



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Institutional Master Plan

HEARING DATE: MARCH 21, 2013

*Date:* March 14, 2013  
*Case No.:* **2012.1367I**  
*Project Address:* **1355 Sansome Street**  
*Zoning:* C-2 (Community Business) District  
84-E Height and Bulk District  
Waterfront 3 and Telegraph Hill-NB Residential Special Use Districts  
*Block/Lot:* 0085/048  
*Project Sponsor:* Andrew Junius  
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*Recommendation:* **No action necessary- this is an informational item only.**

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### BACKGROUND ON INSTITUTIONAL MASTER PLANS

Planning Code Section 304.5 requires post-secondary institutions and hospitals to have an Institutional Master Plan (IMP) on file with the Planning Department. Institutions located in the C-2 (Community Business) District occupying or proposing to occupy a site area of 50,000 or more square feet must submit a full Institutional Master Plan for an increase in the institutions size by 10,000 square feet or 25% of total square footage (whichever is less). The IMP is required to contain a description of the institution's operation, a history of its growth, a description of the affirmative action program, development plans, parking and circulation, a depiction of the institution's physical plant, including surrounding area, and location and bulk of buildings, and other relevant general information.

The purpose of the IMP is to provide this information to the Planning Commission and the public. The IMP is available for public review and has been posted on the Planning Department's website. Any proposed changes in land use described in an IMP would require separate review and approval by the Planning Commission and/or Department staff, as applicable.

### PROJECT DESCRIPTION

The Project includes the expansion of Hult International Business School located at 1355 Sansome Street. Currently Hult occupies three stories of the four-story building and the proposal is to expand its operation to include the fourth floor. Hult does not own or lease any other buildings in the City and County of San Francisco, nor does it intend to expand beyond its sole San Francisco location at 1355 Sansome Street. Hult opened a campus in San Francisco in 2009 and has modified their IMP once in 2011 since starting operation.

Planning Department staff has determined that the document contains all information required for an IMP submission, pursuant to Planning Code Section 304.5. The IMP generally includes existing conditions at the property, as well as proposed changes, future development, and effect to the surrounding neighborhood.

## **HULT'S IMP HISTORY**

Hult's original IMP was an abbreviated IMP in 2009. A full IMP was before the Planning Commission in 2011 when the campus expanded to the third floor. Because the institution's square footage is over 50,000 square feet with the fourth floor expansion, another full IMP is required pursuant to Planning Code Section 304.5.

## **SITE DESCRIPTION AND PRESENT USE**

The project is located on the west side of Sansome Street, between Greenwich and Filbert Streets, Block 0085, Lot 048. The project site is an approximately 23,718 square foot lot, located at the southwest corner of Sansome and Greenwich Streets. The subject property is located within the C-2 (Community Business) District and the 84-E Height and Bulk District. The subject property is also located with the Waterfront 3 and Telegraph Hill-NB Residential Special Use District. The property is developed with a four-story commercial building, with tenants including Hult International Business School and a marketing firm. The project site is located at the eastern base of Telegraph Hill. Although the building does not cover the entire lot, the existing yard area to the west is steeply sloped and not used by students or faculty. The subject building was built in 1982 and is approximately 58,000 square feet in area. Hult currently occupies 42,640 square feet on the first through third floors.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

To the north, south, and east are C-2 District zoned properties while to the west is Telegraph Hill and RH-3 (Residential House, Three Unit) District zoned properties. The subject site is surrounded a variety of uses. The properties in the immediate area of the project site along Sansome Street contain primarily professional, realty and business offices, retail, athletic facilities and parking facilities. One block further east is Levi's Plaza and the Embarcadero. The C-2 District in which the building is located runs along the San Francisco waterfront, between Van Ness Avenue to the northwest, and to Broadway Street to the southeast. C-2 Districts serve the purpose of providing convenience goods and services to residential areas of the City, both in outlying sections and in closer-in, more densely built communities.

## **SUMMARY OF THE CONTENTS OF THE INSTITUTIONAL MASTER PLAN**

### **Institutional Overview**

Hult is an international business school with campuses in Boston, London, Dubai, Shanghai and San Francisco. Both undergraduate and postgraduate education is offered; however, the San Francisco campus dedicated to post graduate work. The school was established in 1964 as an extension of the consulting business of Arthur D. Little, a management consultancy. The Master's degree program was accredited in 1976, and became an independent not-for-profit school in 1996. Since 2002, Hult has been transformed from a single-campus institution into global school with five campuses. In 2010, Hult began

operation at the San Francisco campus. Students are encouraged to rotate between the campuses. This “global rotation model” is unique to Hult which also supports an international student body with less than 10% of the students being from the United States and over 99 nationalities are represented. Students typically leave the San Francisco campus for a different campus after a three month time period.

### **Existing Facility**

There are approximately 1250 students enrolled at Hult worldwide. The San Francisco campus accommodates 589 students and anticipates that the fourth floor addition will allow for a total of 792 students. In the long term, Hult proposes a maximum student population of 900 at the San Francisco campus. Currently, approximately 30+ faculty members teach at the San Francisco campus and most are from the San Francisco Bay Area. In addition, Hult employs an administrative staff of 35 full time employees and 4 part time employees.

Approximately 600 people visit the San Francisco Hult campus daily; however, there are on average only 150 people on campus at any given hour between 8 am and 7:30 pm. The only people that remain on campus for the entire day are administrative staff.

Hult does not operate any student housing facilities in San Francisco and has no plans to do so as a part of its proposed development. Students are given assistance in finding appropriate accommodations in the private rental market. In 2011, Hult conducted an internal survey to determine where students were housed. At that time, 47% of the 249 students lived less than 2 miles from campus and 76% lived within a 4-mile radius of the school. Currently 580 students are enrolled at the San Francisco campus. 23% live in the same zip code as the school and 62% are within walking distance of the school.

Also in 2011, Hult conducted an internal survey to analyze how students commute to school. The survey revealed that 94% of the total 249 students walked or used public transportation to commute to Hult and less than 1% of the student population parked on the street. To determine the traffic that Hult generates, a space utilization analysis was conducted considering all classes scheduled from September 2<sup>nd</sup> to December 22, 2012. The analysis revealed that during business days the vast majority of the students leave before the rush hours of 4pm and 7pm since two thirds of the classes scheduled end before 3:45 pm. Hult uses a block scheduling system which reduces the number of students at the campus at any one time and considering that two thirds of the classes take place before 4pm, thereby lessens the effect on street parking for commuters that live in the area.

There is no off-street parking provided at 1355 Sansome Street. Hult provides parking to faculty and corporate guests at Levi’s Plaza parking garage. The small percentage of students that do drive to Hult typically use commercial parking garages nearby. 60% of the faculty resides in nearby hotels as their permanent residences are international and they travel between the international campuses. Hult does not anticipate a drastic increase in the demand for parking due to the expansion but rather the continued use of public transportation, walking and biking as commute options. There are several bus lines (1, 10, 12, 39, 41, and 82X) street car (F Market and Wharf), BART, and the San Francisco Bay Ferry within the vicinity. Hult offers bicycle parking inside of Levi’s Plaza garage, pretax public transportation vouchers to staff, and memberships to car share programs. Hult is supportive of neighborhood efforts to alter the specifications for the “A” residential permit parking by reducing the non-permit parking maximum from two hours to one hour. In addition, the current fourth floor tenant is a marketing company comprised of approximately 50 employees, the majority of which drive to work.

