



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

INFORMATIONAL ONLY
HEARING DATE: JULY 27, 2017

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Date: July 20, 2017
Case No.: 2017-005439IMP
Re: Academy of Art University (AAU)
Institutional Master Plan Update
Project Address: Multiple Properties Owned or Leased by AAU
Zoning: Multiple Zoning Districts
Block/Lot: Multiple Block and Lot Numbers
Project Sponsor: Academy of Art University
c/o Kate McGee
218 Filbert Street
San Francisco, CA 94133
Staff Contact: Mary Woods – (415) 558-6315
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Recommendation: **None – Informational**

BACKGROUND

AAU is subject to the Institutional Master Plan (IMP) requirements of Planning Code Section 304.5, as it is a post-secondary educational institution. AAU presented its IMP to the Planning Commission on November 17, 2011, and it was accepted as complete. The Planning Code requires that Updates be submitted every two years; Updates are required to include descriptions of all projects that: (1) have been completed since the most recent 10-year 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. The IMP Update does not require hearing. New IMPs are only required to be submitted if there are significant revisions to the IMP or 10 years has passed since the previous IMP was accepted by the Planning Commission. Significant revisions include plans to construct new facilities that were not previously discussed in the IMP, plans to demolish existing facilities that were not discussed in the IMP, an increase in the institution's size by 10,000 square feet or 25% of total square footage (whichever is less), or significant changes in use of existing facilities that were not discussed in the IMP.

CURRENT IMP UPDATE

AAU has submitted the required two-year IMP Update in a timely manner since its full IMP was originally accepted in November 2011. The last IMP Update was submitted in November 2015, and the current IMP Update, dated May 1, 2017 and amended on July 3, 2017, is being submitted for two reasons: (1) to be consistent with the Term Sheet for Global Resolution between the City and County of San Francisco and AAU, and (2) the Department believes that the current IMP Update contains substantive

changes (which would require a new IMP) as compared to previous IMP Updates, including (i) the acquisition of three new project sites, for a total of 43 sites being operated by AAU throughout the City, and (ii) the removal of five properties that would no longer be occupied by AAU per the Term Sheet for Global Resolution. The Environmental Impact Report and the Existing Sites Technical Memorandum analyzed 40 existing sites owned or leased by AAU as of October 2015. The two environmental review documents of the 40 existing sites were completed in 2016. The three new project sites are located at 1142 Van Ness Avenue, 1946 Van Ness Avenue, and 2550 Van Ness Avenue. AAU has not occupied these three buildings to date; however, AAU is proposing institutional/academic uses for 1142 Van Ness and 1946 Van Ness, and student housing for 2550 Van Ness. The properties that would no longer be occupied by AAU are located at 700 Montgomery Street, 1055 Pine Street, 1069 Pine Street, 2295 Taylor Street, and 2340 Stockton Street.

REQUIRED COMMISSION ACTION

No action is required of the Commission. The purpose of the hearing is to obtain initial feedback/comments from the Commission and public on the information contained in the DRAFT IMP Update. This would include additional information that the Commission would like to see in a subsequent version of the IMP. Staff will come back for a full Commission hearing with the additional information, and when neighborhood notification has been conducted for all 43 project sites.

RECOMMENDATION: None – Informational
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Attachment:

AAU's IMP Update, dated May 1, 2017 and amended on July 3, 2017



ACADEMY *of* ART UNIVERSITY®

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2017 Update to Academy of Art University's Institutional
Master Plan
Submitted May 1, 2017
Revised Version Submitted July 3, 2017

I. Introduction

Academy of Art University (the "Academy") is pleased to submit this 2017 Update to its Institutional Master Plan ("IMP"). Pursuant to Planning Code Section 304.5, the primary purpose of an IMP is to inform City officials and the public of an institution's current and future growth plans and requires that San Francisco post-secondary educational institutions file an IMP with the Planning Department. Thereafter, at intervals of two years, an Update to the IMP must be filed.

The Planning Commission heard and accepted the Academy's IMP on November 17, 2011. An IMP Update was timely filed in November 2013 and again in November 2015. Further supplemental information (namely existing facilities, shuttle bus system, degree programs, student population, and employment – See Exhibit B), was added to the November 2015 Update as requested by the City in March 2016, and accepted by the Planning Commission on March 17, 2016.

Planning Code Section 304.5 provides that an IMP Update must 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;
3. Are scheduled to begin in the upcoming 24 months, including estimated timetables for commencement, progress, and completion; and
4. Are no longer being considered by the institution.

In addition, to resolve outstanding issues between them, the Academy and the City entered into a Term Sheet for Global Resolution on November 15, 2016 (the "Term Sheet"). The Term Sheet contemplates that the global resolution will be documented in part through a Development Agreement ("DA"). Among other things, the Term Sheet also contemplates that the Academy will further update its IMP consistent with the Term Sheet and the DA.

This Update to the 2011 IMP addresses the requirements of Planning Code Section 304.5 and the Term Sheet. The Update describes the Academy's current operations and changes since the last IMP Update, including campus facilities, the shuttle system, degree programs, student population, and employment; progress made on permitting and environmental review; completed, ongoing, scheduled, and abandoned projects as required by Planning Code Section 304.5; and future plans and projects as contemplated by the Term Sheet.

II. Current Operations and Changes Since the Last IMP Update

The Academy's facilities consist of an urban campus currently encompassing 40 academic, administrative, and student housing sites, connected by a flexible University transportation system.

A. Existing Campus Facilities

Table 1 below identifies all existing Academy sites in San Francisco, labeled for ease of reference as “residential” or “institutional.” Table 1 also provides use and building square footage information and describes whether each property was analyzed in the Academy of Art University Environmental Impact Report (“EIR”) or in the accompanying Existing Sites Technical Memorandum (“ESTM”), both of which are discussed further below.

Table 1: Existing Academy of Arts University Sites					
Location No.	Address	Academy Use	Building Sq. Ft. Used by the Academy	Treatment in EIR/ESTM	Project Site Numbers
1	168 Bluxome Street	Residential ¹	73,822	ESTM	ES-32
2	601 Brannan Street	Institutional	73,666	ESTM	ES-31
3	410 Bush Street	Institutional ¹	43,557	ESTM	ES-26
4	1080 Bush Street	Residential	24,528	ESTM	ES-12
5	1153 Bush Street	Residential	10,456	ESTM	ES-11
6	58-60 Federal Street	Institutional	91,522	ESTM	ES-30
7	575 Harrison Street	Residential ¹	35,491	ESTM	ES-29
8	150 Hayes Street	Institutional	80,330	EIR	PS-4
9	1900 Jackson Street	Residential ¹	10,798	ESTM	ES-7
10	2225 Jerrold Avenue	Institutional ²	68,684	EIR	PS-6
11	736 Jones Street	Residential ¹	20,321	ESTM	ES-15
12	2801 Leavenworth Street	Institutional	86,675	EIR	PS-1
13	1727 Lombard Street	Residential	16,371	ESTM	ES-3
14	700 Montgomery Street	Institutional ¹	8,159	EIR	PS-2
15	77-79 New Montgomery Street	Institutional	147,509	ESTM	ES-27
16	180 New Montgomery Street	Institutional	190,066	ESTM	ES-28

Table 1 Cont'd: Existing Academy of Arts University Sites					
Location No.	Address	Academy Use	Building Sq. Ft. Used by the Academy	Treatment in EIR/ESTM	Project Site Numbers
17	1916 Octavia Street	Residential	13,171	ESTM	ES-9
18	1055 Pine Street	Residential	36,213	ESTM	ES-17
19	1069 Pine Street	Institutional	1,875	ESTM	ES-16
20	625 Polk Street	Institutional ¹	93,103	EIR	PS-3
21	491 Post Street	Institutional	37,730	ESTM	ES-23
22	540 Powell Street	Institutional ¹	30,900	ESTM	ES-25
23	560 Powell Street	Residential ¹	18,790	ESTM	ES-24
24	2340 Stockton Street	Institutional	44,530	ESTM	ES-1
25	620 Sutter Street	Residential	67,775	ESTM	ES-20
26	625-629 Sutter Street	Institutional ¹	26,322	ESTM	ES-22
27	655 Sutter Street	Residential ¹	37,716	ESTM	ES-21
28	680-688 Sutter Street	Residential ¹	15,996	ESTM	ES-19
29	817-831 Sutter Street	Residential	51,990	ESTM	ES-14
30	860 Sutter Street	Residential	35,292	ESTM	ES-13
31	740 Taylor Street	Institutional ¹	9,100	ESTM	ES-18
32	2295 Taylor (aka 701 Chestnut) Street	Institutional	10,440	ESTM	ES-2
33	460 Townsend Street	Institutional	25,920	ESTM	ES-33
34	466 Townsend Street	Institutional	113,436	ESTM	ES-34
35	950 Van Ness Avenue / 963 O'Farrell Street	Institutional	50,700	ESTM	ES-10

Table 1 Cont'd: Existing Academy of Arts University Sites					
Location No.	Address	Academy Use	Building Sq. Ft. Used by the Academy	Treatment in EIR/ESTM	Project Site Numbers
36	1849 Van Ness Avenue	Institutional	107,908	ESTM	ES-8
37	2151 Van Ness Avenue	Institutional	27,912	ESTM	ES-6
38	2209 Van Ness Avenue	Residential	11,897	ESTM	ES-5
39	2211 Van Ness Avenue	Residential	5,076	ESTM	ES-4
40	121 Wisconsin Street	Institutional ^{1 3}	1,140	EIR	PS-5
¹ A change in use approval for a conditional use authorization or a building permit is not required for this property. ² While uses at 2225 Jerrold Avenue are referred to here and elsewhere in this IMP Update as "institutional" as a short-hand reference, the property's current uses are limited to storage and accessory office. ³ While uses at 121 Wisconsin Avenue are referred to here and elsewhere in this IMP Update as "institutional" as a short-hand reference, the property's current uses are limited to vehicle storage.					

