



ACADEMY *of* ART UNIVERSITY®

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2015 Update to Academy of Art University's Institutional Master Plan

Submitted November 17, 2015

I. Introduction

Academy of Art University is pleased to submit this 2015 Update to its 2011 Institutional Master Plan (IMP). Over the past two years, since the most recent IMP Update, we have worked productively with the City on environmental review for existing and planned Academy facilities. During this period, the Academy also has completed significant building code improvements, and is taking all possible steps to comply with the Planning Code and other applicable regulations. It is anticipated that in 2016 the City will consider approving the Academy's pending planning applications, which would bring the affected properties into compliance. We look forward to discussing this process when the IMP Update is presented to the Planning Commission.

Section 304.5 of the Planning Code 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 in November 2011. An IMP Update was filed, as required, in November 2013.

Each IMP Update must provide a description of all projects that:

1. Have been completed since the most recent submission (here, November 2013);
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.

This Update to the 2011 IMP addresses the above required items and covers additional issues related to the Academy's operations and plans in response to specific requests for information made by the Planning Department. The Update begins by addressing the institution's current operations by listing and depicting its facilities; describing the ongoing process for compliance, environmental review, and review of existing Academy sites; and summarizing and providing a map of the Academy's transportation shuttle operations. The Update then addresses the four items required by Planning Code Section 304.5 by identifying any completed, ongoing, scheduled, and abandoned projects. Finally, the Update discusses the Academy's future projections for additional space.

II. Current Operations

The Academy consists of an urban campus encompassing 40 academic and residential sites, connected by a flexible University transportation system.

A. Academy Facilities

Table 1 below identifies all existing Academy sites in San Francisco, including academic, administrative, and student housing facilities. Table 1 also provides use and building square footage information and describes whether each property is being 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 Art University Sites				
Location No.	Address	Academy Use	Building Sq. Ft. Used by the Academy	Treatment in EIR/ESTM
1	168 Bluxome Street	Residential ¹	73,822	ESTM
2	601 Brannan Street	Institutional	73,666	ESTM
3	410 Bush Street	Institutional ¹	43,557	ESTM
4	1080 Bush Street	Residential	24,528	ESTM
5	1153 Bush Street	Residential	10,456	ESTM
6	58-60 Federal Street	Institutional	91,522	ESTM
7	575 Harrison Street	Residential ¹	35,491	ESTM
8	150 Hayes Street	Institutional	80,330	EIR Project Site
9	1900 Jackson Street	Residential ¹	10,798	ESTM
10	2225 Jerrold Avenue	Institutional ²	68,684	EIR Project Site
11	736 Jones Street	Residential ¹	20,321	ESTM
12	2801 Leavenworth Street (The Cannery)	Institutional	86,675	EIR Project Site
13	1727 Lombard Street	Residential	16,371	ESTM
14	700 Montgomery Street	Institutional ¹	8,159	EIR Project Site
15	77-79 New Montgomery Street	Institutional	147,509	ESTM
16	180 New Montgomery Street	Institutional	190,066	ESTM
17	1916 Octavia Street	Residential	13,171	ESTM
18	1055 Pine Street	Residential	36,213	ESTM
19	1069 Pine Street	Institutional	1,875	ESTM
20	625 Polk Street	Institutional ¹	93,103	EIR Project Site
21	491 Post Street	Institutional	37,730	ESTM
22	540 Powell Street	Institutional ¹	30,900	ESTM
23	560 Powell Street	Residential ¹	18,790	ESTM
24	2340 Stockton Street	Institutional	44,530	ESTM
25	620 Sutter Street	Residential	67,775	ESTM
26	625-629 Sutter Street	Institutional ¹	26,322	ESTM

Table 1: Existing Academy of Art University Sites				
Location No.	Address	Academy Use	Building Sq. Ft. Used by the Academy	Treatment in EIR/ESTM
27	655 Sutter Street	Residential ¹	37,716	ESTM
28	680-688 Sutter Street	Residential ¹	15,996	ESTM
29	817-831 Sutter Street	Residential	51,990	ESTM
30	860 Sutter Street	Residential	35,292	ESTM
31	740 Taylor Street	Institutional ¹	9,100	ESTM
32	2295 Taylor (aka 701 Chestnut) Street	Institutional	10,440	ESTM
33	460 Townsend Street	Institutional	25,920	ESTM
34	466 Townsend Street	Institutional	113,436	ESTM
35	950 Van Ness Avenue / 963 O'Farrell Street	Institutional	50,700	ESTM
36	1849 Van Ness Avenue	Institutional	107,908	ESTM
37	2151 Van Ness Avenue	Institutional	27,912	ESTM
38	2209 Van Ness Avenue	Residential	11,897	ESTM
39	2211 Van Ness Avenue	Residential	5,076	ESTM
40	121 Wisconsin Street	Institutional ^{1,3}	1,140	EIR Project Site