### **Development Plans and Potential Effects**

The fourth floor will be developed with two classrooms and 22 “breakout” spaces for student team meetings. There will be no noise effects generated by any equipment on the roof. Hult has stated that they will improve the current conditions with regard to noise. Hult will do the following:

- Lock all fourth floor windows facing the hillside so that they cannot be opened.
- Install automatic closers on all doors on the rooftop.
- Add an additional layer of sound proofing material to the main penthouse structure.
- Report immediately whenever a door on the roof is left open to their landlord.

Neighbors have reported that Hult’s lights remain on at night and are problematic. Hult will install automatic timers and movement sensors so that lights will turn off after daily classes or when a room is left unoccupied.

### **Current and Future Institutional Need**

Hult has no intention of acquiring property in San Francisco or expanding the current campus. Hult’s future expansion involves a New York City Campus and further expanding the Boston campus, rather than further development in San Francisco.

## **ENVIRONMENTAL REVIEW**

Institutional Master Plans are non-action items, and as such, do not require CEQA review.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 1, 2013	February 27, 2013	23 days
Posted Notice	20 days	March 1, 2013	March 1, 2013	20 days
Mailed Notice	10 days	March 11, 2013	March 11, 2013	10 days

## **PUBLIC COMMENT**

- To date, the Department has received four emails regarding the IMP. The Telegraph Hill Dwellers neighborhood group emailed regarding the completeness of the original submittal of the IMP. Since then, the Project Sponsor has updated the IMP to include more thorough analysis of parking effects. It has come to Planning staff’s attention that Hult and surrounding neighbors are intending to enter into a Memorandum of Understanding regarding operational issues and potential effects from the fourth story expansion. Although this agreement may alleviate concerns voiced by the neighbors, it does not affect the completeness of the IMP document.
- Hult is hosting a community meeting in early March to discuss the latest IMP with the surrounding neighbors and the Telegraph Hill Dwellers.

## **REQUIRED COMMISSION ACTION**

No formal Planning Commission action is required, and the Commission's acceptance of the IMP by closing the public hearing does not indicate approval of any project. It merely acknowledges that the IMP contains the required items and that there has been a public hearing.

The Planning Department finds the document to be a complete IMP relative to the Planning Code Requirements outlined in Section 304.5(c), in which the specific required contents of the report are outlined.

The Planning Department's finding simply indicates that the submitted IMP adequately addresses all of the required relevant items outlined in the Planning Code, and does not constitute approval or support of the proposed projects.

By holding a public hearing in order to receive public testimony, the Planning Commission has fulfilled the requirements of Planning Code Section 304.5. This hearing is for receipt of and public comment on CPMC's IMP. Pursuant to Planning Code Sec. 304.5(d), "the public hearing conducted by the Planning Commission on any institutional master plan, or revisions thereto, shall be for the receipt of public testimony only". Additionally, pursuant to Planning Code Section 304.5(h), "no hearing shall be held...by the Commission on any such application for a new conditional use until three months shall have elapsed after the date on which the public hearing is closed and the IMP, is accepted."

The IMP is the Project Sponsor's current proposal for future development; it is their best estimate as to their desired size, location, and program of their facilities. The Planning Commission can express concerns about certain aspects of the plan in hopes that the Project Sponsor will respond to those concerns during the entitlement process.

## **BASIS FOR RECOMMENDATION**

- The Institutional Master Plan for Hult International Business School complies with the requirements of Planning Code Section 304.5.

<b>RECOMMENDATION:            Receive the IMP for Hult International Business School.</b>
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### **Attachments:**

Block Book Map  
Sanborn Map  
Aerial Photographs  
Public Correspondence (see also Project Sponsor Submittal)  
Institutional Master Plan

Attachment Checklist

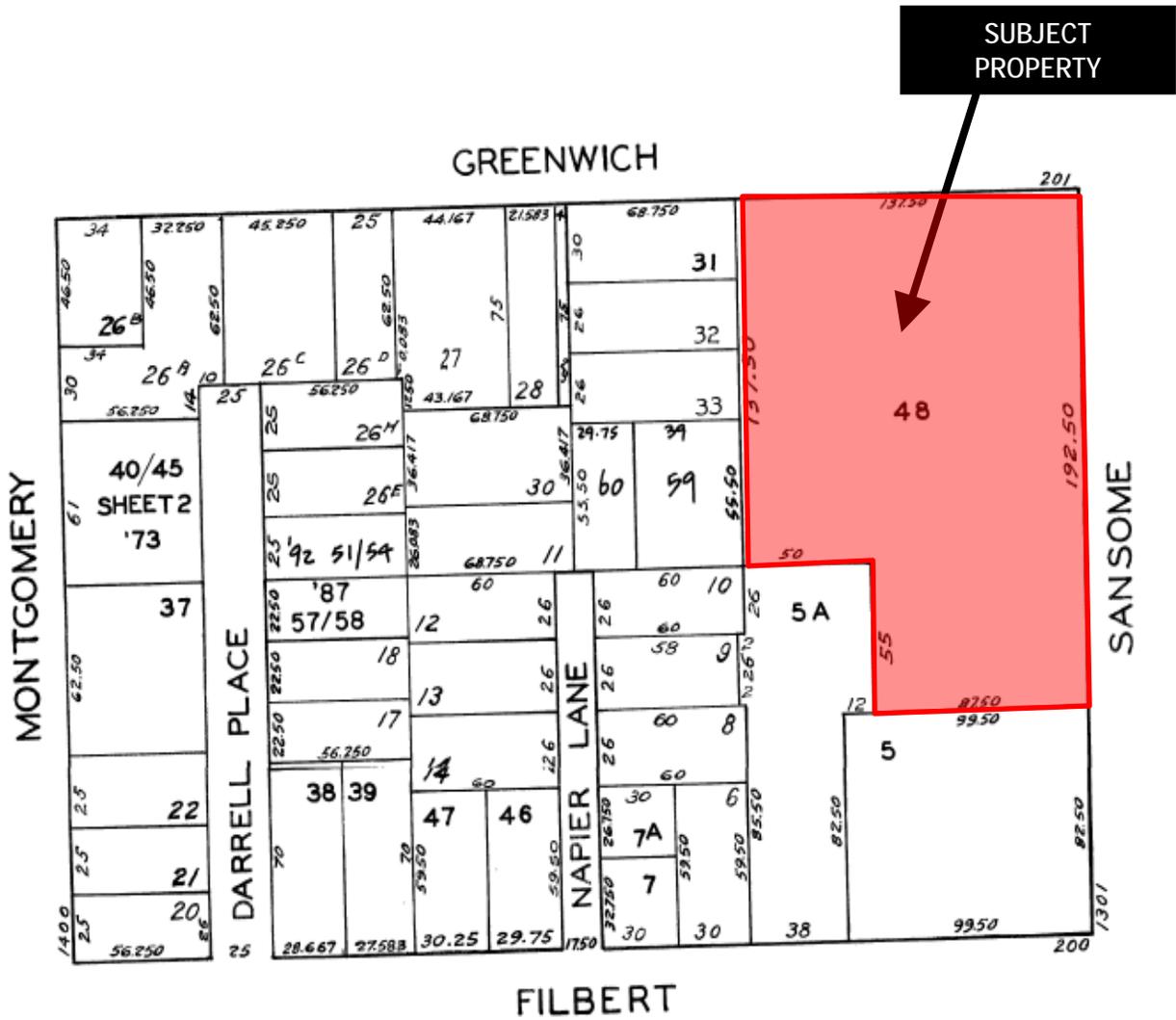
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Institutional Master Plan                              |
| <input type="checkbox"/> Draft Motion                   | Drawings: <u>Existing Conditions</u>   |
| <input type="checkbox"/> Environmental Determination    | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> RF Report   |
| <input type="checkbox"/> Context Photos                 | <input type="checkbox"/> Community Meeting Notice  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

