



**Institute for Arts & Culture**

# SCHOOL HISTORY

- |             |   |
|-------------|---|
| 2010 - 2014 | School Located in Potrero Hill                                |
| 2013        | Purchased Boys and Girls Club at current Page Street location |
| 2015        | Occupied building largely as-is                               |



## BACKGROUND

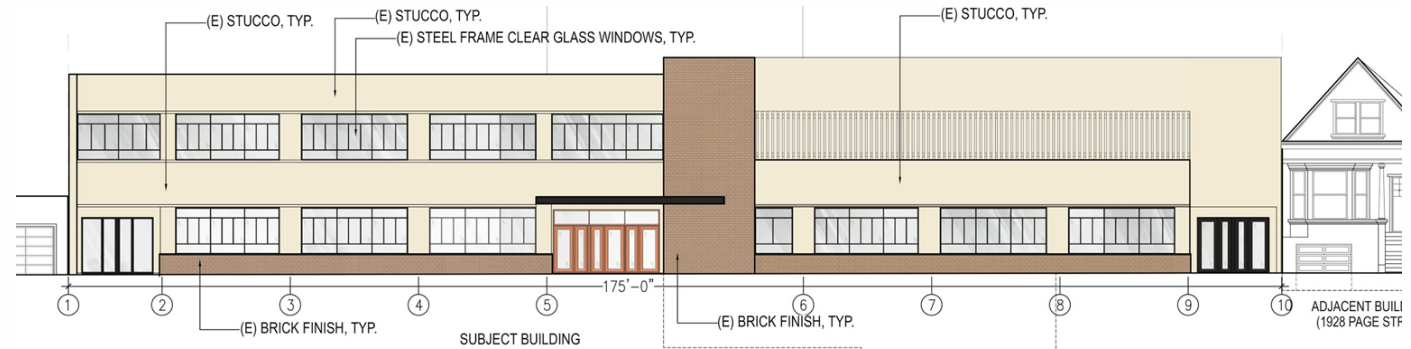
- The only private arts high school in SF
- School Grades 6 through 12, College Prep and Professional Education in performing and visual arts
- Community Programs: after school and weekend arts and academic, Grades K through 12
- A big focus on traditional Chinese culture and dance
- Currently approximately (Pre-Covid) 43 students
- Proposed maximum 250 students





# EXISTING FACILITY

- Two-story structure with a play area on second floor
- 5 Dance Studios
- 6 Classrooms
- Approximately 31,000 SF
- Space Constraints



EXISTING FRONT / SOUTH EXTERIOR ELEVATION (ALONG PAGE ST.)

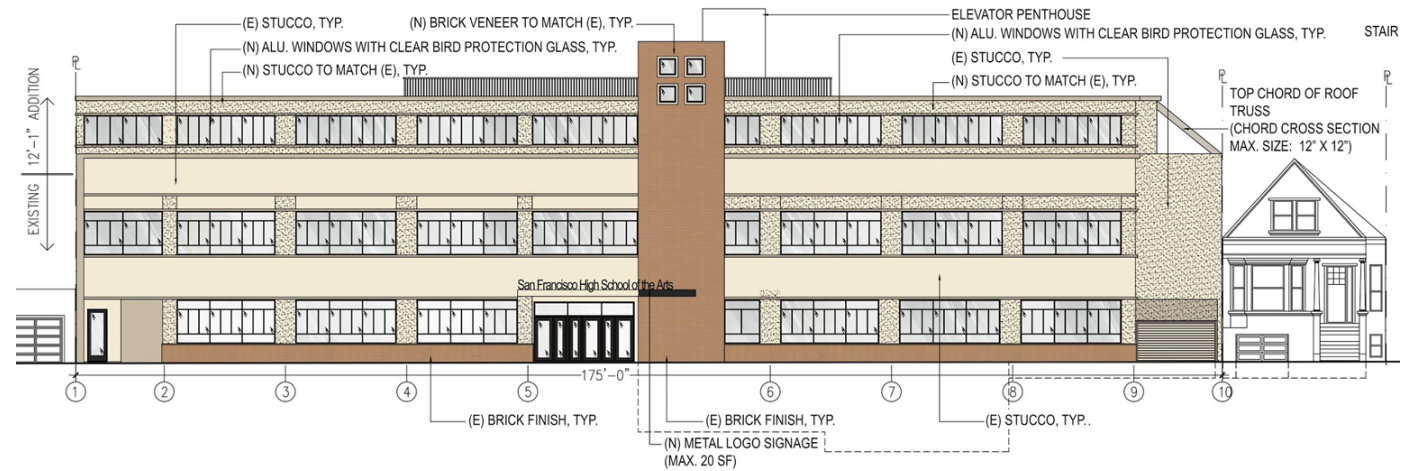


STREET VIEW OF EXISTING SCHOOL STRUCTURE



# PROPOSED FACILITY

- Three-story structure with a rear setback on third floor
- 6 Dance Studios
- 2 Art Studios
- 3 Music Studios
- 14 Classrooms
- Approximately 49,500 sf
- 7 group housing units (app 5,000 sf) for teachers and visiting artists
- Dance studios require large area and height for leaps and jumps.