¹ A change in use approval for a conditional use authorization or a building permit is not required for this property.

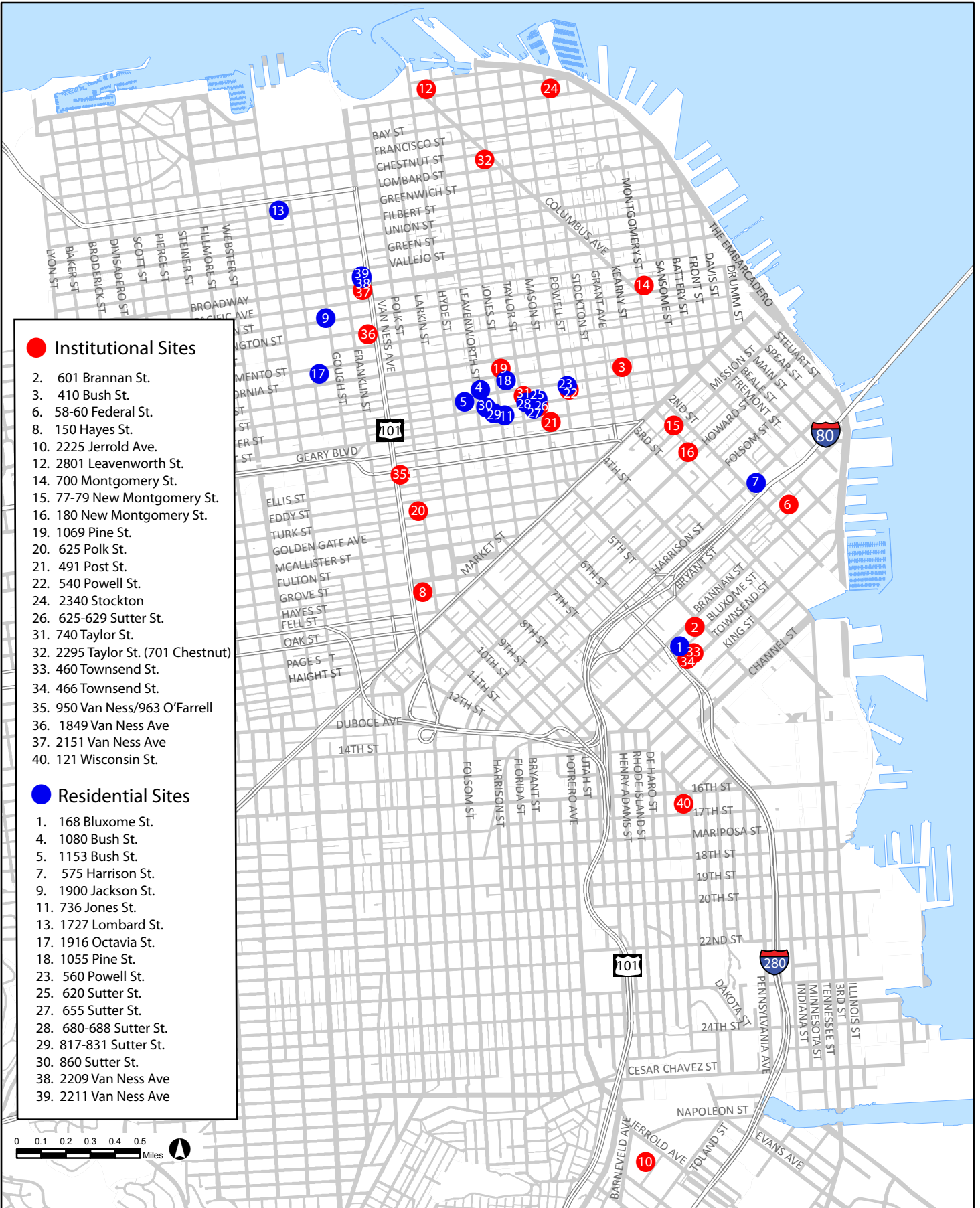
² While uses at 2225 Jerrold Avenue are referred to here and elsewhere in this IMP Update as “institutional” as a short-hand reference, the property’s current uses are limited to storage and accessory office.