Exhibits above marked with an "X" are included in this packet

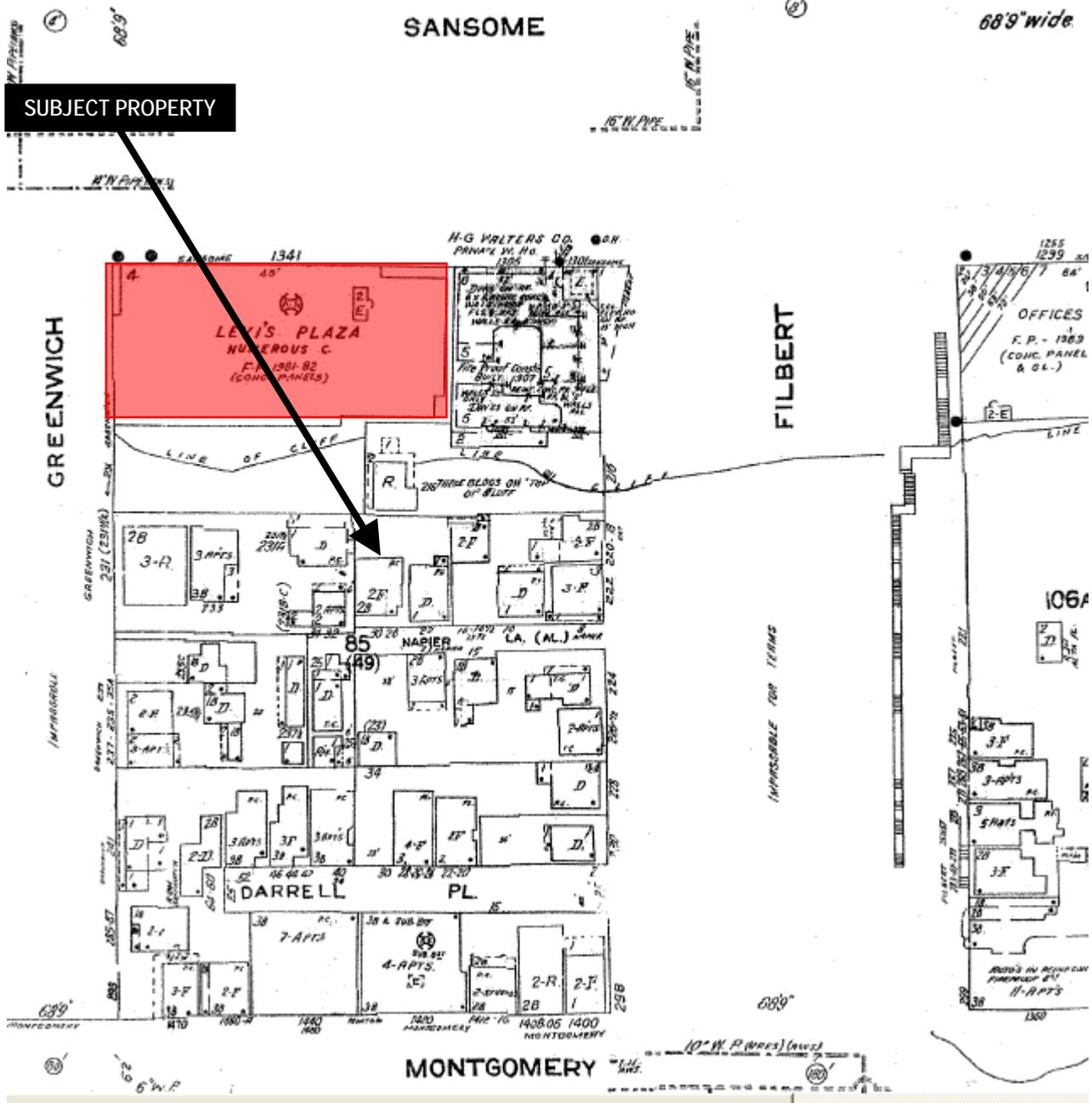
\_\_\_\_\_ KMC  
Planner's Initials

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# Block Book Map



# Sanborn Map\*

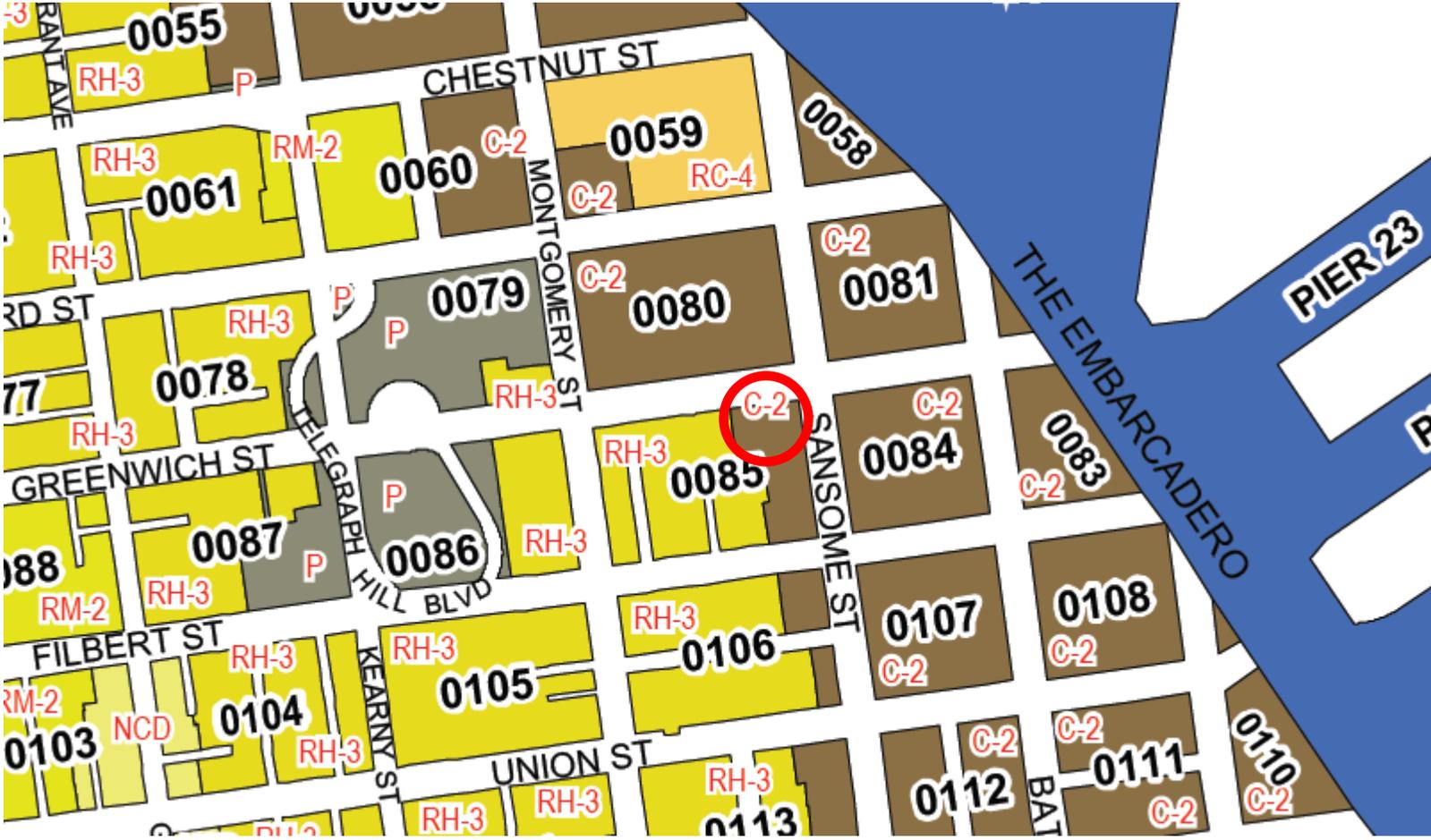


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



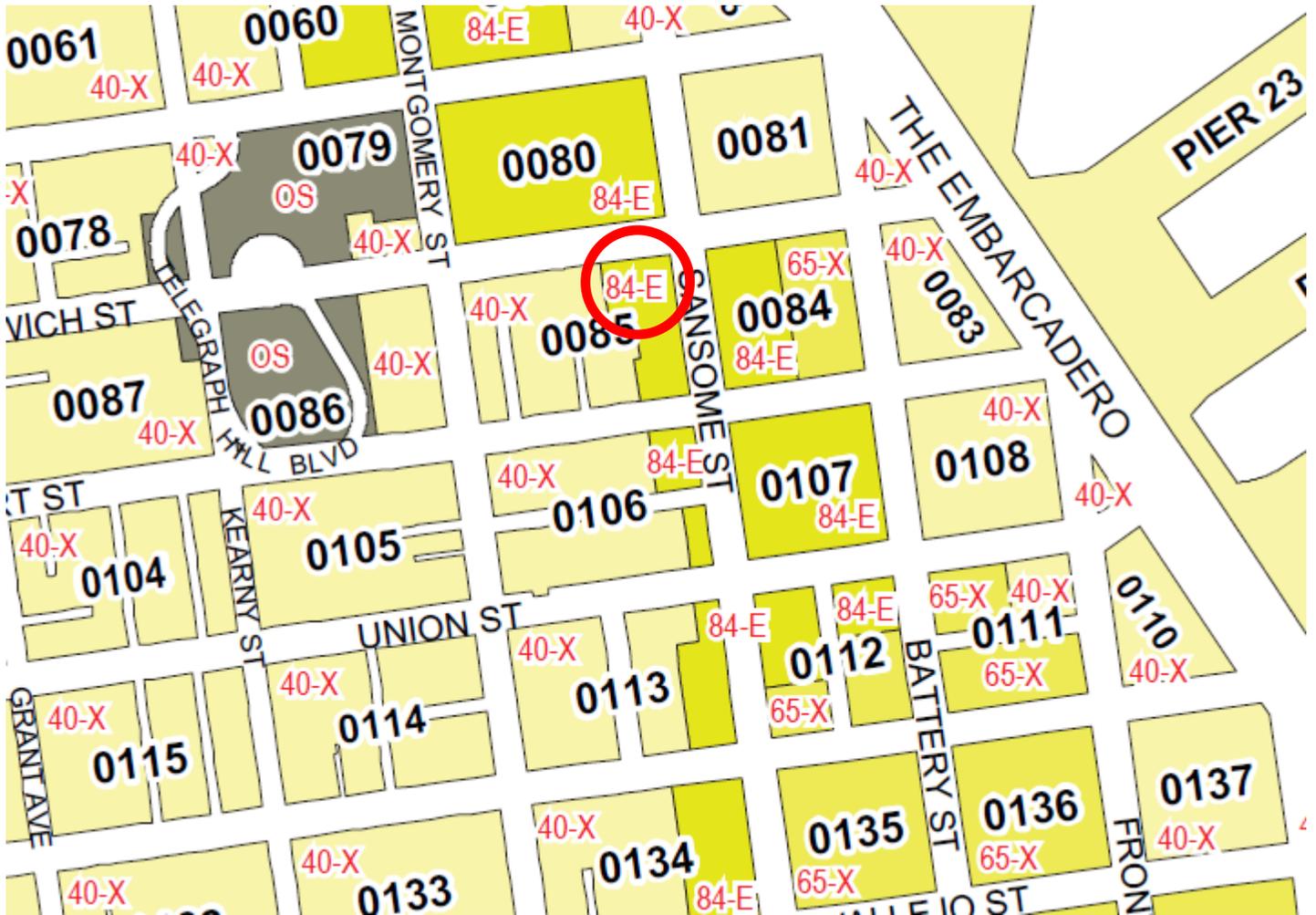
Institutional Master Plan Hearing  
Case Number 2012.1367I  
1355 Sansome Street  
Hult International Business School

# Zoning Map



Institutional Master Plan Hearing  
Case Number 2012.1367I  
1355 Sansome Street  
Hult International Business School

# Height and Bulk Map



Institutional Master Plan Hearing  
Case Number 2012.1367I  
1355 Sansome Street  
Hult International Business School

# Aerial Photo



**SUBJECT PROPERTY**



# Site Photo



Institutional Master Plan Hearing  
Case Number 2012.1367I  
1355 Sansome Street  
Hult International Business School

# REUBEN, JUNIUS & ROSE, LLP

March 13, 2013

## By Messenger

President Rodney Fong  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Planning Case No. 2012.13671**  
**Hearing Date: March 21, 2013**  
**Our File: 6822.02**

Dear President Fong and Commissioners:

This office represents Hult International Business School (“Hult”), a global business school that provides undergraduate and postgraduate business education to international students. In October 2012, Hult submitted an Institutional Master Plan (“IMP”) application to the San Francisco Planning Department, describing the nature of its current facilities and discussing future development plans. On March 21, 2013, the Planning Commission will hold a public hearing to receive public testimony on the IMP and accept the application as complete under the requirements of the Planning Code. This letter contains a brief summary of Hult’s unique educational mission, current facilities, and plans for future development.

We look forward to presenting Hult’s IMP application to you on March 21, 2013.