PROPOSED FRONT / SOUTH EXTERIOR ELEVATION (ALONG PAGE ST.)



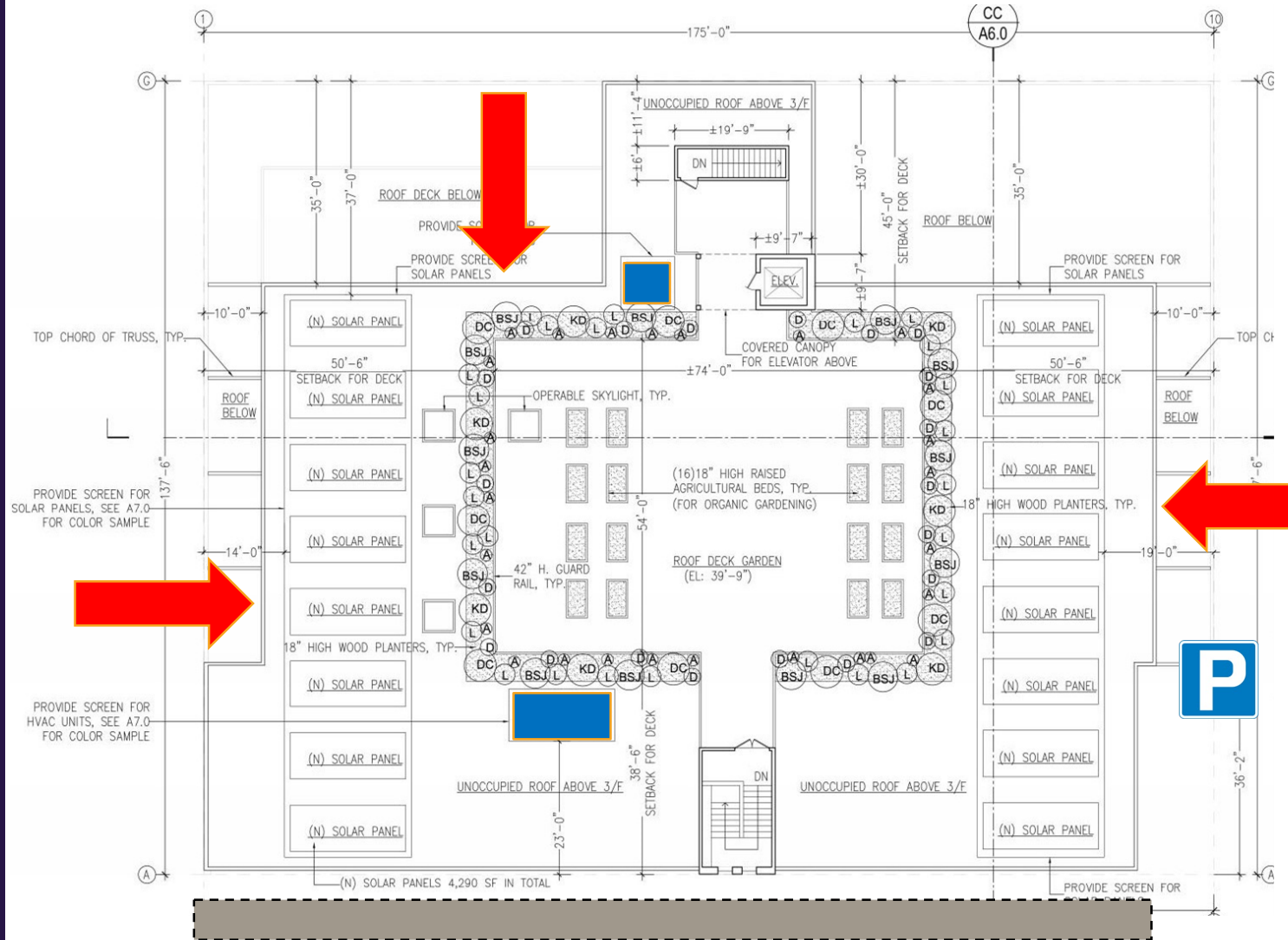
STREET VIEW OF PROPOSED STRUCTURE LOOKING TOWARDS STANYAN ST.  
(NORTHWEST)





# PROJECT REFINEMENTS

- Third floor rear setback has been increased from 5' to 25' to 35', and side setback has been increased from 5' to 10'
- Expanded white zone w/ enhanced pick-up and drop-off plan
- Add 7 parking spaces
- Enclosed rooftop mechanical in sound panels and set back 23-30 feet.