Existing Academy properties are depicted in Exhibit A, Maps 1, 2, and 3, described as follows:

- Map 1 ("Existing Institutional and Residential Sites") shows all 40 properties currently used by the Academy and is color-coded to distinguish between institutional and residential sites.
- Map 2 ("Neighborhood Context Groups") shows how Academy properties are grouped into neighborhood clusters and reflects the Academy's strategy to concentrate its operations to the extent feasible. This map updates Map 1 in the 2011 IMP (p. 52).
- Map 3 ("Study Areas") shows all existing Academy properties and all "Study Areas" that were analyzed in the EIR. The Study Areas are geographic areas that were analyzed in the EIR as areas where the Academy could occupy buildings to accommodate the Academy's growth through 2020, as it was projected in the EIR baseline year of 2010. The Study Areas are consistent with the Neighborhood Context Groups identified in Map 2, except for the inclusion of a Study Area in the mid-Market neighborhood. This map updates Map 4 in the 2011 IMP (p. 127).

Table 2 below identifies properties where Academy uses are proposed to be vacated, modified, or relocated pursuant to the Term Sheet. Properties proposed for future Academy use are further described in Section V – Newly Acquired Project Sites.

Table 2: Proposed Changes to Academy of Art University Sites-Existing and Proposed			
Address	Current Academy Use	Proposed Academy Use	Academy Sq. Ft.
1055 Pine Street ¹	Residential	Academy to Vacate	36,213
1069 Pine Street ¹	Institutional	Academy to Vacate	1,875
2295 Taylor Street ¹	Institutional	Academy to Vacate	10,440
700 Montgomery Street ¹	Institutional	Academy to Vacate	8,159
2340 Stockton Street ¹	Institutional	Academy to Vacate	44,540
2225 Jerrold Avenue ¹	Institutional	Community Facility	68,684 ³
2550 Van Ness Avenue ²	None	Residential	54,298
1142 Van Ness Avenue ²	None	Institutional	52,475
1946 Van Ness ²	None	Institutional	25,839

1: These sites are currently used by the Academy and are proposed to be vacated. Refer to Section IV(D) for additional information about these sites.

2: These sites are new for Academy use. Additional information about each site can be found in Section V- Newly Acquired Project Sites.

3: 17,533 square feet is a community facility (defined as recreation space in the EIR), remaining building area is used for vehicle storage and office.

B. Changes and Improvements Affecting the Shuttle Program

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 implemented comprehensive updates to the shuttle system in 2010 and 2014, and adopted a successful Shuttle Bus Policy. The Planning Department has noted in past staff reports that the system has “drastically improved.” 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 in Exhibit A - Map 4 (“Current Shuttle Bus System Map”), which updates Figure F.12 in the 2011 IMP. 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 six express routes that operate for a range of times. Four of the express routes (Federal, North Point, Polk/Warehouse, and Warehouse) operate for less than one hour per day. The remaining two express routes (Hayes and Sutter) operate between 9 and 12 hours per day. 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 two primary shuttle hubs, 620/860 Sutter Street and 180 New Montgomery Street, and one secondary shuttle hub, 466 Townsend Street. All express routes currently use nine-passenger vans. There are minor modifications expected to be made to the Shuttle Bus System as a result of this Update – the 2300 Stockton Street stop will be removed when the Academy vacates the property pursuant to the Term Sheet, refer to Exhibit A - Map 5 (“Proposed/Future Shuttle Bus System Map”). There are shuttle stops located at 1849 Van Ness and 2209 Van Ness Street, and these stops will serve 1946 Van Ness Street and 2550 Van Ness Street. 1142 Van Ness Street has a white curb in front which will be used.

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 last IMP Update include:

- Overall shuttle usage has decreased. Average ridership per weekday as of Spring 2017 is 2,197. This number represents 1,673 fewer riders than the last update in 2015.¹ 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, and fewer secondary shuttles are needed to supplement service during peak hours. 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. Exhibit B, Supplement 2 describes the number of shuttle buses in the shuttle bus system and their capacity. Based on the reduction in demand, the total number of shuttle buses has been reduced from 42 to 40 since the last update.
- 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 spring 2017, and consistent with the mitigation measures in the ESTM (and TMP where it overlaps), the Academy is testing the relocation of 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 have been eliminated at 2295 Taylor Street and 1055 Pine Street, due to low demand.

The Academy continues to constantly monitor demand and reduce service wherever possible. Exhibit B-Supplement 3 provides Spring 2017 ridership data including average daily ridership by the day of the week, number of daily boardings, and average daily ridership by route. Based on this information, a number of strategic actions have been taken or are in process to enhance the efficiency of the Shuttle Program. These actions include:

- Limiting the G route and Sutter Express to peak-hours only;
- Limiting the G route to Class C driver (a single van) throughout the day;
- Routes D, E and M have been reduced to Class C driver (a single van) after 7pm;
- Route H, I and the Hayes Express have drivers that place their vans on 'out of service' to take their own breaks, rather than sending out relievers. This reduces road-time for the vehicles,
- Exploring limiting D, E and M route buses to peak hours only in the Fall;
- Cancelled shuttle services during the "off" periods such as Intersession and Spring Break;
- Monitoring the Hayes Express shuttles – in March 2017 14 student passengers and 19 staff passengers used the shuttle, giving sufficient cause to continue its operation. Continue to monitor.

¹ The average weekday ridership count in Spring 2015 was 3,870 riders per day.

III. Milestones Achieved in Permitting and Environmental Review

The Academy has submitted applications to the City for approval of uses at those facilities that require change in use approvals. The City has held these applications pending completion of the Final EIR and ESTM. These were completed in July 2016. Currently, these applications are being deferred pending the approval of the DA. As described in the Term Sheet and further described in Sections III and IV below, some applications will need to be modified or withdrawn, and new applications will be filed for the transition of those uses to other locations.

The Draft EIR analyzes the Academy's six "project sites," possible growth through 2020, and shuttle service levels that could accommodate that growth. Map 3 ("Study Areas") shows the Academy's existing sites and the 12 "study areas" identified in the EIR for potential future expansion. There is no expectation that the Academy would expand in all 12 of these study areas. The Draft EIR was published on February 25, 2015; public comments were received; and the Final EIR was certified by the Planning Commission on July 28, 2016.

In addition to the EIR, the Planning Department prepared a separate informational document called the Existing Sites Technical Memorandum (ESTM). The Department has stated that the ESTM provides information to the Planning Commission about the effects of previous physical changes from the Academy's past changes of use and ongoing operations at 34 locations used by the Academy 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 Academy filed an application for the DA on December 19, 2016, and continues to work in cooperation with the City to implement the Term Sheet, finalize the DA, and bring its properties into full compliance with the Planning Code.

IV. Recently Completed, Ongoing, Scheduled, and Abandoned Projects

At present, the Academy is seeking approvals from the City to continue existing uses at various facilities and permits for several scheduled projects. However, other than permits which are required to address life and safety issues, all permit activity for Academy uses has been deferred pending the approval of the DA and all life and safety permits are expected to be completed as soon as possible. Exhibit B-Supplement 4 includes a list of Building Permits Sought and Issued Since the 2015 IMP Update. This section addresses the four items required by Planning Code section 304.5(f) for IMP updates, but is limited in scope due to the permit hold. This section also addresses the withdrawal, modification, and transition of certain uses in conjunction with the DA as contemplated by the Term Sheet.

A. Projects Completed Since the 2015 IMP Update

1153 Bush Street - Installed a new heating boiler (Plumbing Permit PW20170118477).

620 Sutter Street - Installed a new swimming pool hot water heating boiler, and fire alarm system upgrade (Plumbing Permit PW20170223365)

860 Sutter Street – Replace gyp board ceiling in 4th floor bathroom; new accessible door hardware at main entrance to replace existing.

180 New Montgomery – Boiler room upgrades (EW201611181940)

625 Polk Street – Electric and Sprinkler upgrades (EW201704275085; PW20170505938)

B. Ongoing Projects

2801 Leavenworth Street – Alarm system upgrades.

410 Bush Street - Alarm system upgrades.

1916 Octavia Street - to abate violation 201651311; install retaining wall, shoring, & underpinning for cottage within property.

620 Sutter Street – Ansul system upgrades; fire alarm systems; kitchen hood.

C. Projects Scheduled to Begin in the Next 24 Months

This section identifies Academy projects that are estimated to begin in the upcoming 24 months, subject to the City's approval of a DA and related entitlements as contemplated by the Term Sheet.

2225 Jerrold Avenue

The Academy proposes to use approximately 17,533 square feet of the building as a community facility for recreational use. Recreational facilities would include a weight room and basketball/volleyball court to be used between the hours of 6:00 a.m. and 10:00 p.m. It is expected that the facility will be utilized primarily by the non-profit community group Community Youth Center ("CYC"). CYC has a Bayview branch office located at 4438 3rd Street, nearby to 2225 Jerrold and provides services to respond to the complex set of issues youth in the community face, including acculturation, difficulties in school, economic hardship, substance abuse, and gang involvement. The Academy's use of the facility would not exceed 1/3 of the total use of the facility consistent with the Planning Code's accessory use guidelines. Therefore, two thirds of the time, the 17,533 square foot community facility will be used by CYC and the remaining one third of the time, the community facility will be used by the Academy. Scheduling of the facility will be done by the Academy, who will ensure that CYC retains primary use of the facility for the hours that it is opened. Academy use would consist solely of training and practice for Academy sports teams; no intercollegiate games would be played at the site. The proposal will commence immediately upon approval of the DA and upon the issuance of any necessary permits for the use.