## **A. Institutional Overview**

Hult is an accredited international business school established in 1964, with campuses located in San Francisco, Boston, London, Dubai and Shanghai with a rotation program to New York and Sao Paulo. Hult offers both undergraduate and postgraduate business educational programs; however, the San Francisco campus is dedicated solely to postgraduate studies.

Hult offers students a truly unique international experience through its innovative Global Rotation Program. This Program allows students to pick a primary campus and also spend up to three months studying at two other campuses. For example, students could begin their studies in Boston, and then travel to Shanghai via London or Dubai, or San Francisco via Dubai or Boston. This program allows Hult students to study the world’s fastest-growing economies and examine international business practices close-up. Hult is also known for its **extremely diverse student body**, which allows its students to work alongside peers from **135 nationalities**, speaking 105 languages.

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In addition, Hult is a highly-regarded educational institution, currently **ranked 21<sup>st</sup> among business schools in the US, and 31<sup>st</sup> in the world by the *Economist* (2012), and 57<sup>th</sup> in the world by the *Financial Times* (2013)**. Hult also ranks in the *Financial Times* top 10 list competitiveness with regard to international business, international experience, and international mobility. These accolades may be due in part to Hult's focus on hands-on education. Unlike other business schools that are research-oriented, most of Hult's faculty have real-world experience. Many have worked for companies like P&G, Sony, and Credit Suisse, while others have run their own businesses or created their own patents. Hult also empowers students to develop real-world skills by completing a six week Action Project, which involves consulting for a leading company or non-profit like Samsung, IBM, Nike, or One Laptop per Child.