# Shadow Studies

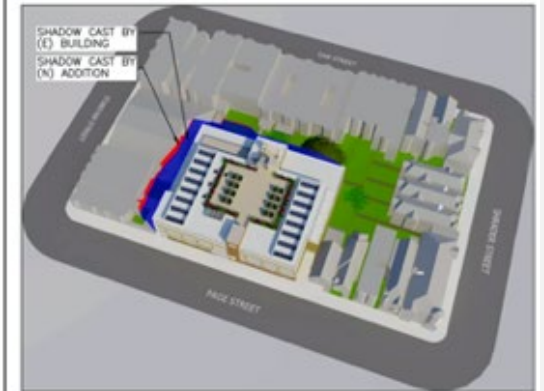
- Rear and side setbacks practically eliminate new shadows on ground plane
- New shadows are extremely minor or on roofs at Winter Solstice



MARCH / SEPTEMBER 21ST / 4:00 PM



MARCH / SEPTEMBER 21ST / 12:00 PM



MARCH / SEPTEMBER 21ST / 9:00 AM



JUNE 21ST / 4:00 PM



JUNE 21ST / 12:00 PM



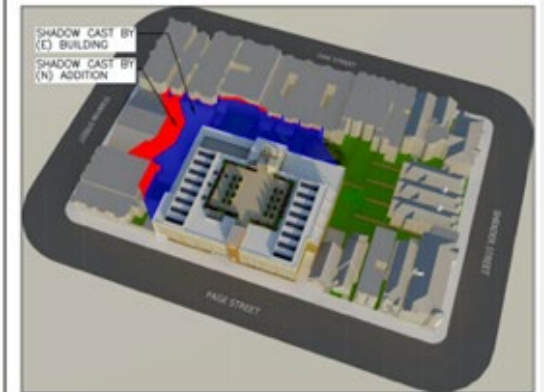
JUNE 21ST / 9:00 AM



DECEMBER 21ST / 4:00 PM



DECEMBER 21ST / 12:00 PM



DECEMBER 21ST / 9:00 AM

# Existing Pick-up/Drop-off

- Currently accommodating childcare during Covid
  - The white zone not currently active-Neither the school/SFMTA is enforcing the white zone
  - Page designated as Slow Street means there should be no through traffic, so double parking is a minimal inconvenience
  - SFMTA notes the purpose of Slow Streets is for essential travel. Access to childcare **is** essential travel.
  - Open to trying to enforce the white zone during Covid to minimize double parking, but that takes away street parking



