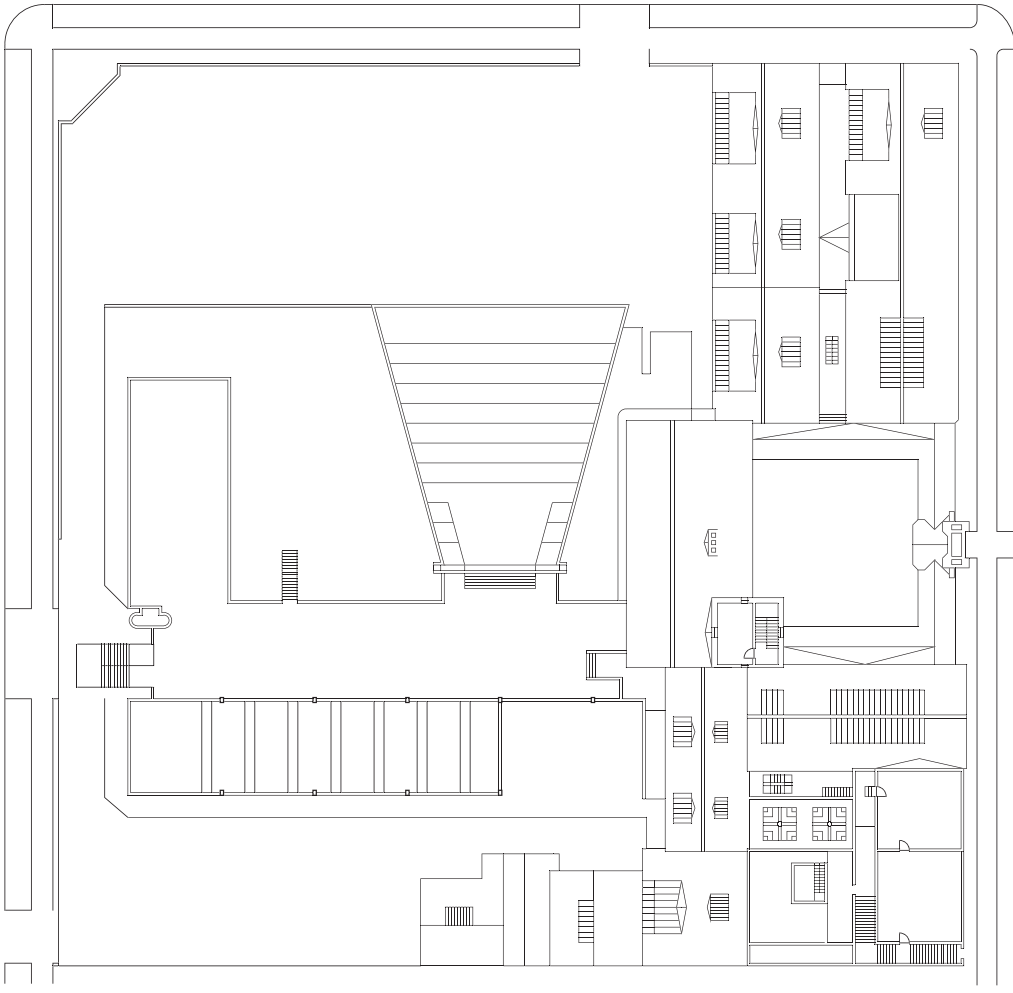


Jones Street

Chestnut Street

FIFTH FLOOR PLAN

Francisco Street



Jones Street

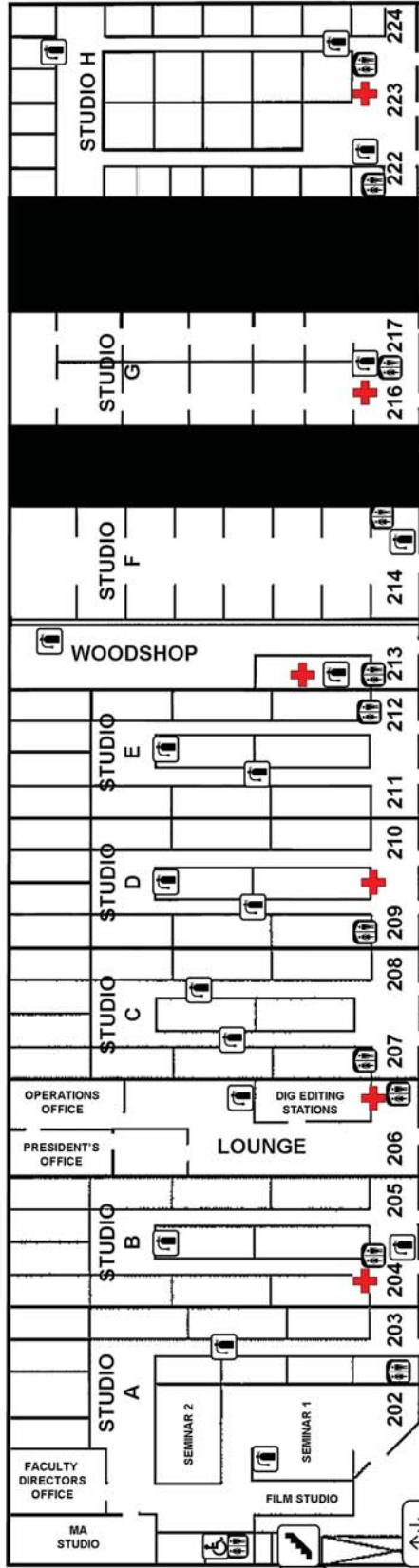
Chestnut Street

SIXTH FLOOR PLAN

Third Street Graduate Studios

Illinois Street

23rd Street

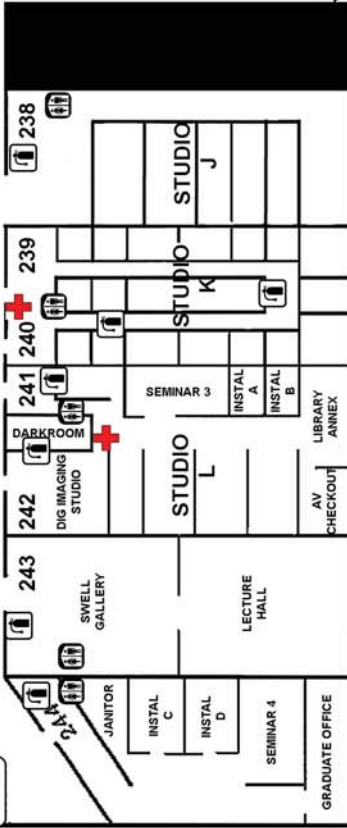