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 on Maps 1, 2, and 3, 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 are analyzed in the EIR. The Study Areas are geographic areas that the City has identified as places where the Academy could occupy buildings and that could accommodate the Academy’s projected growth through 2020. 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. Map 3 is an updated version of Map 4 in the 2011 IMP (p. 127).

Map 1: Existing Institutional and Residential Sites

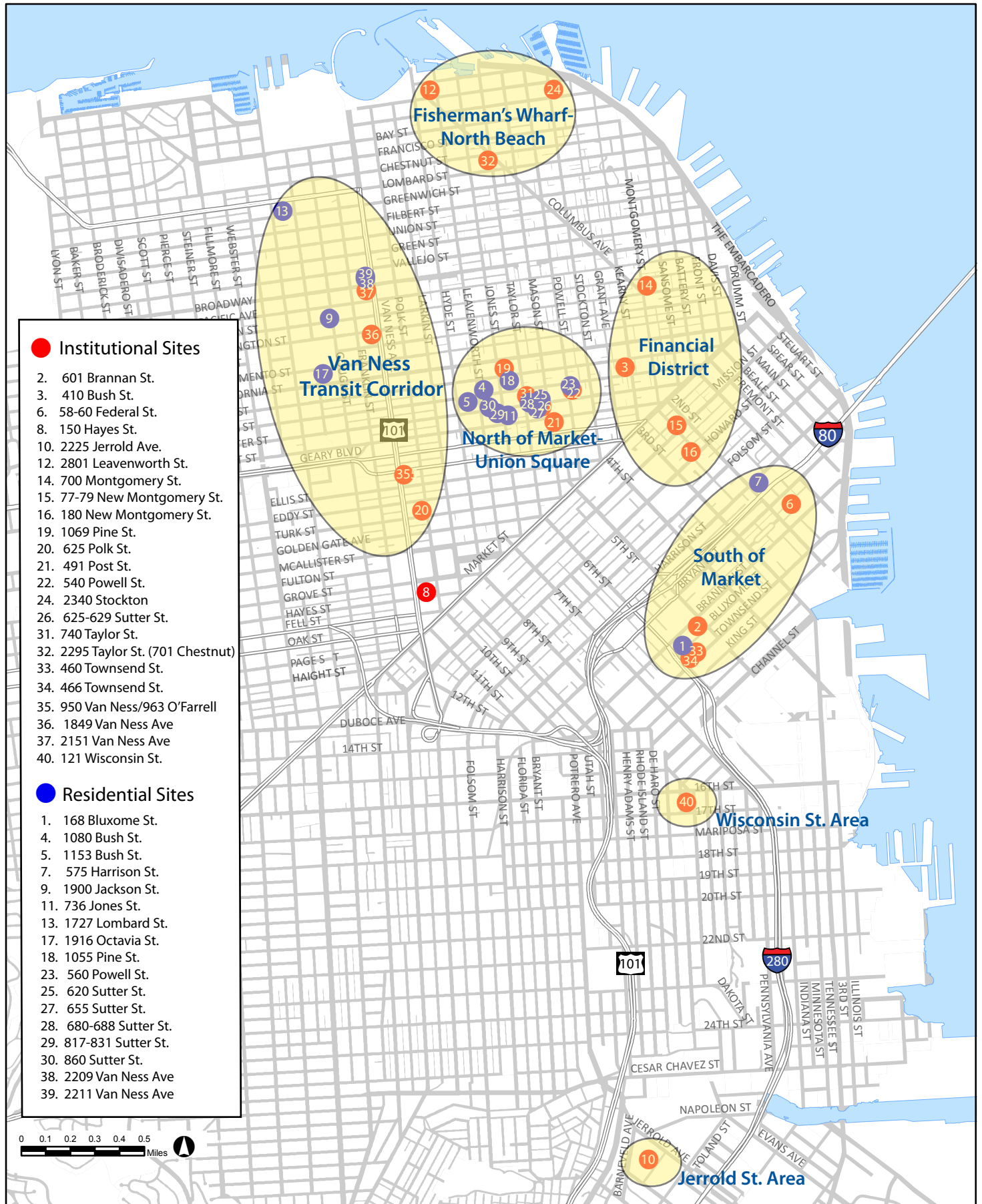


Source: AAU
Updated 10/29/2015

Academy of Art University
Existing Institutional and Residential Sites