# Proposed Pick-up/Drop-off

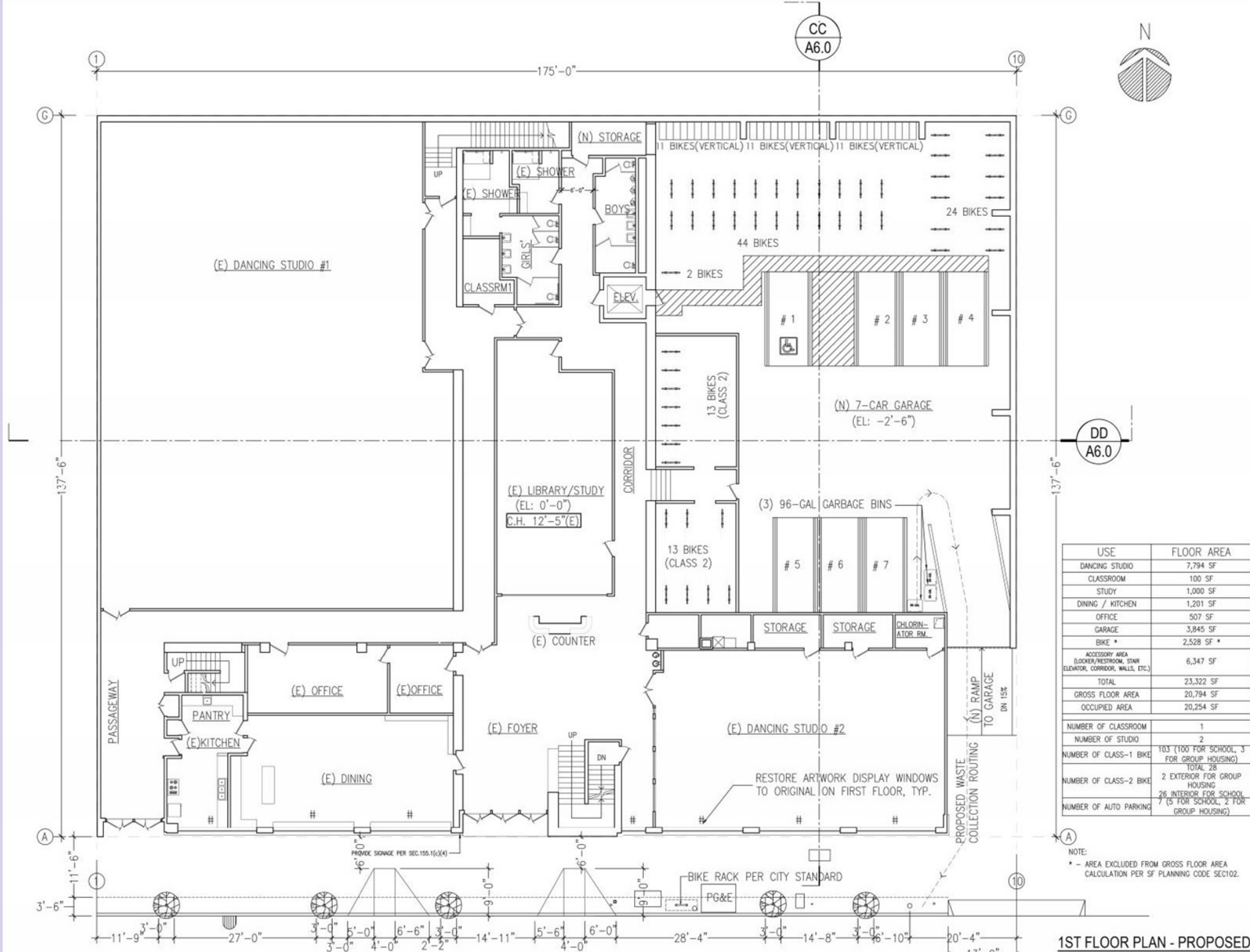
- Transportation Management Plan (Appendix J to Transportation Memo) required as part of CatEx and signed by School. Requires:
  - White Zone Extension (willing to shorten to am and pm)
  - Schedule Staggering Program- Grades start at different times
  - Formalized Drop-off / Pick-up Procedures sent to parents and on web,
  - Vehicle Queuing Management
  - Transportation Demand Management (TDM) Coordinator
  - Encourage transit, carpool, bike and pedestrian modes
  - Surveys and Program Monitoring

# Formalized Drop-off / Pick-up Procedures

- Encourage students in lobby to be ready for pick-up
- Staff in lobby and on street communicating by walkie talkie
- On-Street monitor
  - 2 ½ minute maximum stopping in white zone
  - No double parking
  - Receiving/dispatching students and assist students in leaving/entering car
  - Managing white zone and queue
- Maintain complaints log