### **B. Existing Facilities**

Hult's San Francisco campus opened in 2010 and is located at 1355 Sansome Street, on the first three floors of an existing four-story building. This campus is in the North Beach neighborhood and C-2 (Community Business) Zoning District, conveniently located within walking distance to multiple forms of public transit including the 1, 10, 12, 39, 41, and 82X bus lines, the F Market & Warf street car, BART, and the San Francisco Bay Ferry.

The campus is located at the eastern base of Telegraph Hill, with residential uses located to the west of the property. Other properties in the immediate area along Sansome Street contain mostly professional, realty and business offices, retail, athletic facilities and parking facilities. The San Francisco campus currently accommodates 589 students, and employs 30 faculty members, 35 full-time staff members, and four part-time employees. Hult does not operate any student housing facilities; students are given assistance in finding appropriate accommodations on the private rental market. Surveys conducted in 2011 showed that **76% of Hult's students lived within a 4-mile radius** of the school and **94% walked or used public transportation to commute to school**.

### **C. Proposed Expansion**

As part of the IMP process, educational institutions are required to describe the future development plans of the institution for a 10-year period. Hult's future development plans include **expanding its facilities from three floors within the existing four-story building, to a fourth floor within the same building**. No other development is proposed. This modest development would occur in an ideal location, as postsecondary educational institutions are principally permitted on all floors of buildings within this area. Also, the fourth floor Hult's existing building is currently occupied by a marketing firm, which plans to relocate to a nearby location in April 2013, leaving the space vacant.

Hult's fourth-floor expansion would **increase its current 42,640 square feet of occupied space to a total of 58,000 square feet of occupied space** within the same building. In addition, Hult anticipates a **growth in its student body from 589 students to 792 students in the first year following the expansion**. In the long term, Hult proposes a maximum student population of approximately 900 at its San Francisco campus.

Hult does not own any property within the City and has no plans to acquire any. Hult **does not propose any physical expansion outside of the existing building**, and does not plan to lease any other facilities in the City. There is no off-street parking provided at the San Francisco campus, and none would be provided through the expansion. However, as part of its proposed development, the school would increase its indoor bicycle parking to 50 spaces.

#### **D. Project Benefits**

The proposed development described in Hult's IMP application would have substantial net benefits for the surrounding community. These benefits include:

- Attracting International Student Population. Hult's proposed fourth-floor expansion will allow it to increase its student population from 589 to 792 students within the first year, with a maximum anticipated student population of 900 at the San Francisco campus. This influx of international students will contribute to increased consumer activity in the City, and specifically for businesses located within Hult's immediate vicinity.
- Attractively Designed and Maintained Facilities. Hult's campus is a well-maintained facility that presents an attractive appearance, improving the overall image of the neighborhood. The existing facility has been featured in several design magazines and has earned multiple interior design awards. Hult would bring the same high-quality design standards to the renovation of its expanded fourth floor.
- Investment in Community. Hult has, and will continue to encourage its students to participate in neighborhood community programs, including volunteer events. In fact, Hult is currently planning a monthly student, staff and faculty volunteer program to help in cleaning the gardens on Telegraph Hill, planting trees, picking up litter, and supporting the school's community. In addition, after school hours, Hult plans to make its expanded facilities available for use by community organizations and events.

- Community Responsiveness. Hult has displayed a strong commitment to working with its neighbors and addressing community interests throughout the IMP application process. In fact, Hult revised its original IMP application to provide additional detail requested by its neighbors, and hosted several voluntary neighborhood outreach meetings to further discuss its development plans and solicit community feedback. In response to its neighbor's comments, Hult has incorporate several new mitigation measures in its development plans, including the installation of blackout blinds in the fourth floor space, installation of automatic closers, and installation of soundproofing material and sound traps in the rooftop mechanical penthouse. Hult will continue to make a positive contribution to the surrounding community by working in good faith with its neighbors.

#### **E. Conclusion**

Hult is a unique and highly-regarded postsecondary educational institution, which that attracts a vibrant international student population to the City. Hult's IMP application proposes a minor expansion of the school's San Francisco campus in an area in which postsecondary educational uses are principally permitted, and does not involve any expansion or modifications outside of the school's existing building. Hult is invested in making a positive contribution to its surrounding community, and has worked closely with local neighborhood groups throughout the IMP application process. Hult looks forward to further discussing its innovative educational mission, institutional character, and future development plans with you at the March 21, 2013 hearing.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda Sarjapur

Enclosures

cc: Vice-President Cindy Wu  
Commissioner Michael Antonini

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President Fong and Commissioners

March 13, 2013

Page 5

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Commissioner Kathrin Moore  
Commissioner Bill Sugaya  
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# SECTION 304.5 APPLICATION – INSTITUTIONAL MASTER PLAN

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## **I. INTRODUCTION AND BACKGROUND**

This Master Plan for the Hult International Business School (“Hult”) provides an overview of the School’s facilities and programs in San Francisco and projections for future growth. Preparation of the Master Plan satisfies requirements of the Planning Code of the City and County of San Francisco (Section 304.5) that calls for medical and educational institutions to provide the Planning Commission with a long-range development plan.

Hult filed a previous Institutional Master Plan in April 2011. Since that time, institutional developments and revised projections for future growth have prompted the creation of Hult’s current Institutional Master Plan.

### **To summarize:**

- Hult now plans to expand its facilities from three floors of the existing four-story building at 1355 Sansome Street, to a fourth floor within the same building. This expansion would result in an increase from Hult’s current 42,640 square feet of occupied space to a total of 58,000 square feet of occupied space within the same building. The expansion would mean that Hult would fully occupy the building at 1355 Sansome.
- Hult currently has 589 students, and proposes to grow its population to 792 students within the first year following its expansion into the fourth floor of 1355 Sansome Street. In the long term, Hult proposes a maximum student population of 900 at its 1355 Sansome Street campus;
- Hult does not own any property within the city of San Francisco and has no plans to acquire any. Hult does not propose any addition to the 1355 Sansome Street as part of this Institutional Master Plan. Hult will be moving into existing space on the fourth floor of the building;
- There is no off-street parking provided at 1355 Sansome Street. The vast majority of Hult’s students are international; very few own cars and the location is well-served by public transport;
- The development of this Institutional Master Plan is consistent with the terms of a previous agreement entered into by the School and the Telegraph Hill Neighbors, as provided in the School’s April 2011 Institutional Master Plan, concerning future expansion of the School into the fourth floor of 1355 Sansome Street.

## **II. INSTITUTIONAL OVERVIEW**

Hult is a global business school that provides undergraduate and postgraduate business education to international students. Hult has campuses in Boston, London, Dubai, Shanghai and San Francisco. Students are encouraged to move between campuses during their program to gain a better understanding of the global economy and international business.

### **a. Mission and Purpose**

The institutional mission of the school is as follows: “Hult International Business School is a global institution that transforms lives by providing an exceptionally useful and enduring education that brings together people, cultures, and ideas from all around the world. The school encourages personal growth, intellectual integrity, global sensitivity, local engagement, and civic values so that students are able to succeed in the global economy and are empowered to contribute meaningfully to their business and community.”

Hult's mission is to provide a highly relevant and comprehensive education in international business and management. Through case based instruction, team work and field projects, Hult students are encouraged to openly exchange information and ideas in order to foster creativity, intellectual growth and interpersonal connections across languages and cultures.

Hult's instructors are rich in practical experience. Hult professors are engaged in teaching, research and solving real business problems. With their knowledge of the real business world, they bring learning alive and keep Hult's curriculum dynamic.