2015 IMP Update

Map 2: Neighborhood Context Groups

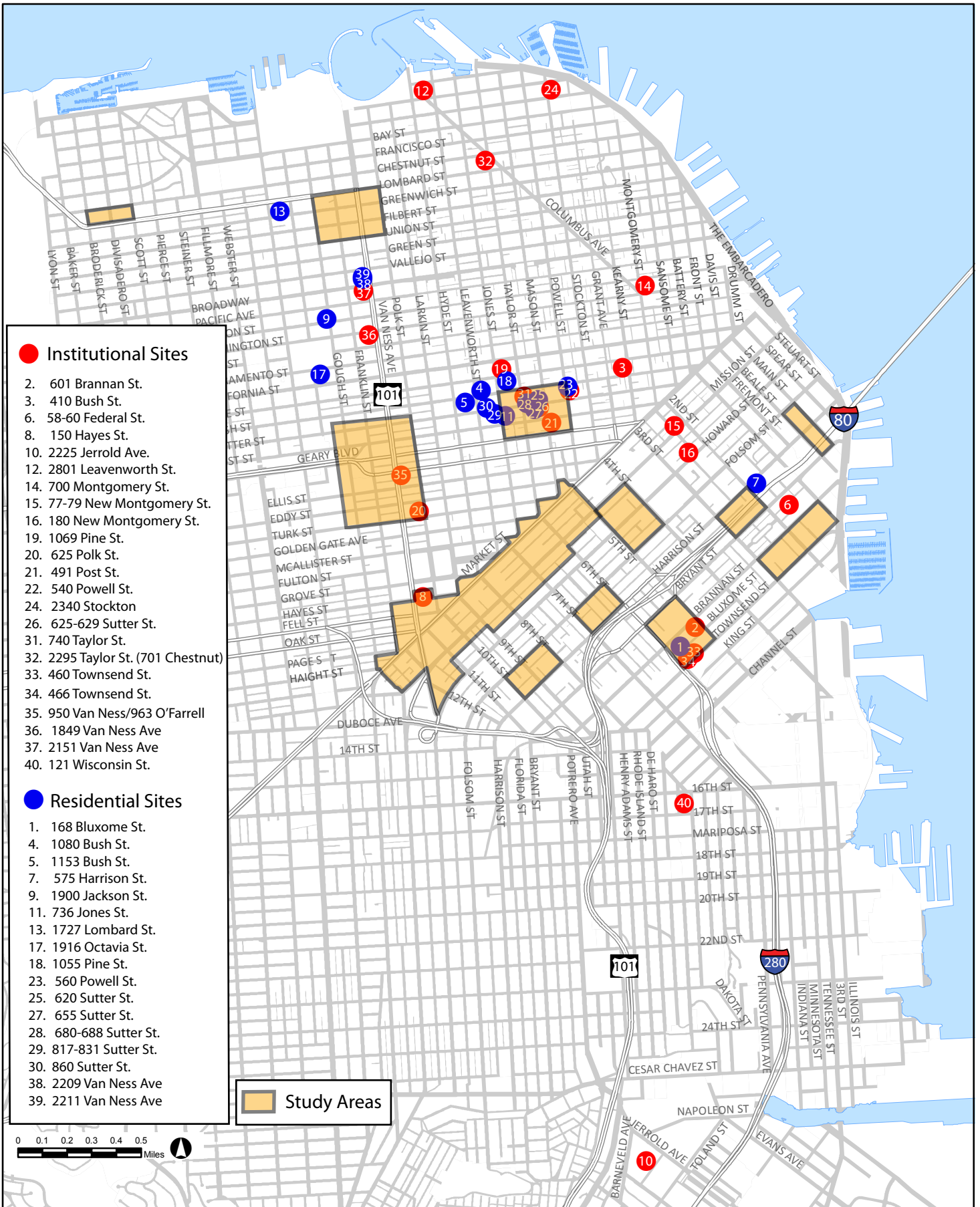


Source: AAU
Updated 10/29/2015

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

2015 IMP Update

Map 3: Study Areas



Source: AAU
10/29/2015

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

2015 IMP Update

B. Compliance, Environmental Review, and Existing Sites Review

The Academy has submitted applications to the City to legalize its uses at those facilities that require change in use approvals. The City is holding these applications until it completes the ESTM and Final EIR for existing and future potential Academy uses.