# FIRST FLOOR



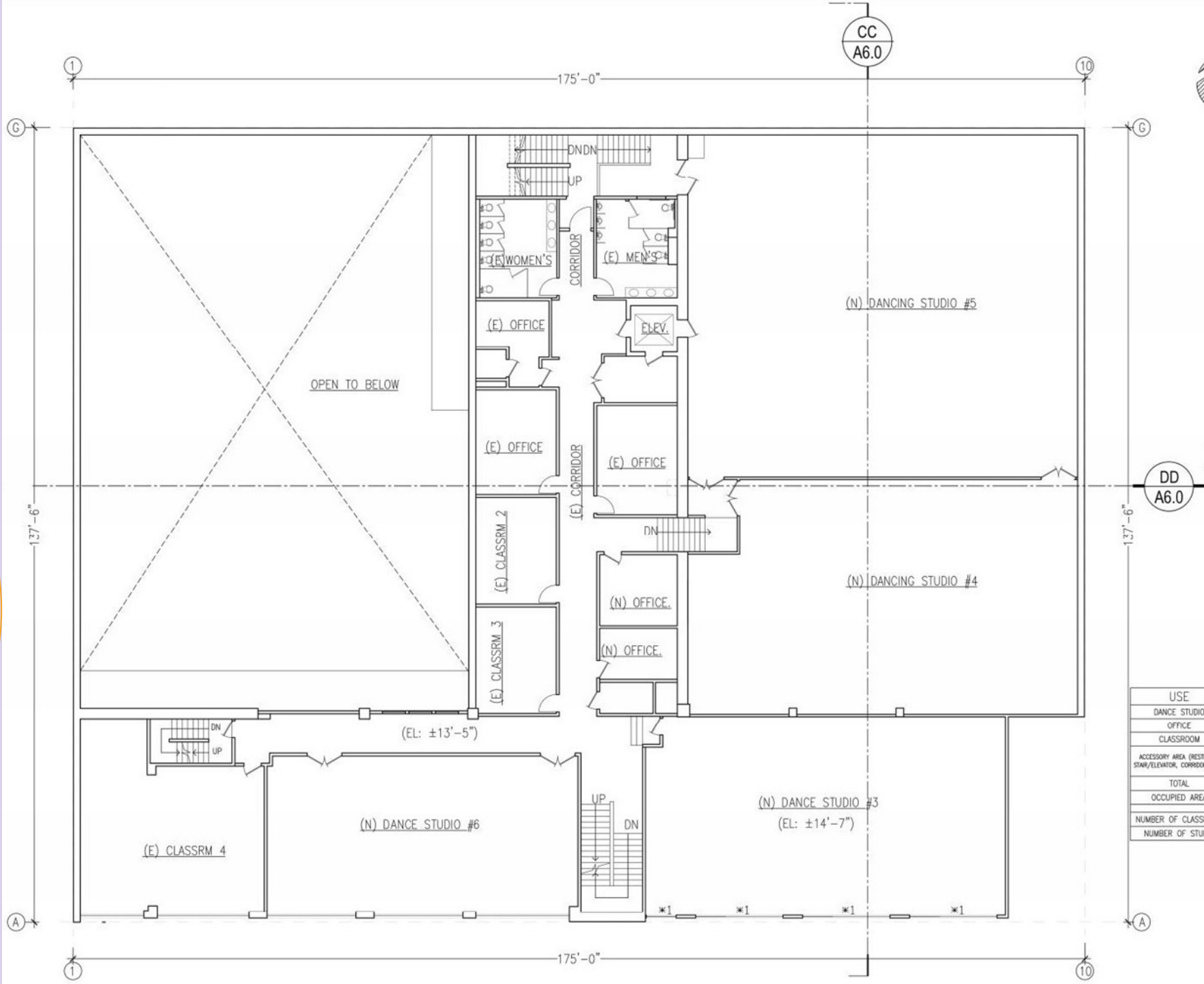
USE	FLOOR AREA
DANCING STUDIO	7,794 SF
CLASSROOM	100 SF
STUDY	1,000 SF
DINING / KITCHEN	1,201 SF
OFFICE	507 SF
GARAGE	3,845 SF
BIKE *	2,528 SF *
ACCESSORY AREA (LOOKER/RESTROOM, STAIR, ELEVATOR, CORRIDOR, WALLS, ETC.)	6,347 SF
TOTAL	23,322 SF
GROSS FLOOR AREA	20,794 SF
OCCUPIED AREA	20,254 SF
NUMBER OF CLASSROOM	1
NUMBER OF STUDIO	2
NUMBER OF CLASS-1 BIKE	103 (100 FOR SCHOOL, 3 FOR GROUP HOUSING)
TOTAL 28	
NUMBER OF CLASS-2 BIKE	2 EXTERIOR FOR GROUP HOUSING
TOTAL 26	
NUMBER OF AUTO PARKING	7 (5 FOR SCHOOL, 2 FOR GROUP HOUSING)

NOTE:  
\* - AREA EXCLUDED FROM GROSS FLOOR AREA CALCULATION PER SF PLANNING CODE SEC102.