58-60 Federal Street

Extensive code upgrades are proposed, including demolition of an existing concrete staircase; installation of a new staircase; installation of fire sprinklers; correction of plumbing violations; HVAC, electrical, and structural work; fire safety upgrades; painting; and other code upgrades. The proposal will commence as soon as possible and when feasible, upon approval of the DA and upon the issuance of any necessary permits for the repair.

410 Bush Street

Plumbing and code upgrades are proposed for all bathrooms at this property; and HVAC, electrical, and fire safety work, and painting are planned. The proposal will commence as soon as possible and when feasible, upon approval of the DA and upon the issuance of any necessary permits for the repair.

1900 Jackson Street

Seismic retrofitting of the basement and ground floor is scheduled for this property, in compliance with the City's soft-story ordinance. The proposal will commence as soon as possible and when feasible, upon approval of the DA and upon the issuance of any necessary permits for the repair.

736 Jones Street, 560 Powell Street, and 680 Sutter Street

Kitchen remodels are proposed for 34 units at 736 Jones Street, 27 units at 560 Powell Street, and 27 units at 680-688 Sutter Street. Related plumbing, painting, and electrical work is anticipated as well. The

proposal will commence as soon as possible and when feasible, upon approval of the DA and upon the issuance of any necessary permits for the repair and remodel.

180 New Montgomery Street

The following upgrades to the Server/IT rooms at 180 New Montgomery Street are proposed: installation of two-hour fire-rated ceilings; relocation of sprinkler heads and smoke detectors, as needed; installation of fire smoke dampeners at all doors; replacement of all doors with fire-rated doors; fire alarm upgrades, if required; and major electrical work. The proposal will commence as soon as possible and when feasible, upon approval of the DA and upon the issuance of any necessary permits for the repair.

625 Polk Street

Installation of an ADA-accessible ramp at the corner of Polk Street and Turk Street is proposed. The proposal will commence as soon as possible and when feasible, upon approval of the DA and upon the issuance of any necessary permits for the repair.

2801 Leavenworth Street

Pursuant to the Term Sheet, the Academy proposes to use the ground floor of this building for retail or other active uses that are physically accessible to members of the public during the normal retail hours of operation customary in the neighborhood, which uses may include Academy galleries and workshops. Other Academy uses will be limited to the mezzanine, second and third floors of the building. The proposal will commence immediately upon approval of the DA and upon the issuance of any necessary permits for the use.

D. Affordable Housing Public Benefits

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 square foot building). The Term Sheet contemplates that the Academy will vacate its use of these two sites in order to provide affordable housing benefits to the community. The student housing at 1055 Pine Street would be relocated to 2550 Van Ness Avenue (currently a tourist hotel known as the Da Vinci Hotel), and the building would then be converted to affordable housing and leased to a third party non-profit operator. The Term Sheet also contemplates that the one-story recreational building at 1069 Pine Street will be vacated, and the site will be redeveloped and leased to a third party non-profit operator as new affordable housing. The development of new affordable housing at 1055 and 1069 Pine Street will add new affordable housing units to the city's housing stock in the future as provided in the Term Sheet. The relocation of student housing to the Da Vinci hotel will result in a net gain of student housing for the Academy. The proposal will commence immediately upon approval of the DA and upon the issuance of any necessary permits for the use.

E. Withdrawal of Approval Applications

The DA will implement an approach to bringing the Academy's urban campus into compliance with the Planning Code, including a process for the approval, relocation, reconfiguration or transition of existing uses. As part of this process, and pursuant to the Term Sheet, there are a number of sites that the Academy will either vacate and no longer use for Academy purposes or reconfigure to comply with city policy and/or Planning Code.

2295 Taylor Street

The Academy currently uses this site for graduate fine art studios. Pursuant to the Term Sheet, the Academy will vacate its use of this site and relocate the educational activities to 58 Federal.

700 Montgomery Street

The Academy currently uses this site as offices. Pursuant to the Term Sheet, the Academy will vacate its use of this site and relocate the office uses to 150 Hayes.

2340 Stockton Street

The Academy currently uses this site for classrooms, labs/studios, offices, faculty and student lounges, wood shop, and recreation. Pursuant to the Term Sheet, the Academy will vacate its use of this site and relocate the educational activities to 625 Polk and other existing sites along the Van Ness corridor.

1055 Pine Street and 1069 Pine Street

The Term Sheet contemplates that the Academy will vacate these two properties as described above in Section IV(D) in order to provide affordable housing benefits to the community.

V. Newly Acquired Project Sites

As noted in the 2011 IMP, the Academy generally seeks new space through the adaptive reuse of existing vacant or underutilized properties within areas in the northeastern quadrant of the City, as shown in Map 1.

Consistent with its past practice and experience, the Academy is aware that many buildings that they could potentially occupy will be historic, and indeed, may need significant rehabilitation and code upgrades particularly in cases where the building have been vacant or neglected for extended periods of time. The Academy has previously demonstrated and will continue to be committed to the preservation of such historic buildings as an environmentally sustainable form of redevelopment that benefits all citizens of San Francisco. Since the last IMP Update, the Academy proposes to use three properties on Van Ness Avenue as focused acquisitions in transit areas to reduce impact to transportation as directed in the EIR. These properties are summarized in Exhibit B-Supplement 5 (Building Property Summaries) and are further described below.

1946 Van Ness, aka the “Bakery”

1946 Van Ness Avenue is a 25,839 square foot building that was acquired by 1946 Van Ness Avenue, LLC in December 2012. Previously issued building permits have established the building use as automobile sales/showroom and office. The property is located in an RC-4 (residential, commercial, high density) Zoning District and is in an 80-D Height and Bulk District. Pursuant to the Term Sheet, and in conjunction with the DA once approved, the Academy proposes to convert the property for a post-secondary educational institutional use. The conversion for post-secondary educational institutional use will require minor modifications to the base building core and shell to bring the building into compliance with current life safety codes. The conversion will be limited to open flexible space for the school’s use. Future interior improvements for specific industrial design programs will be completed at a later date once the defined school program use is determined by the Academy and separate permits for these interior spaces will be provided at a later date. In furtherance of the industrial design studies and program, an accessory use, a classic car museum, will be located on the site. The museum will be available to the students and open to the public by appointment, similar to the museums located at 950 and 1849 Van Ness. Sign permits would be submitted with the change of use application. The Academy will make use of existing shuttle lines on Van Ness to serve the property.

2550 Van Ness Avenue, aka the “Da Vinci”

2550 Van Ness Avenue is a 54,298 square foot building that was acquired in September 2010 by 2550 VN Pool, LLC. 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), and is in a 65-A Height and Bulk District. Pursuant to the Term Sheet, and in conjunction with the DA, once approved, the Academy proposes to use 2550 Van Ness as 136 units-or approximately 272 beds-of student housing, including replacement housing for students vacated from the existing building at 1055 Pine Street. As part of this proposal, the Academy will submit permit applications for the conversion that includes the type of residential use and number of units for student housing. In order to ensure the most efficient use of the building with regard to meeting student housing needs and providing accommodation for tourists, it is anticipated that any beds not used for student housing will be retained for tourist hotel use. If and when student enrollment reaches levels that the Academy needs to provide student housing in order to meet housing needs pursuant to the Term Sheet, hotel rooms will be converted to student housing. Until such time, both uses shall occupy the building. At present, no tenant improvements are expected as part of the conversion. Sign permits would be submitted with the change of use application. The Academy will make use of existing shuttle lines on Van Ness to serve the property.

1142 Van Ness Avenue, aka the “Concordia”

1142 Van Ness Avenue is a 52,475 square foot building that was acquired by 1142 Van Ness LLC in December 2014. Previously issued building permits have established the building use as office/club. The property is located in an RC-4 (residential, commercial, high density) Zoning District and in a 130-V Height and Bulk District. Pursuant to the Term Sheet, and in conjunction with the DA, once approved, the Academy proposes to use 1142 Van Ness for post-secondary educational institutional use. At this time, there will be no need for any tenant improvements as the current configuration supports educational, office and as needed event hosting space. Sign permits would be submitted with the change of use application. The Academy will make use of existing shuttle lines on Van Ness to serve the property.

VI. Student Housing and Metering Relationship to Enrollment

The Term Sheet outlines a plan for the provision of student housing moving forward. The Academy will monitor and provide student housing in coordination with its enrollment so as not to burden San Francisco’s general housing supply unnecessarily. The Academy will meet all future housing needs for its students 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 new students more housing units than the number of lawful units that are at its disposal. The Academy will not temporarily house its students in non-Academy facilities, including temporarily housing students in group housing or other dwelling units, but may, upon written notice to the City, occasionally and temporarily house students in hotels for fewer than thirty (30) days. The Academy will provide housing to students only in properties that have been approved in advance by the City or other applicable governmental regulatory authorities for student housing use. Among the many benefits the Academy has brought to the City is the adaptive re-use of underutilized, often historic buildings for student housing and the Academy will continue to do so in coordination with enrollment as necessary, and in accordance with all Planning Code requirements.

At the time the Term Sheet was signed (Fall 2016), the Academy provided housing in San Francisco for approximately 39% of all of its on -site, full-time undergraduate and graduate students (“On Campus

Students”). The Academy will provide housing to meet the following benchmarks: 45% of its On Campus Students by 2019 and 50% of its On Campus Students by 2022, subject to deferral if occupancy rates do not support an increase in supply. Occupancy rates will be reported to the City annually.

The Academy’s current student housing capacity is approximately 1,810 beds. The relocation of student housing from 1055 Pine to 2550 Van Ness will result in a net increase of 117 beds, for a total capacity of 1,927 beds. The Academy will then have the capacity to provide campus housing for approximately 56 percent of its On Campus Students, if all beds are in student use (1,927 beds for 3,467 students).