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 Planning Department staff is working at present on Responses to Comments for inclusion in the Final EIR. As of October 1, 2015, staff anticipated presenting the Final EIR to the Planning Commission in approximately April 2016. The Academy continues to work with the Planning Department, as requested, to enable completion of the Final EIR.

In addition to the EIR, the Planning Department is preparing a separate informational document called the Existing Sites Technical Memorandum. The Department has stated that the ESTM will provide 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 occupied prior to the Notice of Preparation for the EIR. As of October 1, 2015, the Planning Department planned to publish the ESTM in approximately March 2016, after which a 30-day public review and comment period would be provided. Following the close of this period, the Department plans to consider all comments on the ESTM, incorporate any necessary changes, and finalize the document. Although an ESTM is not legally required, the Department has requested that the Academy work with the City on the ESTM. The Academy has agreed to this request and is working with the City to bring the ESTM to completion.

Once the EIR has been certified, the City will consider whether to approve Academy land uses at the 26 sites the City has determined require such approvals. If and when these approvals are obtained, Academy properties will be in full compliance with the Planning Code.¹

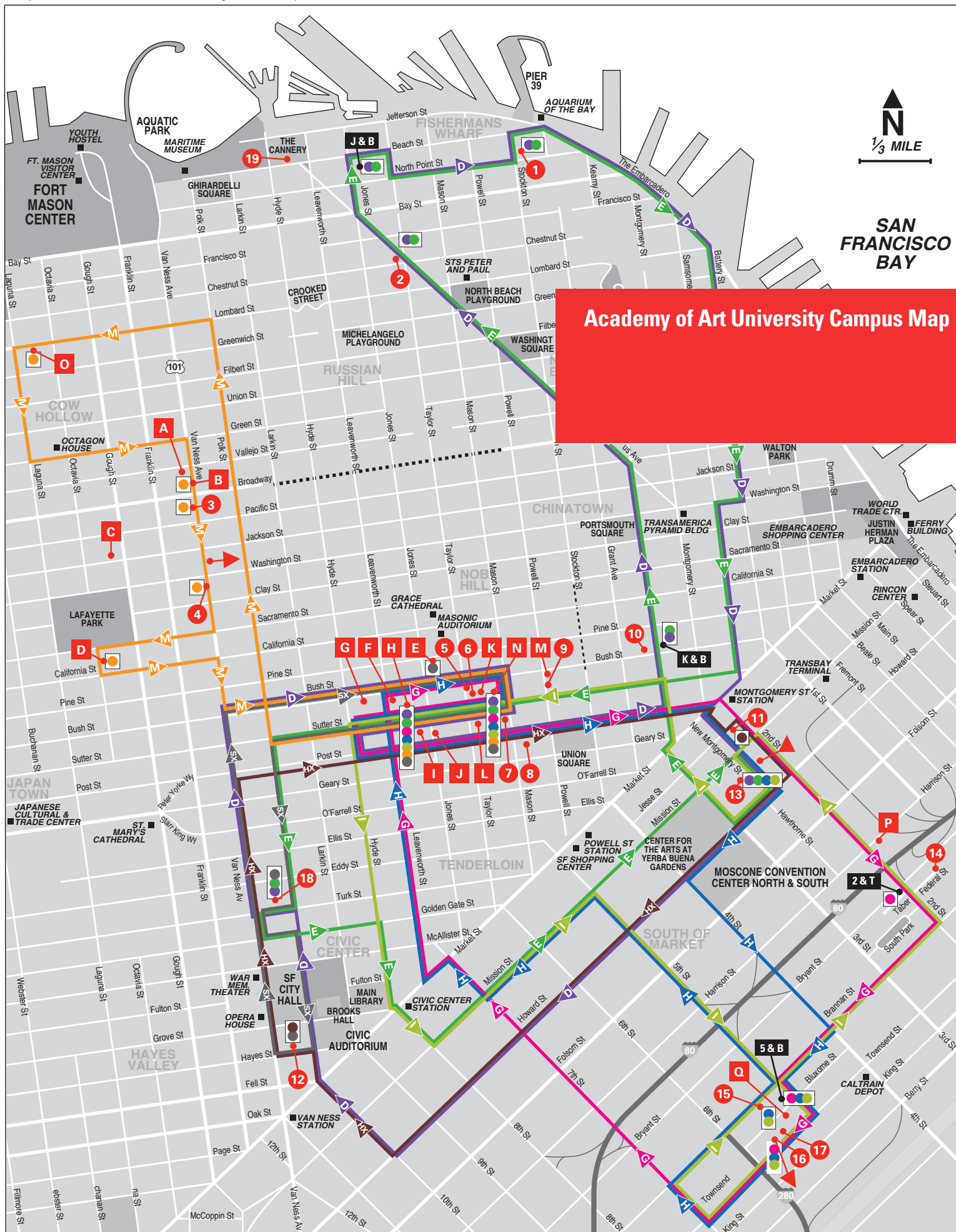
C. Shuttle System

The Academy operates a shuttle system between its various locations in the City to provide for efficient, on-time transportation of students and staff between Academy sites with minimal traffic impacts. This system is modified on an ongoing basis as classroom and other locations are changed.

The Academy's shuttle bus system provides free transit connections to most of its sites. Map 4 ("Current Shuttle Bus System Map") shows current Academy shuttle routes and updates Figure F.12 in the 2011 IMP (Appendix F: Draft Transportation Study).

¹ Four additional buildings require only historic review to legitimize signage or lighting changes the Academy has made. If the City rejects these approvals, the Academy would reverse the signage and lighting changes and continue to operate in these buildings.

Map 4: Current Shuttle Bus System Map



Academy of Art University Campus Map

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. The EIR currently being finalized analyzes additional service that might be required to meet the demand for transportation to and from new Academy facilities that may be added in the future in any of the study areas shown on Map 3.