1ST FLOOR PLAN - PROPOSED

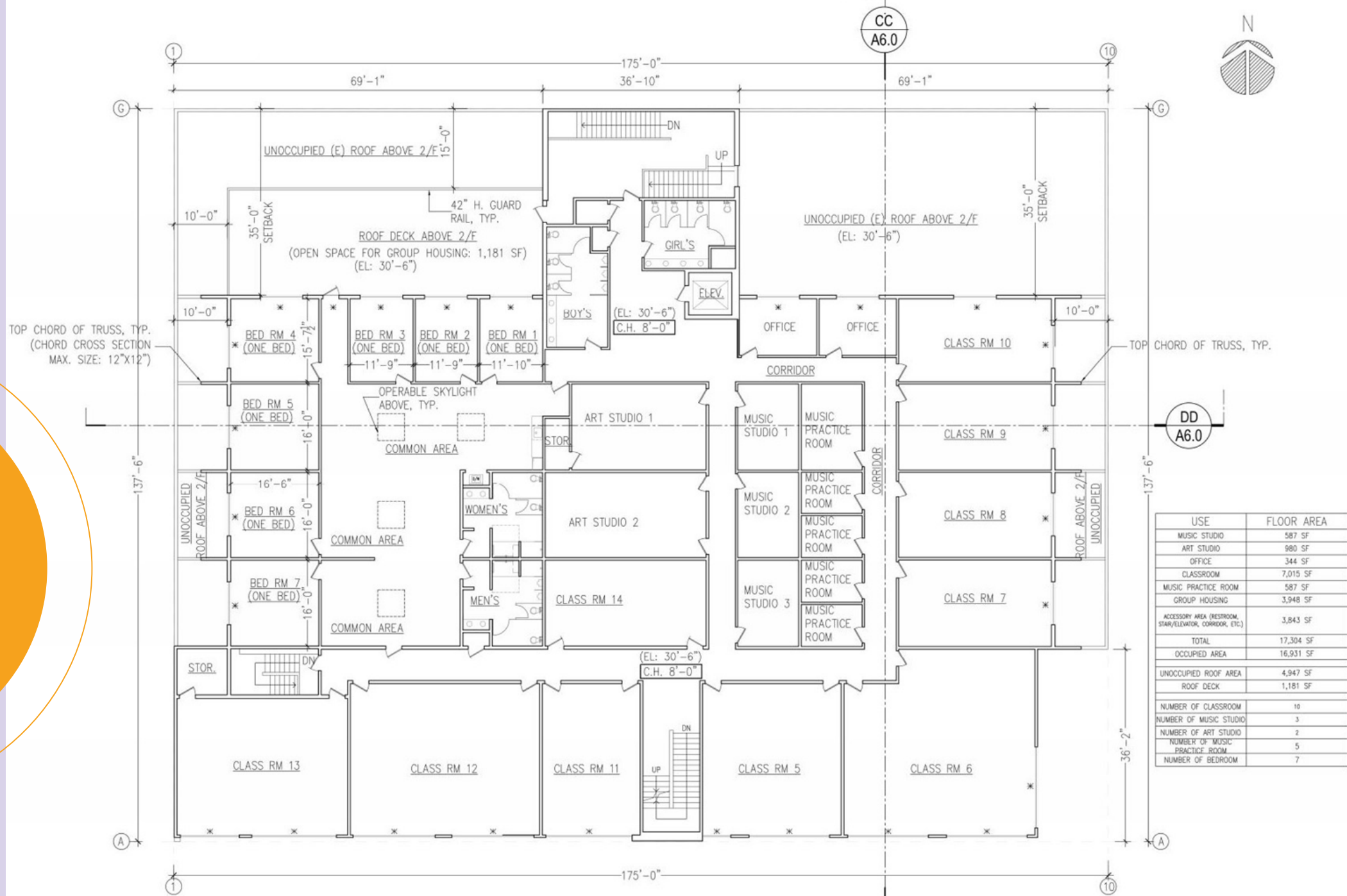
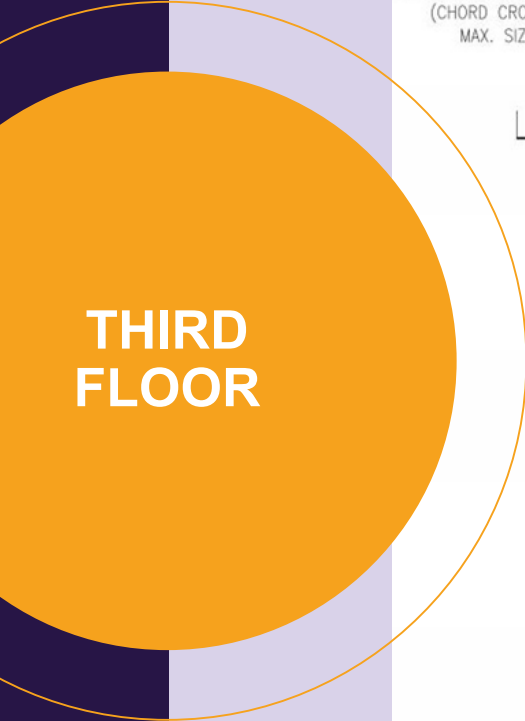


# SECOND FLOOR



USE	FLOOR AREA
DANCE STUDIO	10,247 SF
OFFICE	987 SF
CLASSROOM	1,422 SF
ACCESSORY AREA (RESTROOM, STAIR/ELEVATOR, CORRIDOR, ETC.)	3,912 SF
TOTAL	16,568 SF
OCCUPIED AREA	16,101 SF
NUMBER OF CLASSROOM	3
NUMBER OF STUDIO	4