The Academy typically reserves a portion of its bed spaces for other uses, such as visiting faculty and study rooms. The Academy has the flexibility to accommodate changes in housing demand year-to-year by utilizing those extra spaces for students when needed. In spring 2017², approximately 1,579 beds were used by On Campus Students. With the additional 117 beds from 2550 Van Ness, the Academy will provide campus housing for approximately 49 percent of its On Campus Students (1,696 beds for 3,467 students).

The Academy currently has sufficient student housing to accommodate demand from On Campus Students. Additional student housing at 2550 Van Ness will increase overall supply to meet future demand. The Academy will continue to monitor its enrollment in relation to its housing supply needs and coordinate any future projects in accordance with the Term Sheet and Development Agreement.

Table 3: On-Campus Student Enrollment Trends			
Spring 2016 Full-Time	Spring 2017 Full-Time	Spring 2016 Part-Time	Spring 2017 Part-Time
Undergraduate - 2,632 Graduate - 1,639 Total - 4,271	Undergraduate - 2,055 Graduate - 1,412 Total - 3,467	Undergraduate - 3,165 Graduate - 1,213 Total - 4,378	Undergraduate - 3,024 Graduate - 1,224 Total - 4,248

VII. Conclusion

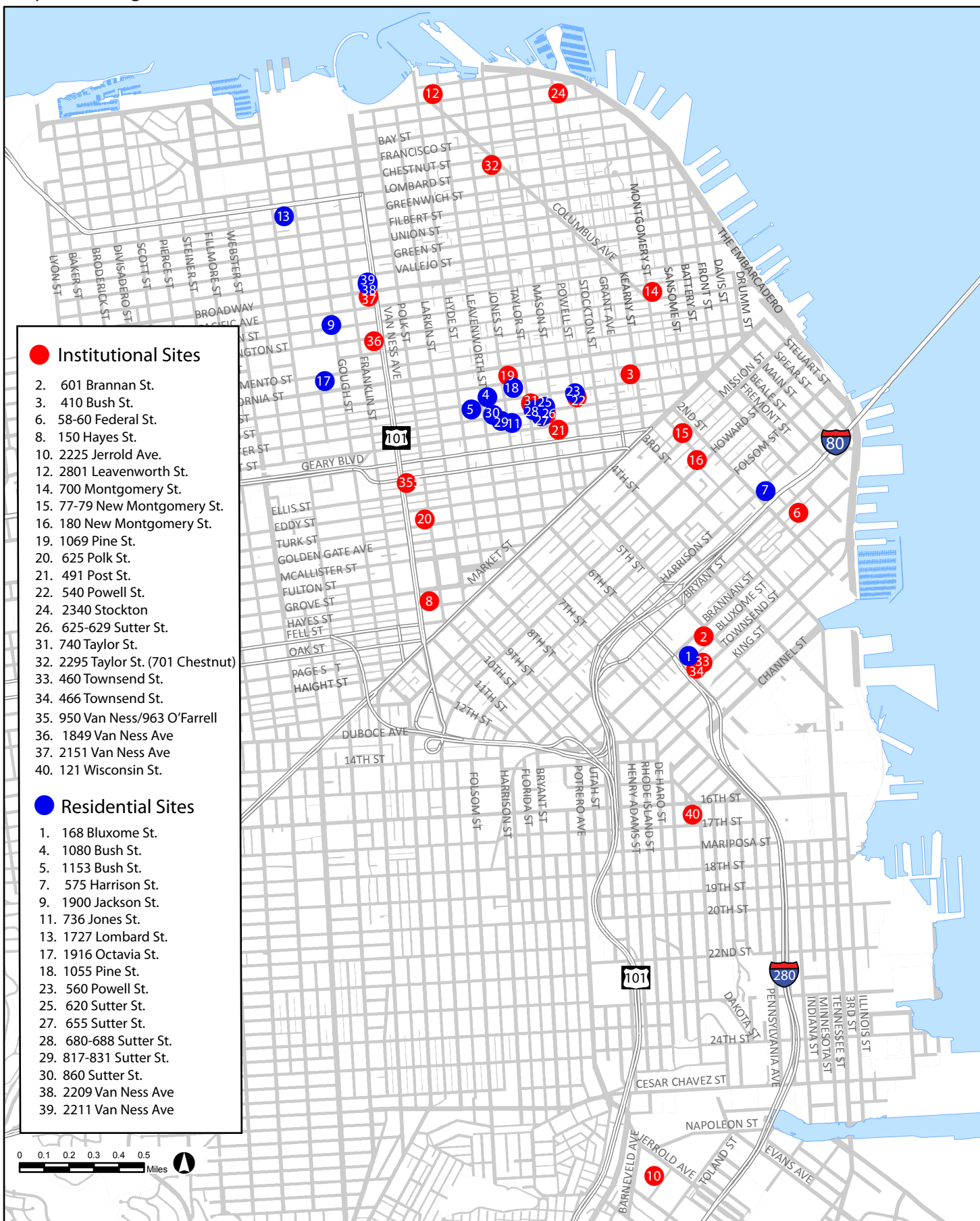
The Academy remains committed to implementing the Term Sheet and bringing its urban campus into full compliance with the Planning Code. We are pleased that the EIR has been certified, the ESTM accepted, and a clear path for compliance has been provided in the form of a global resolution. The Academy looks forward to working with the City to finalize the DA and the other components of the global resolution.

² As of February 13, 2017

Exhibit A: Maps

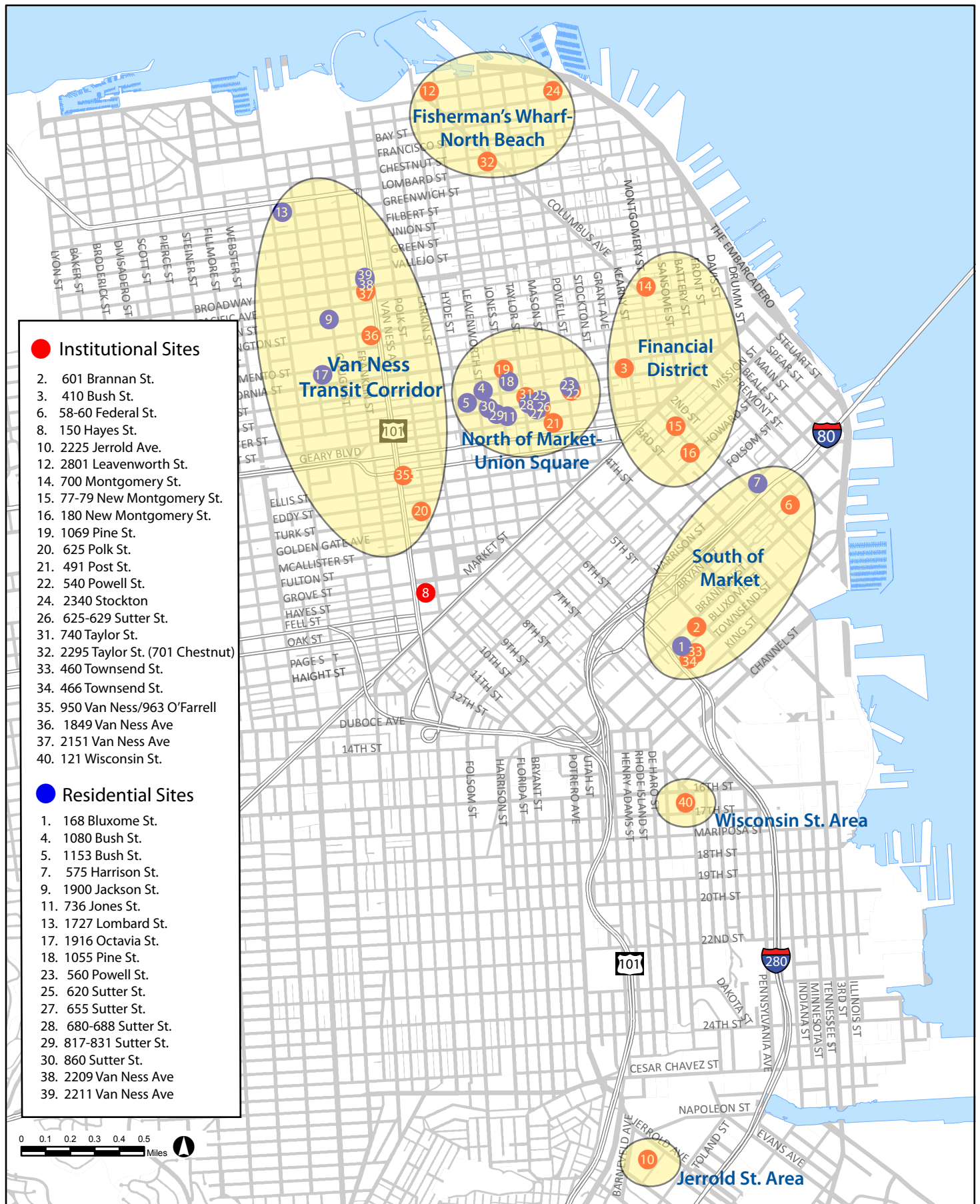
- Map 1 - Existing Institutional and Residential Sites
- Map 2 - Neighborhood Context Groups
- Map 3 - Study Areas
- Map 4 - Current Shuttle Bus System Map
- Map 5 – Proposed/Future Shuttle Bus System Map