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 13 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.

Shuttle usage has decreased since the 2013 IMP Update was filed as a result of a downward fluctuation in on-site enrollment and the consolidation of academic departments to maximize walking and minimize the need for shuttle trips. Since that time, the number of shuttle buses in use has decreased, and fewer secondary shuttles are run. These reductions, along with ongoing matching of shuttle vehicle size to ridership, replacement of some diesel shuttles with gasoline-powered vehicles, and installation of new filters on all buses, have reduced both the shuttle system's effects on traffic and its air pollutant emissions.

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

This section addresses the four items required by Planning Code section 304.5(f).

A. Projects Completed Since the 2013 IMP Update

Since submitting its 2013 IMP Update in November 2013, the Academy has taken several actions identified here as "projects." While the 2013 IMP Update did not identify all comparable actions as "projects," we do so here to provide the City and the public with additional information about the Academy's efforts to comply with all applicable regulations and to improve its facilities.

The Academy has completed the following projects:

- Fire alarm systems were upgraded at 2801 Leavenworth Street (The Cannery), 58-60 Federal Street, 410 Bush Street, and 2340 Stockton Street.
- A new fire sprinkler system was installed at 2340 Stockton Street.

- Painted wall signs were removed, with proper permits, from buildings at 79 New Montgomery Street, 180 New Montgomery Street, and 540 Powell Street to comply with Planning Code sign regulations.

B. Ongoing Projects

The Academy currently has no ongoing projects.

At present, the Academy is seeking land use approvals from the City to legalize existing uses at various facilities, and permits to complete several scheduled projects identified in the next section.

C. Projects Scheduled To Begin in the Next 24 Months

This section identifies Academy projects scheduled to begin in the upcoming 24 months, including estimated timetables for the commencement, progress, and completion of such projects. As in Section III.A above, “project” is defined broadly for purposes of this discussion. Approvals have not been issued for the projects listed below, so work only would be commenced if and when all approvals are secured. Most of these projects are on hold pending completion by the City of the Final EIR and ESTM.