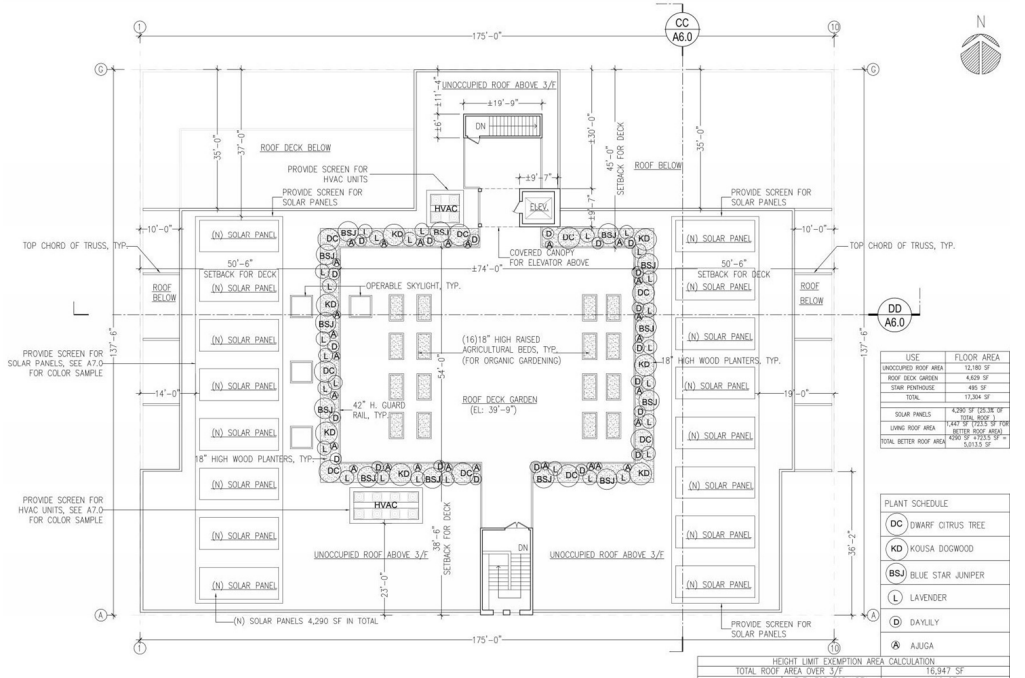
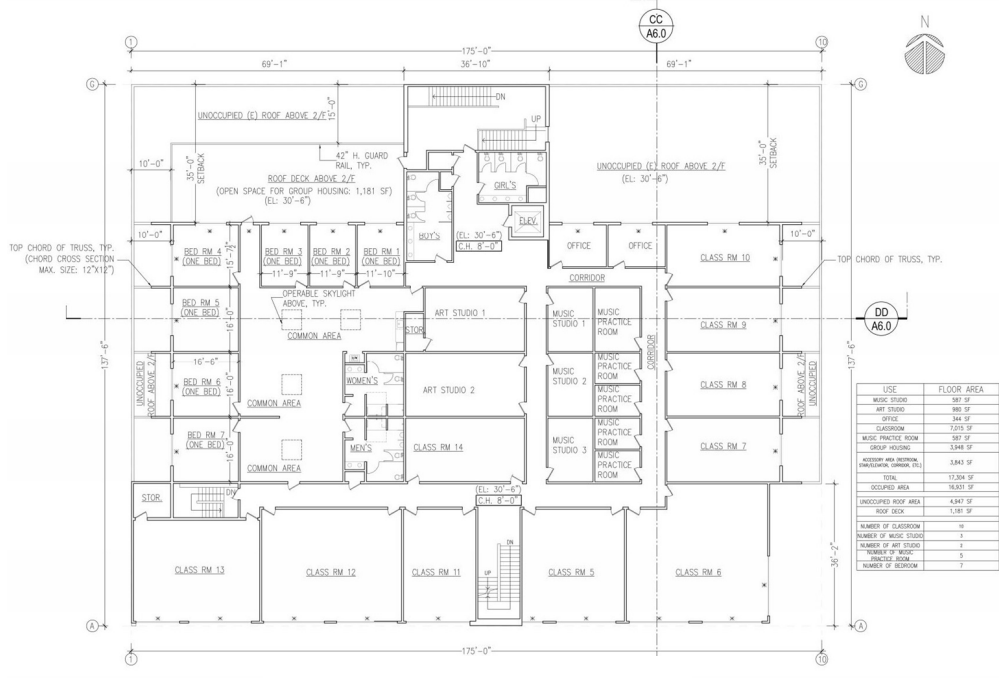
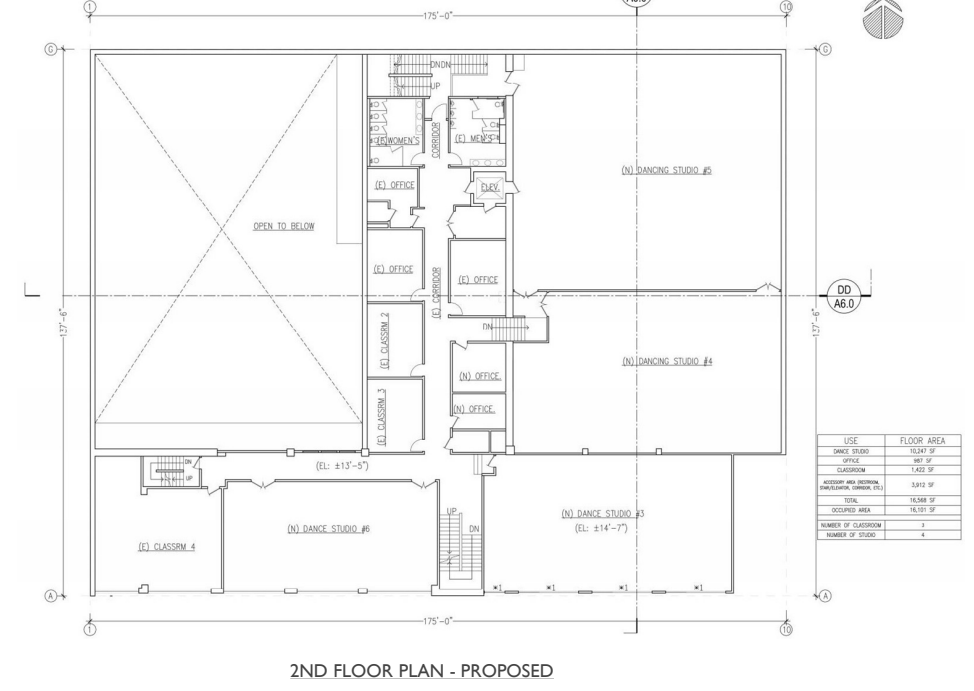
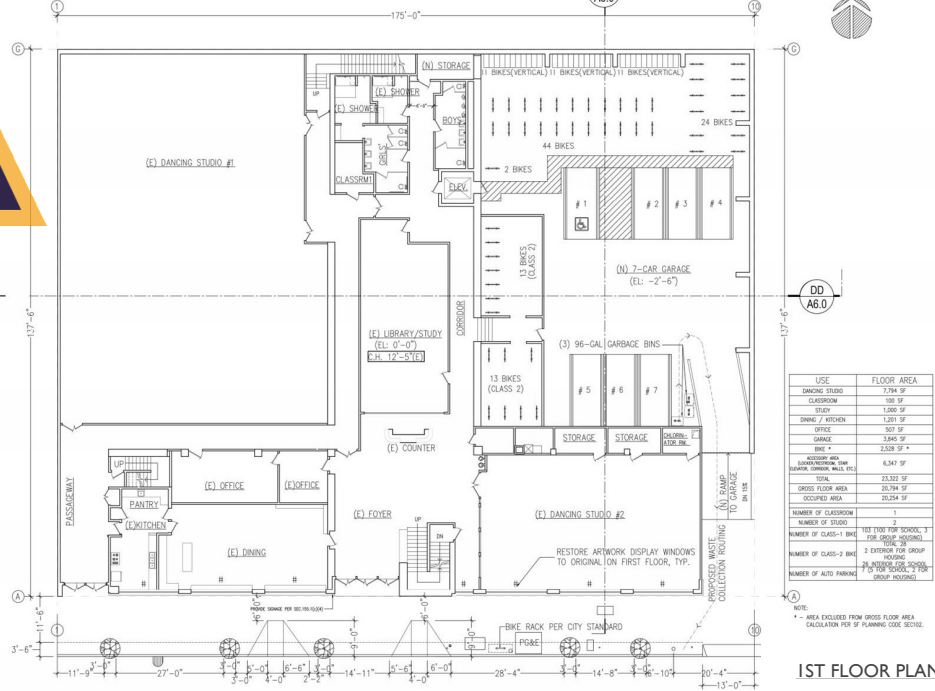




USE	FLOOR AREA
MUSIC STUDIO	587 SF
ART STUDIO	980 SF
OFFICE	344 SF
CLASSROOM	7,015 SF
MUSIC PRACTICE ROOM	587 SF
GROUP HOUSING	3,948 SF
ACCESSORY AREA (RESTROOM, STAR/ELEVATOR, CORRIDOR, ETC.)	3,843 SF
<b>TOTAL</b>	<b>17,304 SF</b>
OCCUPIED AREA	16,931 SF
UNOCCUPIED ROOF AREA	4,947 SF
ROOF DECK	1,181 SF
NUMBER OF CLASSROOM	10
NUMBER OF MUSIC STUDIO	3
NUMBER OF ART STUDIO	2
NUMBER OF MUSIC PRACTICE ROOM	5
NUMBER OF BEDROOM	7

**THIRD FLOOR**





3RD FLOOR PLAN - PROPOSED

ROOF PLAN - PROPOSED