### **b. History**

The school was originally called the Arthur D. Little School of Management (“ADLSOM”). It was established in 1964 as an extension of the consulting business of Arthur D. Little, the world's oldest management consultancy. Originally designed for managers from developing countries, the Master's degree program was accredited by the New England Association of Schools and Colleges (“NEASC”) in 1976 making it the first corporate university in the United States.

In 1996, the school became an independent, not-for-profit corporation, although Arthur D. Little still financially supported it. In 2002 Altran acquired the consulting business of Arthur D. Little and a decision was made to cease support of ADLSOM.

EF Education First, the world's largest private education provider, agreed to support Hult's operations. The school was renamed Hult International Business School in recognition of the founder of EF Education First, Bertil Hult.

Since 2002 Hult has been transformed from a single-campus institution into arguably the world's first global business school with campuses in Boston, San Francisco, London, Dubai and Shanghai. Students are encouraged to rotate between campuses during their course of study to gain a better understanding of the global economy and to learn about international business practices. The global campus rotation model is unique to Hult.

Each campus is substantially the same to ensure that the educational experience is as similar as possible in each location. Key metrics are benchmarked to be identical including staff/student; students/classroom; students/breakout space and the design of the campus also include common elements so that each campus feels uniquely "Hult". This commonality helps students settle in quickly when they participate in the campus rotation.

Enrollments have increased significantly from 50 in 2002 to 1250 students worldwide in 2010. The focus of the school has remained firmly on international students. Hult students literally come from all over the world. Across the global student body over 80 nationalities are represented. Less than 10% of all students are from the United States (the majority of whom are enrolled in London and Dubai).

The key strengths of the institution are an academic program that blends academic theory and management best practice and the diverse international nature of the student body. These strengths have been carried through the ADLSOM, and were acknowledged by Forbes Magazine in its May 4, 1998 cover story. The quality of education provided is in large part due to the business model of employing professors from the world's top business schools to teach at Hult on an adjunct basis.

Hult students are keenly sought by employers. Recent graduates have been employed by McKinsey & Company, Bain, JPMorgan, Microsoft, IBM, Deutsche Bank, Accenture, Johnson & Johnson, PWC, and P&G. The average starting salary of MBA graduates is over \$90,000 USD and over 80% of graduates have found employment three months after graduation. These statistics are impressive for one-year MBA program that focuses exclusively on international students.

The school has an alumni base of 3,500 graduations that are spread all over the world. Many of these alumni are in position of power including several CEO's, Ambassadors and political leaders.

**Table 1: History**

1964	Arthur D. Little Inc., the world's oldest management consulting firm, establishes the Management Education Institute. Modeled around top business programs, the school attracts some of the world's most successful business leaders.
1965	Swedish entrepreneur Bertil Hult founds EF Education First, today the world's largest privately held education organization, with 29,000 teachers and staff, and offices spanning 50 different countries.
1976	The school is officially accredited by the New England Association of Schools and Colleges (NEASC), the governing accreditation body of the top business programs in the northeastern United States.
1998	Forbes identifies Hult's Action Learning Program as "highly distinctive", ranking it with the programs of the top five MBA school programs in the United States.
2002	The Economist Intelligence Unit ranks Hult the third best business school in Massachusetts, after Harvard Business School and Massachusetts Institute of Technology (MIT).
2003	The school is renamed Hult International Business School, honoring benefactor Bertil Hult's personal vision and commitment to educating international business leaders, and moves to its own dedicated facility near downtown Boston.
2005	Hult's one-year MBA program earns the accreditation of the Association of MBAs (AMBA), making Hult the first business school in the United States to be recognized by this prestigious international accrediting body.
2007	The school launches an elective module at its study abroad campus in Shanghai as a key component of the Hult international MBA school experience, and acquires Russell Square campus, formerly known as Huron University, London
2008	Hult welcomes the first class of students to the MBA program in Dubai - the first U.S. academic institute to be licensed in the U.A.E.
2009	Hult's London campus welcomes undergraduate and graduates. Our MBA school students can choose to study in one of four locations: London, Boston, Dubai, or Shanghai.
2010	To meet the growing demand for the school's top-ranked MBA program, Hult acquires its fifth campus in San Francisco.

**c. The University Today**

**i. *Degree Programs***

Hult San Francisco will focus on postgraduate programs exclusively. The following four programs are currently being offered in San Francisco:

- Master of Business Administration (“MBA”)
- Master of International Business (“MIB”)
- Master of International Marketing (“MIM”)
- Master of Social Entrepreneurship (“MSE”)

These graduate programs are all full-time, one-year degree programs.

MBA Students must complete 58 credit hours of course work to be eligible for the MBA degree. MIB, MIM, and MSE students must complete 36 credit hours of course work. Course credit is awarded for achieving a grade better than “F” for a course. Those who satisfy these criteria, as well as fulfill all program requirements, receive a grade other than “Incomplete” for each course, who have no outstanding Honor Code issues, and who have a final GPA of 2.67 or better are granted the relevant degree.

In this last academic year, Hult adopted a pedagogical approach with the name “LEAP.” LEAP stands for Learning, Experience and Action Projects. This approach involves team teaching, class speakers, practical workshops, company visits, and corporate feedback and serves as an opportunity to work with and engage members of the local San Francisco business community.

**ii. *Accreditation & Ranking***

The Commission of Higher Education (“CIHE”) of the New England Association of Schools and Colleges (“NEASC”) accredits the worldwide operations of Hult, including San Francisco. CIHE is the regional accreditation agency for colleges and university in the six New England states: Connecticut, Main, Massachusetts, New Hampshire, Rhode Island, and Vermont. As such the Commission is one of the seven regional accreditation agencies recognized by the U.S. Secretary of Education.

In addition the Association of MBA’s (AMBA), a UK accreditation body, accredits Hult’s MBA program.

While Hult has grown quickly, it has maintained its impressive position in the MBA rankings. Hult is currently ranked 27<sup>th</sup> best business school in the world by the Economist and 1<sup>st</sup> for international diversity; Financial times ranked Hult as 65<sup>th</sup> best

business school in the world and it is the only teaching-focused institution to be included in the Financial Times top 100 schools.

### **iii. Admissions Procedures**

Hult's admissions policy is intended to assess how an applicant might contribute to, and benefit from an intensive graduate business education in a culturally diverse institutional environment.

#### Basic Admissions Criteria for MBA Program

1. Substantial business experience and satisfactory GMAT score
2. Undergraduate degree
3. Undergraduate transcript
4. Letters of reference 5
- . English language proficiency
6. Personal Statement (Essay)

#### Primary Personal Factors

1. National origin, ethnicity, gender (to ensure diversity)
2. Career goals
3. Entrepreneurial skills
4. Evidence of
  - a. Leadership
  - b. Professional promise
  - c. Motivation and drive
  - d. Overcoming adversity, including disabilities

#### Secondary Personal Factors

1. Professional certifications
2. Honors and awards
3. Publications
4. Membership in professional or business associations
5. Community or national service
6. Extracurricular activities

The above factors are not exhaustive. They may be weighed differently. They may not, however, be reduced to a standard formula or ranking. They should be considered in conjunction with all other admissions criteria and factors, in light of the school's mission and purpose.

The admissions policy for the Master programs (MIB, MSE and MIM) is identical to that of the MBA with 3 exceptions:

1. Work experience
2. Resume
3. GMAT score, although preferred --are not required.

**iv. *Industry Speakers & Conferences***

Hult sponsors frequent industry guest speakers and special conferences to supplement classroom learning. For example, the San Francisco campus recently invited Biz Stone, co founder of Twitter to speak to students as part of the Executive Speaker Series. Other recent speakers have included Jimmy Wales, founder of Wikipedia, Steve Wozniak, co-founder of Apple computers, Kristen Badgley, Senior Vice President of Korn/Ferry International and Mark Brodeur is the Global Sustainability Director for Nestlé Purina.

