



GOLDEN GATE UNIVERSITY

CHIEF FINANCIAL OFFICER

Golden Gate University
536 Mission Street
San Francisco, CA 94105
ggu.edu

August 29, 2025

Andrew Perry
Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: Golden Gate University, Institutional Master Plan – 2025 Update

Dear Mr. Perry,

Pursuant to Planning Code 304.5 (f), Golden Gate University (“GGU”) is pleased to submit this update to its 2017 Institutional Master Plan.

GGU continues to operate its main campus at 536 Mission Street in San Francisco. As mentioned in the 2024 update, the effects of the COVID pandemic have had an outsized impact on our daily operations and subsequently altered our facility needs. This document provides the most current information available on our facility plans.

The expectations of our students and their methods of learning and attending classes have shifted. Our learning environments now accommodate fully in-person, fully remote, and hybrid instructional models. The needs of our employees have also changed, with some fully remote, many fully in-person, and others working in hybrid (both remote and in-person) roles.

These changes in the learning and workplace environments have prompted us to refine our space needs assessment and explore future space planning options.

GGU has been working alongside MK Think on this evolving space needs assessment. The assessment examines our needs for today and tomorrow while exploring best practices for spaces used across higher education, the technology sector, and other commercial operations.

Today, we have a facility that exceeds our needs, requiring us to consider more efficient uses of our space. As stewards of the university’s financial resources, we owe it to our students, employees, alumni, Board of Trustees, and the City of San Francisco to be as financially responsible as possible in operating and managing this valuable campus resource. We need to downsize our space, but to what extent and how has not yet been determined. It is with this in mind that we submit this update to you.

Section (f) of the Code asks that we address the following in this biennial update:

1. All projects that have been completed since the most recent submission:

Since submission of our 2024 updated master plan, GGU sold its property at 40 Jessie Street in May 2023 while simultaneously working through our space needs assessment. We have also formed a





strategic partnership with Lincoln Property Company and McCourt Partners in June 2025 on the property at 536 Mission Street.

2. All projects that are on-going including a description of the status and estimated timetables for completion.

The partnership with Lincoln Property Company and McCourt Partners that was formed in June 2025 on 536 Mission Street has allowed GGU to gain financial flexibility to pursue its academic goals while paving the way for value enhancement to the site through future site entitlements and redevelopment. To that end, entitlement applications for the proposed redevelopment of the 536 Mission Street property were submitted to the planning department on August 14, 2025.

GGU will continue operating in San Francisco as we have since our beginning in 1901.

3. All projects that are scheduled to begin in the upcoming 24-months, including estimated timetables for the commencement, progress, and completion of such projects.

We are actively evaluating the relocations options for our operations at 536 Mission Street to a smaller (<45,000 SF) yet-to-be-identified facility in San Francisco, which would likely require tenant improvements. The earliest the proposed redevelopment at 536 Mission Street could actually begin construction is over 2 years from now, providing us time to plan our next move to a smaller footprint in downtown.

4. All projects that are no longer being considered by the institution.

There are no projects previously considered by GGU that are no longer being considered.

Upon finalizing our future direction, we will submit another update or a full IMP as necessary. In the meantime, if there are any questions, please contact me or Mike Koperski, our Executive Director of Business Services, Facilities and Administration at mkoperski@ggu.edu or you can reach him directly 415-442-7082.

The link to our 2017 IMP and the subsequent updates for 2019, 2020, 2022 and 2024 is listed below for your convenience.

<https://sfplanning.org/resource/institutional-master-plans>

Thank you for your attention to this matter. We appreciate your support as we navigate our planning needs.

Elaine Clark
Chief Financial Officer and Vice President for Finance & Business Administration

E: elaineclark@ggu.edu Phone: 415-442-6595

Golden Gate University