Map 1: Existing Institutional and Residential Sites



Source: AAU
Updated 10/29/2015

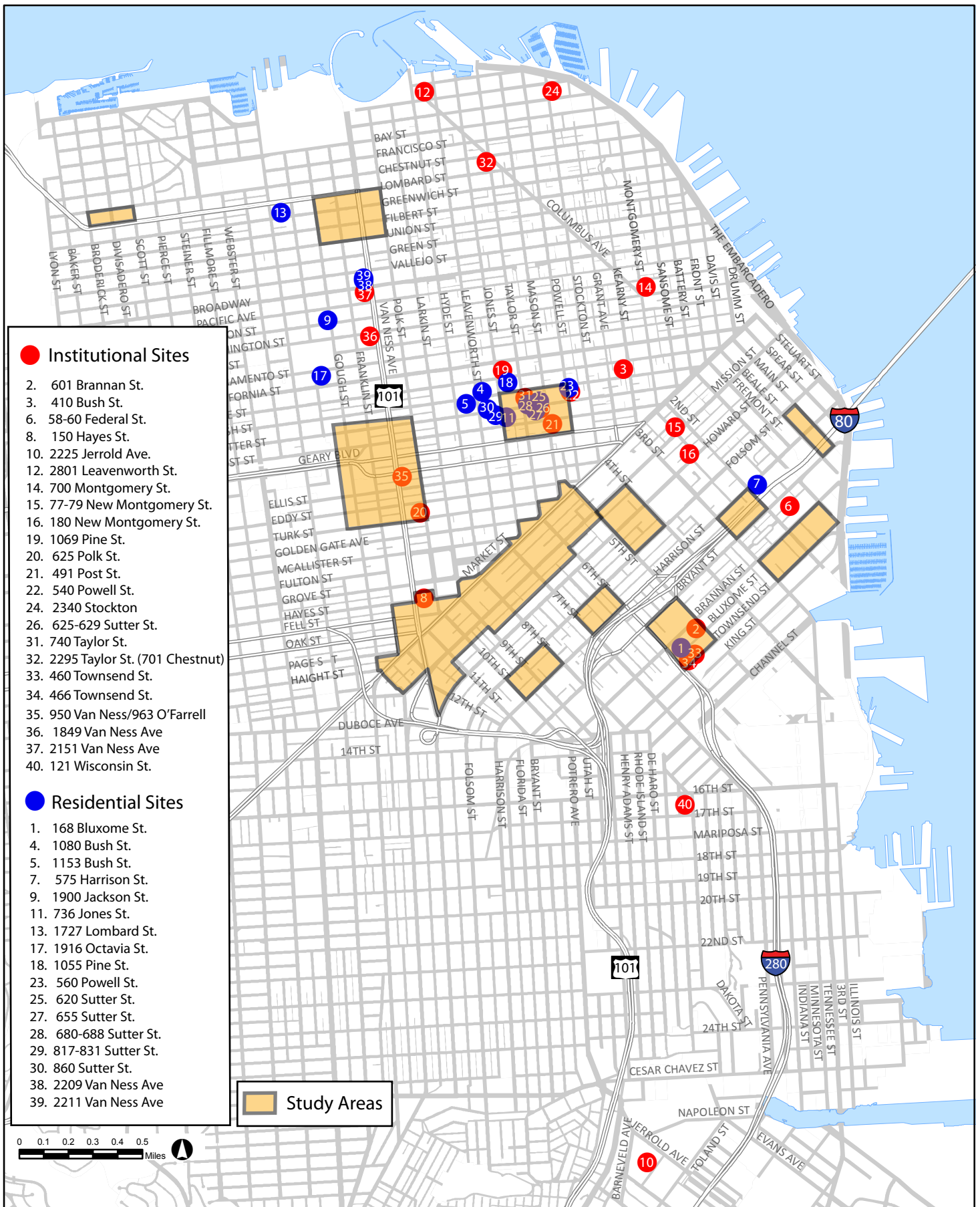
Map 2: Neighborhood Context Groups



Source: AAU
Updated 10/29/2015

Academy of Art University Existing Institutional and Residential Sites and Neighborhood Context Groups

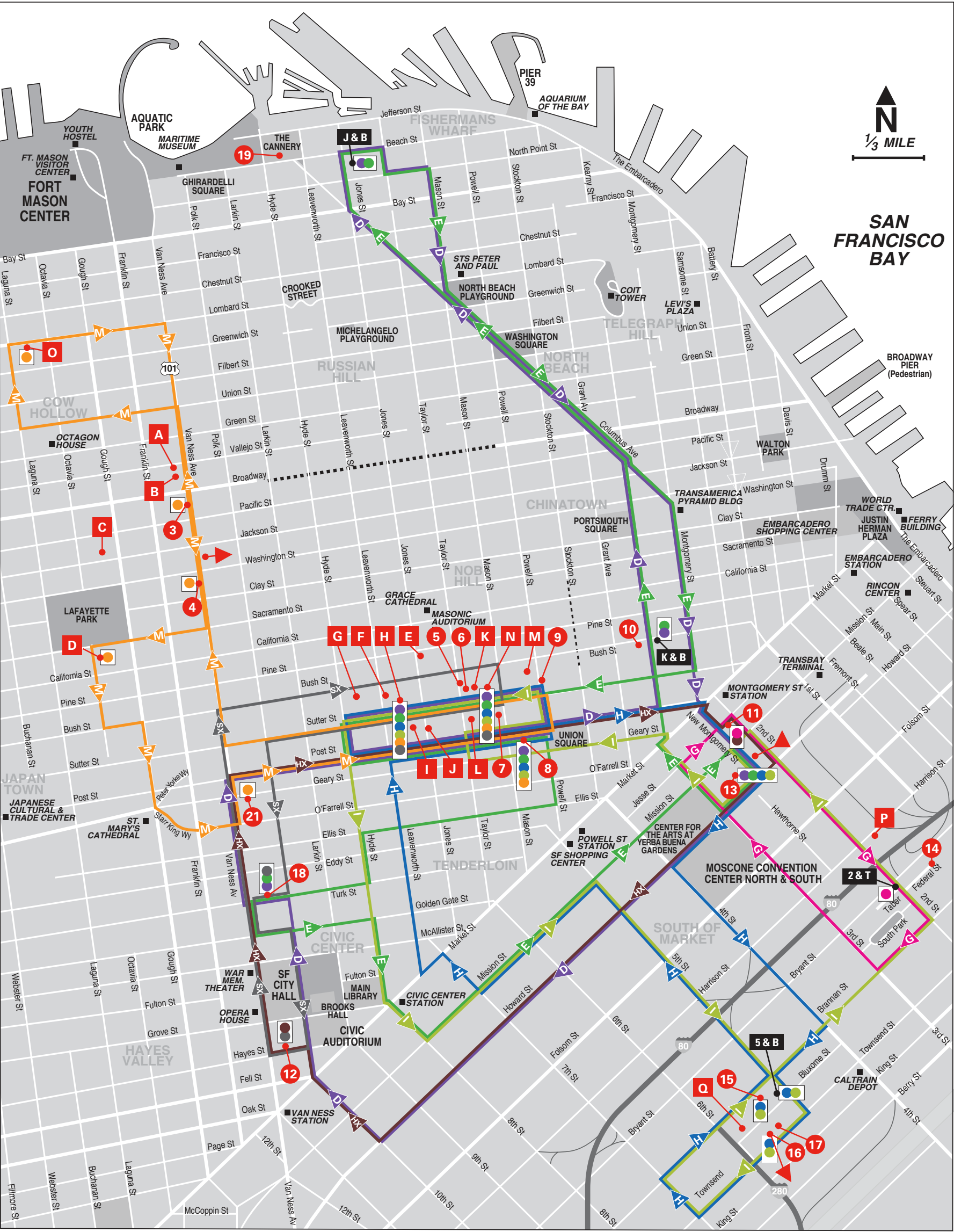
Map 3: Study Areas



Source: AAU
10/29/2015

Academy of Art University Existing Institutional and Residential Sites and Study Areas





Proposed/Future Shuttle Bus System Map

Exhibit B: Supplements

- Supplement 1 - Existing Facilities
- Supplement 2 - Shuttle Bus System
- Supplement 3 - Shuttle Program Ridership Data
- Supplement 4 – Building Permit Applications Sought and Issued
- Supplement 5 – New Building Property Summaries
- Supplement 6 - Degree Programs
- Supplement 7 - Student Population
- Supplement 8 – Employment

Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 1 - Existing Facilities

Table 1a: Existing Academy of Art University Sites - Institutional/Other							
ESTM/EIR Site No.	Address	AAU Use in Building (sf)	Student Capacity¹		Current Use	Prior Use	Legal/ Authorized Use³
			Max. Room Capacity	Peak Use²			
ESTM 31	601 Brannan Street	73,666	476	134	Classrooms (36), labs/studios, library, recreation, offices, student and faculty lounges, wood shop	Office/Light Industrial	Light Industrial
ESTM 26	410 Bush Street	43,557	209	57	Classrooms (13), labs/studios, offices, student and faculty lounges, wood shop, metal shop, tool room	Office	Institutional (School)
ESTM 30	58-60 Federal Street	91,522	517	160	Classrooms (23), labs/studios, offices, student and faculty lounges, frame shop	Office	Office
EIR PS-4	150 Hayes Street	80,330	N/A	N/A	Administrative offices	Office	Office
EIR PS-6	2225 Jerrold Avenue	68,684	N/A	N/A	Storage, accessory office	Beverage distributor	Industrial Warehouse
EIR PS-1	2801 Leavenworth Street	86,675	240	47	Administrative offices, classrooms (16), restaurants, retail, academic offices, tool room, student and faculty lounges, galleries	Office and Retail	Office and Retail
EIR PS-2	700 Montgomery Street	8,159	N/A	N/A	Offices (non AAU), restaurant	Office and Retail	Office and Retail
ESTM 27	77-79 New Montgomery Street	147,509	726 ⁴	347	Administrative offices, classrooms (30), labs/studios, theater, gallery, academic offices	Office	Office
ESTM 28	180 New Montgomery Street	190,066	1414	721	Library, classrooms (74), labs/studios, offices, café, student and faculty lounges	Office	Office
ESTM	1069 Pine Street	1,875	N/A	N/A	Recreation	Retail	Retail