The school will also be hosting the Hult Prize regional finals in San Francisco for the third consecutive year. This event is a business case competition that is open to all university and college students from around the world. Local executives and business leaders will serve as judges for the competition and industry leaders will be invited to participated in the event. Judges for the event include Rose Marcario, COO of Patagonia, Savith Srinivasan, Partner at IBM Venture Capital Group, Dorian Stone, Principal at McKinsey and Mike Leischer, general Manager at GE Healthcare.

**d. Population Characteristics**

**i. *Students***

In general, Hult graduate students are mature, culturally diverse, relatively experienced, and capable of succeeding in an intensive, one-year program. Through an effective marketing campaign, the school has improved student quality and enhanced cultural diversity over the past five years, all the while maintaining a high level of English language proficiency, work experience, and maturity. In addition, by providing exceptional student and career services, Hult has simultaneously increased student satisfaction over the same period.

The San Francisco campus currently has 589 students enrolled for the 2012-2013 academic year. Over 85% of the current student population is composed of international students from over 99 different nationalities. All students are full-time students pursuing a postgraduate degree. The breakdown by degree program is as follows:

**Table 2: Current San Francisco Student population**

PROGRAM	Students	%
<b>MBA</b>	189	32%
<b>MIB</b>	274	46%
<b>MIM</b>	75	13%
<b>MSE</b>	51	9%
<b>GRAND TOTAL (485)</b>	<b>589</b>	

It is anticipated that as Hult expands the student population will remain similar to that of Hult’s other campuses:

- One third of the student population is women
- Over 100 nationalities represented
- 10% North America; 40% Asia; 20% South America; 20% Europe;10% Middle East & Africa
- Average age: 31 (MBA); 23 (MIB)

**ii. Faculty & Staff**

The Hult faculty is drawn from established academics rich in practical experience as well as practicing consultants. Hult’s global faculty includes fulltime academics, practicing consultants and experienced business executives.

In San Francisco Hult currently employs an administrative staff of 35 FTE and 4 part-time employees.

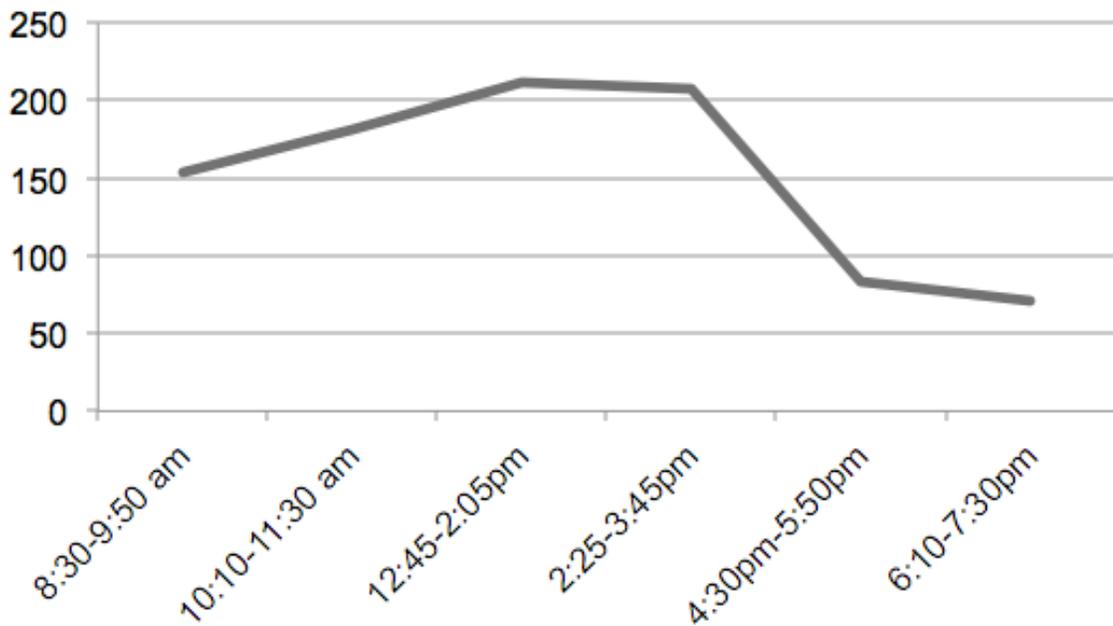
Hult San Francisco currently employs 30+ faculty members, of which a significant percentage is drawn on an adjunct basis from the San Francisco Bay Area. The number of faculty in San Francisco is expected to grow over the next year as we expand the number of degree programs and increase the student population.

Affirmative Action: Hult is an equal opportunity employer that makes all employment decisions on the basis of merit. Hult policy prohibits unlawful discrimination based on race, color, gender, gender identify, religion marital status, age, national original, sexual orientation or any other consideration made unlawful by federal state or local laws.

**iii. Transportation and occupancy**

Throughout the day, about 600 people visit our facility however there are on average only 150 people on campus at any given hour between 8 am and 7:30 pm. Students and Faculty come and go depending on their academic schedule so the only people that are all day on campus during the week are staff which accounts for 35 people. Exhibit 3 shows a breakdown of the number of people that are in the building at any given time throughout the day.

**Table 3: Weekdays Campus Occupancy Rate (based on our academic schedule)**



**e. Cost of Attendance & Financial Aid**

**i. Tuition & Housing Costs**

**Table 4: Estimated Tuition and Housing costs for MBA**

Master programs tuition & living expenses (2011-2012)	San Francisco (USD)
Tuition Fee	64,500
Living Expenses	27,000

Course materials and textbooks	1,500
Student Medical Insurance	1,600
Accommodation (Double/Single)	N/A N/A
Application Fee (in USD)	150
Confirmation Deposit	3,500
Installment Plan Fee	1,200
Rotation Deposit	N/A

**Table 5: Estimated Tuition and Housing costs for Masters Programs**

Master programs tuition & living expenses (2011-2012)	San Francisco (USD)
Tuition Fee	39,100
Toolbox & Case Study Pack	1,500
Student Medical Insurance	1,600
Living Expenses	27,000
Application Fee	100 USD
Confirmation Deposit	2,500
Installment Plan Fee	700
Project Management Diploma (9 additional credits)	9,000

**ii. Financial Aid & Scholarships**

Less than 5% of the student population receives federal loans or grants.

**f. Campus Safety**

The campus is monitored by video-surveillance, and at least 1 staff member is present at all times when students are in the building. Card-key access is required for students to enter building. The building is secured according to published building hours and after hours a staff ID is required for access.

The operations team rigorously maintains campus facilities and repairs of any

physical hazards are addressed promptly.

### **III. EXISTING FACILITIES**

#### **a. Overview**

Hult currently occupies the first, second and third floor of 1355 Sansome, which is a four-story building containing approximately 58,000 sq. ft. In total Hult occupies 42,640 sq. ft.

#### **b. Ownership**

Hult does not own any property in the City of San Francisco and has no plans to acquire any.

#### **c. Parking**

There is no off-street parking provided at 1355 Sansome st. There are several commercial parking lots around the school site. Since the vast majority of students are international very few own a car and instead commute to classes via public transport. The location is very well served by public transport and students have use of a private shuttle bus service provide by the landlord for all tenants of Levi's Plaza.

#### **d. Student Housing**

Hult does not operate any student housing. Students are given assistance in finding appropriate accommodation on the private rental market through connections with local real estate brokers.