- **Community Recreational Facility at 2225 Jerrold Avenue.** The Academy plans to develop a 17,533-square-foot community facility for recreational use. Recreational uses 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. The facility is proposed primarily for use by the non-profit community group Community Youth Center, which has a Bayview branch office in the same neighborhood as 2225 Jerrold. Community Youth Center offers services directed at responding to the complex set of issues youth in the community face, including acculturation, difficulties in school, economic hardship, substance abuse, and gang involvement. This facility would be used a minority of the time by Academy students and staff. These uses would include training and practice for Academy sports teams; no intercollegiate games would be played at the site.
- **Code Upgrades at 58-60 Federal Street.** Extensive 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.
- **Code Upgrades at 410 Bush Street and 2340 Stockton Street.** Plumbing and code upgrades are proposed for all bathrooms at each of these properties; and HVAC, electrical, and fire safety work, and painting are planned.
- **Second-Floor Zoning Compliance and Code Upgrades at 2295 Taylor Street.** In October 2014, in response to Planning Department enforcement of a Notice of Violation and Penalty against 2295 Taylor Street, the Academy abated the violation by vacating the second floor of its facility (10,239 square feet). The Academy plans to rehabilitate this space to return it to its legal use as

parking. In addition, plumbing and code upgrades are proposed for bathrooms, and other plumbing, HVAC/furnace, and electrical work, and painting, are planned.

- **Seismic Retrofitting at 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.
- **Kitchen Improvements at 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.
- **Server/IT Room Work at 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.
- **ADA Ramp at 625 Polk Street.** Installation of an ADA-accessible ramp at the corner of Polk Street and Turk Street is proposed.

It is premature to provide an estimated timetable for any of these projects, as schedules will hinge on when the City issues the necessary approvals, and how the timing of each such approval relates to the others. Provided budgetary constraints allow, the Academy anticipates commencing and completing improvements for a given scheduled project during the next extended school break (winter or summer) following receipt of all required approvals, many of which currently are pending.

Kitchen improvements at 560 Powell Street and 680 Sutter Street, the project at 180 New Montgomery Street, and some non-required upgrades at other properties listed above are not expected to proceed until 2017.

As discussed further in Section II.B above, the Academy currently is seeking numerous land use approvals to legalize past projects it has completed to convert existing buildings to Academy uses. Because these approvals would legalize work after the fact, no additional improvements, or "projects," would be completed under these approvals.

Finally, the Academy continues to pursue consolidation of academic departments wherever feasible based on enrollment and faculty availability. The Academy is a dynamic institution that seeks to respond to shifting needs of art and design employers and students and, as such, is not always able to make advance projections of whether and how academic programs might be relocated. Nevertheless, departmental consolidation will be undertaken as it proves beneficial to the Academy and the neighborhoods in which it operates.

D. Projects No Longer Being Considered by the Academy

None.

IV. Future Potential Projections for Additional Space

The Academy projects potential space needs through 2020 consistent with figures provided in the 2011 IMP and the 2013 IMP Update.

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 expects many of the properties it potentially could occupy in the future may be historic, and many may need rehabilitation and code upgrades, having sat vacant or neglected for extended periods. The Academy is committed to preserving such historic buildings as an environmentally sustainable form of redevelopment that benefits all citizens of San Francisco.

V. Conclusion

Academy of Art University remains committed to achieving full compliance with the Planning Code by seeking and obtaining the necessary land use approvals for Academy properties. We are pleased that the environmental review process is nearing completion and that there now is a clear path for the City to consider issuing approvals for those Academy properties that require them. The Academy will continue working with City staff to ensure all necessary approvals can be considered.

We anticipate achieving a position of compliance well before the next IMP Update is due in 2017.