EXIT
1198 Illinois Street

EXIT
2585 3rd Street (No Entrance)

EXIT
2565 3rd Street

3rd Street



22nd Street

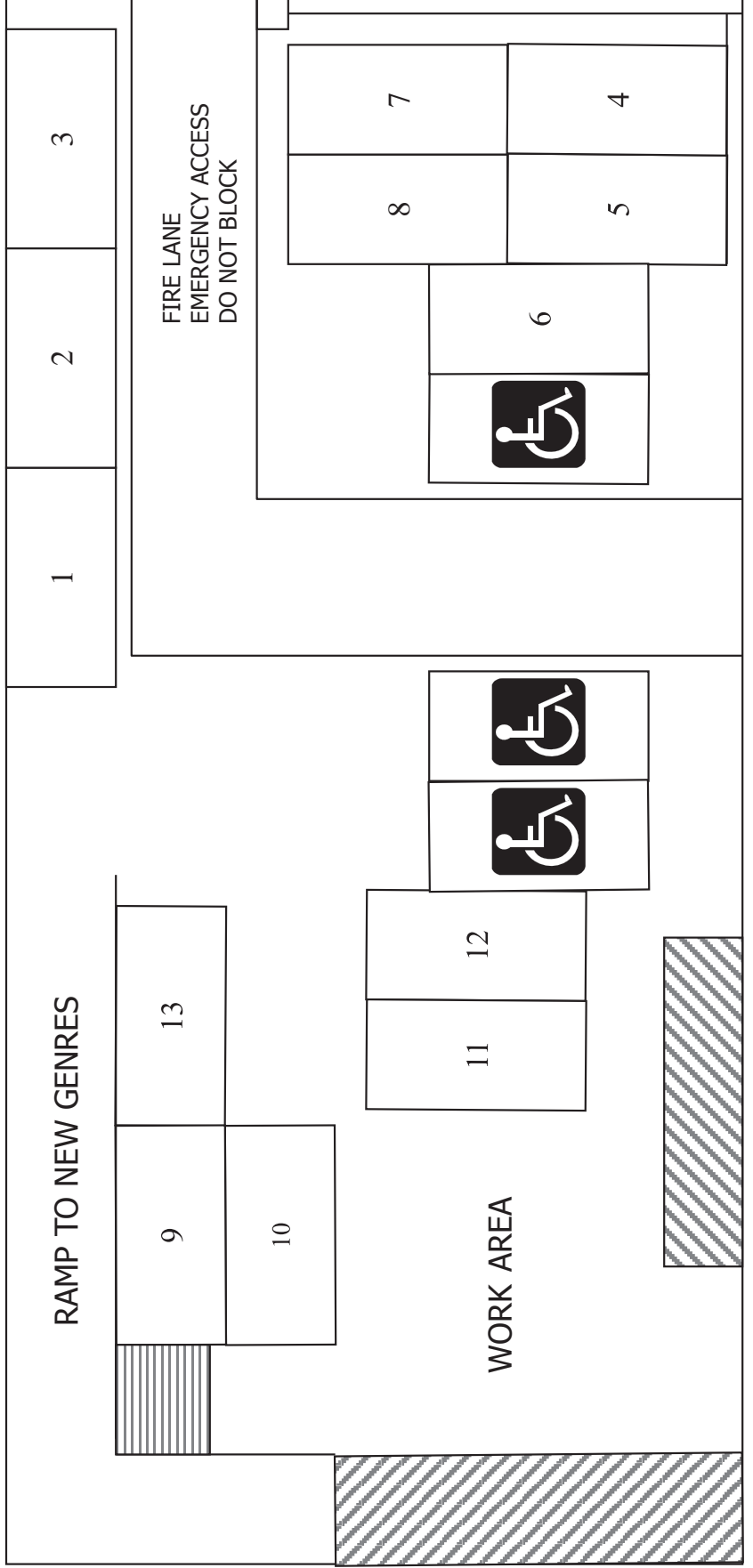
Chestnut Campus Parking



JONES STREET PARKING LOT
MAP NOT TO SCALE

Chestnut Parking

FRANCISCO STREET



ROLL-UP DOOR

FRANCISCO STREET
PARKING LOT