Table 1a: Existing Academy of Art University Sites - Institutional/Other							
ESTM/EIR Site No.	Address	AAU Use in Building (sf)	Student Capacity ¹		Current Use	Prior Use	Legal/ Authorized Use ³
			Max. Room Capacity	Peak Use ²			
EIR PS-3	625 Polk Street	93,103	537	304	Classrooms (25), café, academic offices, labs/studios, student and faculty lounges	Institutional (School)	Institutional (School)
ESTM 23	491 Post Street	37,730	1058 ⁴	131	Auditorium, classrooms (7), offices	Institutional (Religious)	Institutional (Religious)
ESTM 25	540 Powell Street	30,900	278	138	Classrooms (12), labs/studios, offices, student and faculty lounges	Museum and Hotel	Institutional (School)
ESTM 1	2340 Stockton Street	44,530	310	115	Classrooms (13), labs/studios, offices, faculty and student lounges, wood shop, recreation (ping pong)	Office	Office
ESTM 20	620 Sutter Street	67,775	320 ⁴	20	Theater, dance studio, group housing (see Table 1b), administrative offices	Tourist Hotel	Tourist Hotel
ESTM 22	625-629 Sutter Street	26,322	120	59	Classrooms (6), labs/studios, offices, gallery, darkroom	Institutional (School)	Institutional (School)
ESTM 18	740 Taylor Street	9,100	60	43	Classrooms (3), labs/studios, offices	Restaurant	Institutional (School) and Retail
ESTM 2	2295 Taylor Street (701 Chestnut Street)	10,440	8	0	Graduate studios, office (also used as classroom)	Retail	Retail
ESTM 33	460 Townsend Street	25,920	96	43	Classrooms (5), open studio, student and faculty lounges	Industrial	Industrial
ESTM 34	466 Townsend Street	113,436	635	283	Classrooms (30), labs/studios, offices, art store, student and faculty lounges, wood shop	Industrial	Industrial
ESTM 10	950 Van Ness Avenue / 963 O'Farrell Street	50,700	N/A	N/A	Classic vehicle museum/storage, auto garage	Retail	Retail

Table 1a: Existing Academy of Art University Sites - Institutional/Other							
ESTM/EIR Site No.	Address	AAU Use in Building (sf)	Student Capacity ¹		Current Use	Prior Use	Legal/ Authorized Use ³
			Max. Room Capacity	Peak Use ²			
ESTM 8	1849 Van Ness Avenue	107,908	613	100	Classrooms (37), labs/studios, offices, student and faculty lounges, classic vehicle museum, reception space, wood shop, tool room	Retail	Retail
ESTM 6	2151 Van Ness Avenue	27,912	989 ⁴	11	Auditorium, classroom (1, photo studio)	Institutional (Religious)	Institutional (Religious)
EIR PS-5	121 Wisconsin Street	1,140	N/A	N/A	Shuttle bus storage	Bus storage	Bus storage
Properties Leased, Purchased or Acquired by AAU That Were Not Analyzed in the EIR or ESTM							
None	N/A						

¹Student capacity includes capacity of classrooms, theaters, auditoriums, and any other space where student classes are scheduled in spring semester 2017. Graduate studios are not included, as student use is not regularly scheduled.

²Peak use consists of the highest enrollment for a given class scheduled on Tuesdays in Spring 2017.

³Sources: San Francisco Planning Department, Academy of Art University Draft EIR (February 25, 2015); San Francisco Planning Department, Letter from Mary Woods, Current Planning to Zane Gresham, Morrison & Foerster LLP (January 21, 2016).

⁴Includes the auditorium spaces.

Table 1b: Existing Academy of Art University Sites – Residential						
ESTM/EIR Site No.	Address	AAU Use in Building (sf)	Capacity¹	Current Use (By Type)	Prior Use (By Type)	Legal/ Authorized Use (By Type)²
ESTM 32	168 Bluxome Street	73,822	219 beds	Live/Work Units (61 units)	New Construction	Live/Work Units
ESTM 12	1080 Bush Street	24,528	122 beds	Dwelling Units (42 units) Group Housing (15 rooms)	Dwelling Units and Group Housing	Dwelling Units and Group Housing
ESTM 11	1153 Bush Street	10,456	37 beds	Group Housing (15 rooms)	Dwelling Unit and Group Housing	Dwelling Unit and Group Housing
ESTM 29	575 Harrison Street	35,491	132 beds	Live/Work Units (33 units)	Live/Work Units	Live/Work Units
ESTM 7	1900 Jackson Street	10,798	28 beds	Dwelling Units (9 units)	Dwelling Units	Dwelling Units
ESTM 15	736 Jones Street	20,321	70 beds	Dwelling Units (34 units)	Dwelling Units	Dwelling Units
ESTM 3	1727 Lombard Street	16,371	81 beds	Group Housing (52 rooms)	Tourist Motel	Tourist Motel
ESTM 9	1916 Octavia Street	13,171	47 beds	Group Housing (22 rooms)	Group Housing	Group Housing
ESTM 17	1055 Pine Street	36,213	155 beds	Group Housing (81 rooms)	Group Housing	Group Housing
ESTM 24	560 Powell Street	18,790	64 beds	Dwelling Units (27 units)	Dwelling Units	Dwelling Units
ESTM 20	620 Sutter Street	67,775	129 beds	Group Housing (65 rooms)	Tourist Hotel	Tourist Hotel
ESTM 21	655 Sutter Street	37,716	177 beds	Group Housing (61 rooms) and Retail	Office and Retail	Group Housing and Retail
ESTM 19	680-688 Sutter Street	15,996	67 beds	Dwelling Units (28 units)	Dwelling Units	Dwelling Units
ESTM 14	817-831 Sutter Street	51,990	222 beds	Group Housing (114 rooms)	Tourist Hotel	Tourist Hotel

ESTM 13	860 Sutter Street	35,292	184 beds	Group Housing (89 rooms)	Tourist Hotel and Group Housing	Tourist Hotel and Group Housing
ESTM 5	2209 Van Ness Avenue	11,897	56 beds	Group Housing (22 rooms)	Dwelling Unit	Dwelling Unit
ESTM 4	2211 Van Ness Avenue	5,076	20 beds	Dwelling Units (3 units) Group Housing (8 rooms)	Dwelling Units and Retail	Dwelling Units and Retail
Properties Leased, Purchased or Acquired by AAU That Were Not Analyzed in the EIR or ESTM						
None	N/A					
¹ Capacity includes bed spaces occupied by students, faculty, temporary visitors, and non-AAU permanent tenants or used as recreation rooms, study rooms, or staff offices. ² Sources: San Francisco Planning Department, Academy of Art University Draft EIR (February 25, 2015); San Francisco Planning Department, Letter from Mary Woods, Current Planning to Zane Gresham, Morrison & Foerster LLP (January 21, 2016).						

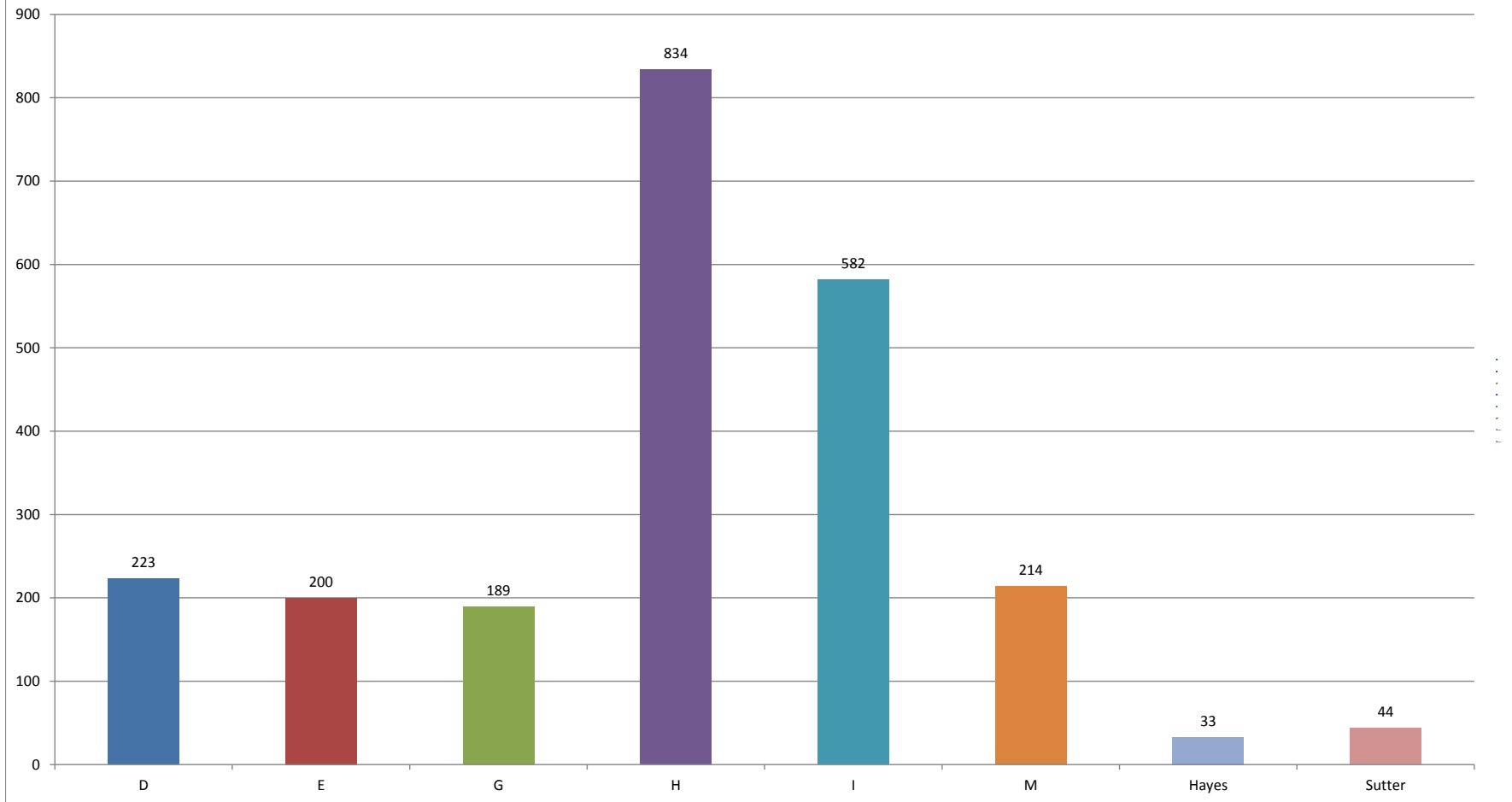
Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 2 –Shuttle Bus System