**Academy of Art University
2015 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	514	150	Classrooms (37), labs/studios, library, recreation	Office/Light Industrial	Light Industrial
ESTM 26	410 Bush Street	43,557	229	72	Classrooms (13), labs/studios, offices, gallery	Office	Institutional (School)
ESTM 30	58-60 Federal Street	91,522	595	231	Classrooms (25), labs/studios, offices, art store, student and faculty lounges	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	255	68	Administrative offices, classrooms (16), multi-use event space, restaurants, retail	Office and Retail	Office and Retail
EIR PS-2	700 Montgomery Street	8,159	20	20	Offices, classroom (1), restaurant	Office and Retail	Office and Retail
ESTM 27	77-79 New Montgomery Street	147,509	741 ⁴	390	Administrative offices, classrooms (31), labs/studios, theater, gallery	Office	Office
ESTM 28	180 New Montgomery Street	190,066	1,430	819	Library, classrooms (73), labs/studios, offices, café	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	498	343	Classrooms (26), cafe	Institutional (School)	Institutional (School)
ESTM 23	491 Post Street	37,730	1,053 ⁴	124	Auditorium, classrooms (7), offices	Institutional (Religious)	Institutional (Religious)
ESTM 25	540 Powell Street	30,900	288	156	Classrooms (13), labs/studios, offices, art store	Museum and Hotel	Institutional (School)
ESTM 1	2340 Stockton Street	44,530	380	215	Classrooms (16), labs/studios, offices, faculty and student lounges	Office	Office
ESTM 20	620 Sutter Street	67,775	320 ⁴	23	Theater, studio, group housing (see Table 1b)	Tourist Hotel	Tourist Hotel
ESTM 22	625-629 Sutter Street	26,322	120	69	Classrooms (6), labs/studios, offices, gallery, darkroom	Institutional (School)	Institutional (School)
ESTM 18	740 Taylor Street	9,100	84	51	Classrooms (5), labs/studios, offices	Restaurant	Institutional (School) and Retail
ESTM 2	2295 Taylor Street (701 Chestnut Street)	10,440	8	0	Graduate studios, office	Retail	Retail
ESTM 33	460 Townsend Street	25,920	114	50	Classrooms (6), studios, student and faculty lounges	Industrial	Industrial
ESTM 34	466 Townsend Street	113,436	675	301	Classrooms (32), labs/studios, offices, art store	Industrial	Industrial
ESTM 10	950 Van Ness Avenue / 963 O'Farrell Street	50,700	N/A	N/A	Classic vehicle museum/storage	Retail	Retail

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 8	1849 Van Ness Avenue	107,908	645	134	Classrooms (39), labs/studios, offices, student and faculty lounges, classic vehicle museum, reception space	Retail	Retail
ESTM 6	2151 Van Ness Avenue	27,912	989 ⁴	6	Auditorium, classrooms (3), studios	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						
¹ Student capacity includes capacity of classrooms, theaters, auditoriums, and any other space where student classes are scheduled. Graduate studios are not included, as student use is not regularly scheduled. ² Peak use consists of the highest enrollment for a given class scheduled on Tuesdays in Spring 2016. ³ 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). ⁴ Includes capacity of auditoriums/theaters.							

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
2015 Update to the Institutional Master Plan**

Supplement 2 – Shuttle Bus System

Shuttle Capacity (Fall 2015)	
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
5	33
3	34
1	37
6	42

42 Total

**Academy of Art University
2015 Update to the Institutional Master Plan**

Supplement 3 – Degree Programs (as of 2016)

Degrees Offered Only On Campus

Major	AA	BA	BS	BFA	MA	MFA
Acting	X			X	X	X
Advanced Architectural Design					X	
Automotive Restoration	X					
Game Programming			X			

Degrees Offered On Campus and Online

Major	AA	BA	B.Arch**	BFA	BS	MA	M.Arch	MAT***	MFA
Advertising	X			X					X
Animation & Visual Effects	X			X					X
Architectural Design		X							
Architecture			X				X		
Art Education				X		X		X	
Art History				X		X			
Costume Design				X					X
Fashion	X			X					X
Fashion Journalism	X	X				X			
Fashion Marketing	X			X					
Fashion Merchandising	X			X					
Fashion Product Development	X			X					
Fashion Styling	X			X					
Fashion Visual	X			X					

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

**Academy of Art University
2015 Update to the Institutional Master Plan**

Supplement 4 – Student Population

On-Site Full-Time Equivalent (FTE) Enrollment (Spring 2016)				
	Headcount			FTE Total (FT + 1/3 PT)
	Full-Time	Part-Time	Total	
Undergraduate	2,632	3,165	5,797	3,687
Graduate	1,639	1,213	2,852	2,043
Total	4,271	4,378	8,649	5,730

Note: For the purposes of this table, part-time students include all 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
2015 Update to the Institutional Master Plan**

Supplement 5 – Employment

On-Site Employment (Spring 2016)			
Employee Type	Full-Time	Part-Time	Total
Instructors	237	794	1,031
Staff	712	211	923
Total	949	1,005	1,954