Number of Shuttle Buses	Passenger Capacity
1	6
7	8
3	9
1	11
1	13
4	24
2	25
2	27
4	31
2	32
4	33
3	34
1	37
5	42

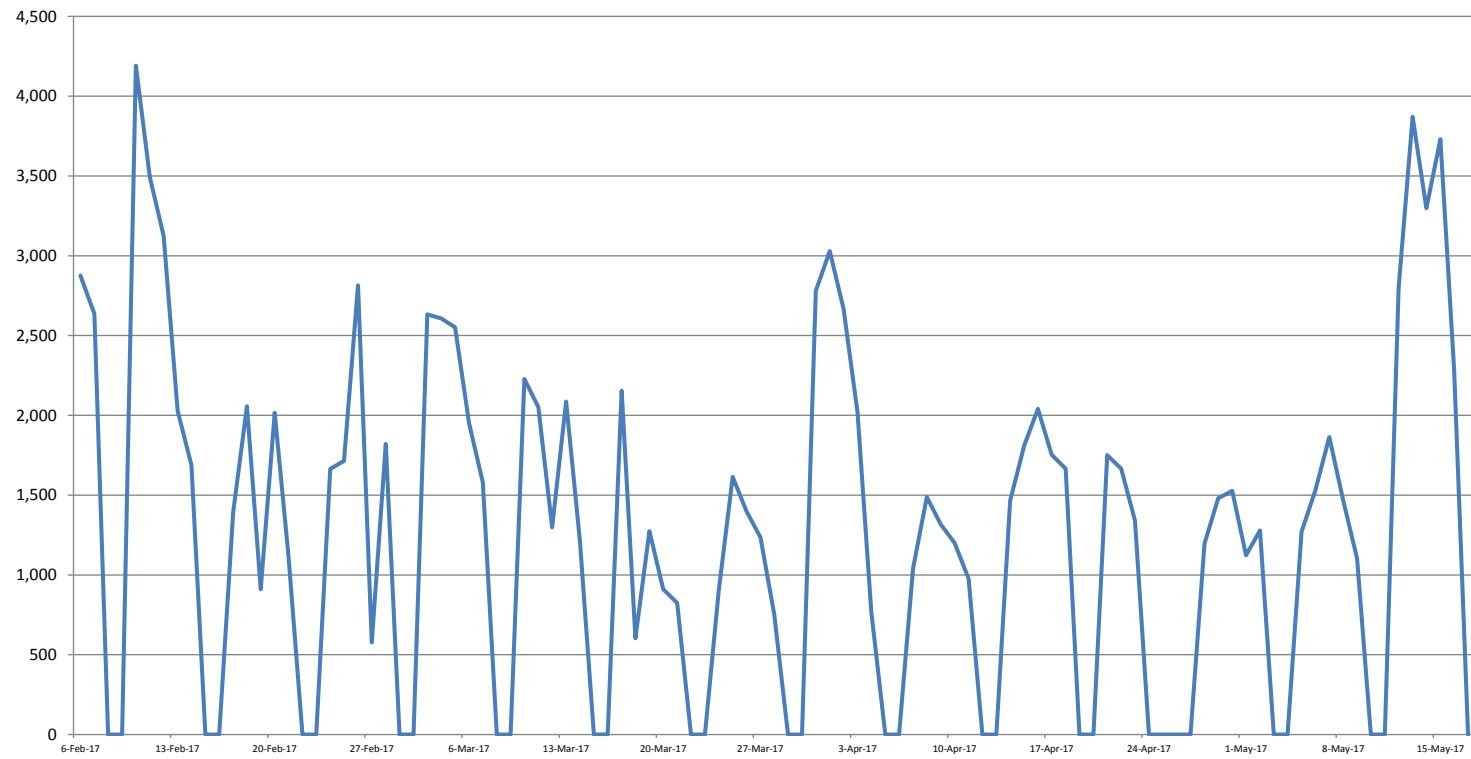
40 Total

Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 3 –Shuttle Bus System Ridership Data

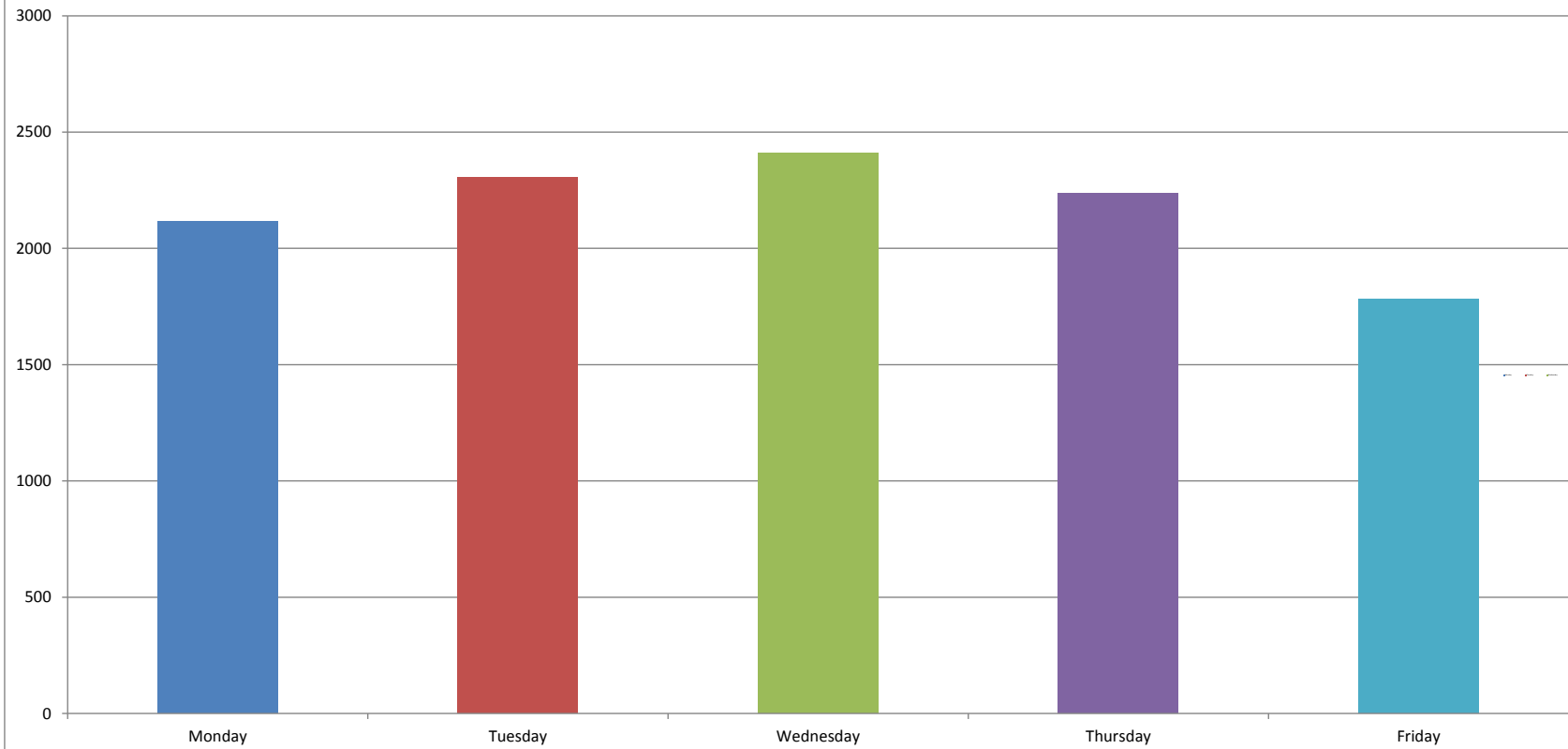
Average Daily Ridership by Route - Spring 2017



Daily Boardings - Spring 2017



Average Daily Ridership by Day of the Week - Spring 2017



Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 4 –Building Permit Applications Sought and Issued

Building Permits Sought and Issued Since 2015 IMP Update				
	Address	Permits	Status	Scope
1	168 Bluxome Street	None		
2	601 Brannan Street	None		
3	410 Bush Street	201703101251	Issued	REVISION TO APPROVED PA# 2011/05/11/5815. 1 HORN, 2 STROBES, 5 HORN/STROBE AND 7 DUAL MONITOR MODULES ARE BEING ADDED AND 4 HORN/STROBES ARE BEING RELOCATED.
4	1080 Bush Street	None		
5	1153 Bush Street	None		
6	58-60 Federal Street	None		
7	575 Harrison Street	None		
8	150 Hayes Street	None		
9	1900 Jackson Street	None		
10	736 Jones Street	None		
11	2801 Leavenworth Street	201610120111	Filed	AS PART OF 1ST FL TENANT IMPROVEMENT, 3 DUCTDETECTORS W/ INTERNAL RELAYS TO SHUTDOWN ASSOCIATED SUPPLY FANS WILL BE PROVIDED, 18 HORN/STROBES AND 3 STROBES ARE PROVIDED FOR OCCUPANT NOTIFICATION THROUGHOUT THE AREA.
		201607212932	Triage	FIRST FLOOR T.I TO INCLUDE NON STRUCTURAL PARTITIONS, NEW RESTROOMS, AND FINISH UPGRADES. MEP INCLUDED. NO EXTERIOR WORK. N/A FOR MAHER ORDINANCE NO. 155-13
12	1727 Lombard Street	None		
13	77-79 New Montgomery Street	201608266143	Triage	THIS PERMIT IS FOR A CHANGE OF USE FROM OFFICE TO OFFICE/POST SECONDARY EDUCATIONAL INSTITUTION. ** MAHER: N/A **
		201601136980	Issued	RENEW APPROVED BPA# 201008178985 TO FINAL.
14	180 New Montgomery Street	201608266139	Triage	THIS PERMIT IS FOR A CHANGE OF USE FROM OFFICE TO OFFICE/POST SECONDARY EDUCATION INSTITUTION. ** MAHER: N/A **
15	1916 Octavia Street	201705055801	Issued	TO ABATE VIOLATION# 201651311, INSTALL RETAIN WALL, SHORING & UNDERPINNING FOR COTTAGE WITHIN PROPERTY. N/A ORDINANCE #155-13
		201703292705	Issued	SITE PREPARATION FOR RETAINING WALL REPAIR IN RESPONSE TO VIOLATION NO. 201651311 - STRUCTURAL REPAIR WORK UNDER SEPARATE PERMIT. N/A ORDINANCE #155-13
16	625 Polk Street	None		
17	491 Post Street	None		
18	540 Powell Street	None		
19	560 Powell Street	None		
20	620 Sutter Street	201703030646	Issued	2ND FLR: (E) KITCHEN ANSUL SYSTEM FOR (E) KITCHEN HOOD IS BEING ADDED TO (E) SILENT KNIGHT 5820 FIRE ALARM SYSTEM. NEW MONITOR MODULE WILL SUPERVISE EXIST ANSUL SYSTEM FOR ACTIVATION
21	625-629 Sutter Street	None		
22	655 Sutter Street	None		
23	680-688 Sutter Street	None		
24	817-831 Sutter Street			
25	860 Sutter Street	201607202916	Completed	REPLACE GYP BOARD CEILING IN (E) 4TH FLOOR BATHROOM. NEW ACCESSIBLE DOOR HARDWARE AT MAIN ENTRANCE DOOR TO REPLACE EXISTING. MAHER NA
26	740 Taylor Street	None		
27	460 Townsend Street	None		
28	466 Townsend Street	None		
29	950 Van Ness Avenue / 963 O'Farrell Street	None		
30	1849 Van Ness Avenue	None		
31	2151 Van Ness Avenue	None		
32	2209 Van Ness Avenue	None		
33	2211 Van Ness Avenue	None		
34	121 Wisconsin Street	201606028996	Approved	SHORING/TIEBACKS FOR (N) CONSTRUCTION AT 88 ARKANSAS ST. REF #201511021443-S. ** MAHER: DISTURBANCE OF AT LEAST 50 CU.YD.OF SOIL; ROUTE TO DPH **
35	1055 Pine Street	None		
36	1069 Pine Street	None		
37	2340 Stockton Street	None		
38	2295 Taylor Street	None		
39	700 Montgomery Street	201607081863	Triage	TO COMPLY WITH VIOLATION 201317951; ADDITION OF (N) AWNING; MAHER N/A
40	2225 Jerrold Avenue	None		
41	1142 Van Ness Avenue	None		
42	1946 Van Ness Avenue	None		
43	2550 Van Ness Avenue	None		

**Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 5 –Building Property Summaries**

Institutional Building Property Summaries

1946 Van Ness, aka the “Bakery”

Date Acquired	Own/Lease	Zoning	Lot Size (sf)	Building Size (sf)	Use
2012	Lease	RC-4	7,247.5	25,839	Post-Secondary Educational Institution

Previously issued building permits have established the building use as automobile sales/showroom and office. The property is currently vacant. Pursuant to the Term Sheet, and in conjunction with the DA once approved, the Academy proposes to convert the property for a post-secondary educational institutional use. The conversion for post-secondary educational institutional use will require minor modifications to the base building core and shell to bring the building into compliance with current life safety codes. The conversion will be limited to open flexible space for the school’s use. Future interior improvements for specific industrial design programs will be completed at a later date once the defined school program use is determined by the Academy and separate permits for these interiors spaces will be provided at a later date.



Institutional Building Property Summaries Cont'd

1142 Van Ness, aka the "Concordia Club"

Date Acquired	Own/Lease	Zoning	Lot Size (sf)	Building Size (sf)	Use
2014	Lease	RC-4	13,080	52,475	Post-Secondary Educational Institution

Previously issued building permits have established the building use as office/club. Currently, the Academy uses the building for occasional special events. Pursuant to the Term Sheet, and in conjunction with the DA, once approved, the Academy proposes to use 1142 Van Ness for post-secondary educational institutional use. No tenant improvements are proposed for the change of use, as the current configuration supports educational, office and as needed event hosting space.



Residential Building Property Summaries Cont'd
2550 Van Ness, aka the "Da Vinci Hotel"

Date Acquired	Own/Lease	Zoning	Lot Size (sf)	Building Size (sf)	Use
2010	Lease	RM-3/RC-3	30,696	54,298	residences

Previously issued building permits have established the building use as a tourist hotel/motel. The current use is a tourist hotel. The property straddles two zoning districts, RM- 3 (residential – mixed, medium density), and RC-3 (residential – commercial, medium density), and is in a 65-A height and bulk district. Pursuant to the Term Sheet, and in conjunction with the DA, once approved, the Academy proposes to use 2550 Van Ness as 136 units-or approximately 272 beds-of student housing, including replacement housing for students vacated from the existing building at 1055 Pine Street. It is anticipated that any beds not used for student housing will be retained for tourist hotel use. At present, limited improvements are expected as part of the conversion.



Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 6 – Degree Programs (as of 2017)

Degrees Offered Only On Campus

The following degrees can only be completed on campus:						
Major	AA	BA	BS	BFA	MA	MFA
Acting	✓			✓	✓	✓
Advanced Architectural Design					✓	
Automotive Restoration	✓					
Textile Design	✓			✓		✓
Writing & Directing for Film					✓	

Degrees Offered On Campus and Online

The following degrees can be completed entirely either on campus or online. Or you can mix it up. You can take some of your classes online and some on campus.										Personal Enrichment Online Award of Completion
Major	AA	BA	B.Arch	BFA	BS	MA	M.Arch	MAT**	MFA	OAC*
Advertising	✓			✓		✓			✓	✓
Animation & Visual Effects	✓			✓		✓			✓	✓
Architectural Design		✓								
Architecture			✓				✓			
Art Education				✓		✓		✓		
Art History				✓		✓				
Communications & Media Technologies		✓				✓				
Costume Design				✓		✓			✓	
Fashion	✓			✓		✓			✓	✓
Fashion Journalism	✓	✓				✓				
Fashion Marketing	✓			✓						
Fashion Marketing & Brand Management									✓	
Fashion Merchandising	✓			✓		✓				
Fashion Merchandising & Management									✓	
Fashion Product Development	✓			✓					✓	
Fashion Styling	✓			✓						
Fashion Visual Merchandising	✓			✓						

Fine Art	✓			✓		✓			✓	
Game Development	✓			✓		✓			✓	✓
Game Programing					✓					
Graphic Design	✓			✓		✓			✓	✓
Illustration	✓			✓		✓			✓	
Industrial Design	✓			✓		✓			✓	
Interior Architecture & Design	✓			✓		✓			✓	
Jewelry & Metal Art	✓			✓		✓			✓	
Landscape Architecture	✓			✓		✓			✓	
Motion Pictures & Television	✓			✓					✓	
Music Production	✓			✓						
Music Scoring & Composition				✓		✓			✓	
Photography	✓			✓		✓			✓	✓
Sound Design	✓			✓		✓			✓	
Studio Production for Advertising & Design	✓									
Visual Development	✓			✓		✓			✓	
Web Design & New Media	✓			✓		✓			✓	
Writing for Film, Television & Digital Media				✓					✓	

*OAC = Online Award of Completion

**One semester of student teaching and fieldwork assignments in local Bay Area public schools must be completed at the Academy's urban campus in San Francisco

Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 7 – Student Population

On-Site Full-Time Equivalent (FTE) Enrollment (Spring 2017, data as of 4/3/2017)				
	Headcount			FTE Total (FT + 1/3 PT)
	Full-Time	Part-Time	Total	
Undergraduate	2055	3024	5079	3063
Graduate	1412	1224	2636	1820
Total	3467	4248	7715	4883

Note: For the purposes of this table, part-time students who are taking less than full-time units on-site. These part-time students may be taking one or more courses online in addition to their on-site courses.

Academy of Art University
2017 Update to the Institutional Master Plan
Supplement 8 - Employment

On-Site Employment (Spring 2017, data as of 4/3/2017)			
Employee Type	Full-Time	Part-Time	Total
Instructors	229	811	1040
Staff	679	198	877
Total	908	1009	1917