#### **e. Contribution to Local Businesses**

Although the school recruits nationally and internationally, many students will seek jobs and internships in the San Francisco Bay Area. Approximately 65% of students enrolled in the San Francisco are interested in seeking internships or long-term employment locally.

### **IV. CURRENT & FUTURE INSTITUTIONAL NEEDS**

#### **a. Near-Term Needs**

In the near-term the school is interested in securing the 4<sup>th</sup> floor of 1355 Sansome that would increase the total to 58,000 sq. ft. of operational space in San Francisco.

With this additional space the school would anticipate growing the student population to 792 in the first year, with a maximum student population of 900 in San Francisco.

The breakdown by degree program in the first year would be as follows:

**Table 6: Projected Student Population by Degree Program**

<b>MBA</b>	<b>MIB</b>	<b>MSE</b>	<b>MIM</b>	<b>TOTAL</b>
216	360	72	144	792

**b. Long-term Growth**

Longer-term the school would look to expand its campus in Boston before doing any other expansion in San Francisco. There would not be any anticipated expansion beyond what is proposed above for at least the next 5 years for the graduate programs.

Hult is looking to secure a US campus for its undergraduate program within the next 2-5 years. That campus would be located on a completely separate facility from the graduate programs and it is still to be determined what city this campus would be located in.

**V. SITE INFORMATION & SURROUNDING NEIGHBORHOOD**

Under Planning Code Section 304.5(c)(2), institutions submitting a full institutional master plan are required to provide textual and graphic descriptions of the present physical plant of the institution, including the location and bulk of buildings, land uses on adjacent properties, traffic circulation patterns, and parking in and around the institution.

Hult International Business School is located in a single, approximately 58,000 square foot, 4-story building at 1355 Sansome Street (the “Building”). Hult leases the first through third floors of the Building, occupying approximately 42,640 square feet. The fourth floor of the building is currently occupied by a marketing firm, which will be relocating to 101 Chestnut Street on April 1<sup>st</sup>, 2013.

The area of the Building currently occupied by Hult has been engineered around the school’s academic programs, with the goal of establishing an area to facilitate collaboration, embrace teamwork, and inspire innovation. The first through third floors of the Building house four classrooms, thirty eight breakout rooms (with different configurations), one quiet study space, two community tables, one student kitchen and fifteen offices. Hult’s facilities are very well maintained and present an attractive appearance, improving the overall image of the neighborhood. In fact, Hult’s facilities

have featured in several design magazines and it has also earned multiple interior design awards, such as the 2012 CICA award.

The Building is bordered by Sansome Street to the east, Greenwich Street to the north, a 4-story office building to the south (d.b.a Pearson Education), and a residential development bordering Telegraph Hill to the west. The Building is within the North Beach neighborhood, the Community Business (“C-2”) Zoning District, and the Telegraph Hill-North Beach Residential Special Use District (“SUD”). A Residential House – Three Family (“RH-3”) Zoning District is located behind the property. The C-2 District in which the building is located runs along the San Francisco waterfront, between Van Ness Avenue to the northwest, and to Broadway Street to the southeast. C-2 Districts serve the purpose of providing convenience goods and services to residential areas of the City, both in outlying sections and in closer-in, more densely built communities. Postsecondary educational institutions that are required to submit an institutional master plan, such as Hult, are principally permitted at all building levels in the C-2 District. The properties in the immediate area of the Building along Sansome Street contain primarily professional, realty and business offices, retail, athletic facilities and parking facilities.

Images of Hult’s current facilities, the Building, and the surrounding neighborhood are provided attached in **Exhibit B**.

## **VI. DEVELOPMENT PLANS AND POTENTIAL IMPACTS**

Under Planning Code Section 304.5(c)(3), institutions submitting a full institutional master plan are required to provide textual and graphic descriptions of the institution’s development plans for a future period of not less than 10 years, and the physical changes in the institution projected to be needed to achieve those plans. Hult International Business School’s development plans are discussed in detail below.

### **a. Description of Development Plans**

Hult plans to expand its current facilities from three floors of the Building, to a fourth floor within the Building. This expansion would result in an increase from the Hult’s current 42,640 square feet of occupied space to a total of 58,000 square feet of occupied space within the same building. The expansion would mean that Hult would fully occupy the Building. **Hult has no plans to expand its facilities beyond the fourth and final floor.** Additionally, **Hult does not own any property within the city of San Francisco, and has no plans to acquire any.**

The scope of work consists of tenant improvements to the fourth floor of the Building to create two additional classrooms, 22 new breakout rooms, a study copy/lounge area, and additional storage space. No exterior changes to the building structure or the

rooftop are proposed as part of the development. Hult plans to limit its expansion project to within the existing Building. **Hult will not do any modifications outside its walls. It will not use the rooftop for any purpose other than the servicing and repair rooftop mechanical equipment. Hult has no intention of using the rooftop for recreational or educational purposes.**

The only alteration to the mechanical equipment on the roof of the Building that will occur as a part of this development is the installation of a supplemental water heater within an existing rooftop penthouse structure. It is not anticipated that the water heater would generate any significant noise impacts. Additional specifications for the water heater to be installed are provided in **Exhibit H**.

Hult currently has 589 students, and proposes to grow its population to 792 students within the first year following its expansion into the fourth floor of the Building. In the long term, Hult proposes a maximum student population of 900 at the Building.

**b. Statement of Conformity with the Comprehensive Plan**

The development proposed by Hult will affirmatively promote, is consistent with, and will not adversely affect the General Plan, as follows:

Community Facilities Element

**Objective 9:** ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

Hult proposes to expand from three floors of the existing four-story Building within the C-2 Zoning District, to a fourth floor within the Building. The C-2 Zoning District is intended to provide services to the residential areas of the city, and postsecondary educational institutions like Hult are principally permitted at all floors within the district. Moreover, the continued operation of Hult at this location will enhance its efficient and effective use. The Building is located in an ideal location for an educational institution, close to a range of retail and commercial uses that are necessary to serve its active student population, and within walking distance to nearby residential districts where students can obtain housing. The area is also rich with a range of public transit options that are convenient to a largely international student population, many of whom do not own a car. The Levi Plaza Shuttle and 82-X bus lines can be accessed within a few hundred feet of the Building, and the 1, 39, 41, 10 and 12 bus stops, and F Market and Wharves Street Car are located within approximately one half mile of the Building. The Montgomery BART station and San Francisco Ferry Building are also located less than one mile from the Building, connecting students with locations

throughout the Bay Area.

Commerce Element

**Policy 1.1** ENCOURAGE DEVELOPMENT WHICH PROVIDES  
SUBSTANTIAL NET BENEFITS AND MINIMIZES  
UNDESIRABLE CONSEQUENCES.

Hult International Business School’s proposed development will provide substantial net benefits to the community by introducing an influx of new student consumers to the neighborhood and expanding the provision of valuable postsecondary educational services within the City. Hult has improved the image of the surrounding neighborhood by renovating its current facilities in a manner that has been featured in several design magazines and earned multiple interior design awards, and will further enhance the surrounding community through its fourth-floor expansion. Moreover, Hult will benefit the community by allowing its facilities to be made available for community organizations and events, and encouraging its students to participate in neighborhood community programs, including an upcoming volunteer event to clean up the nearby Telegraph Hill. Hult will minimize any potential parking or traffic conflicts with the surrounding community by scheduling the majority of its class sessions on weekdays, during normal business hours, and encouraging its student to use bicycles and public transit alternatives to automotive travel.

**c. Anticipated Impact of Any Proposed Development**

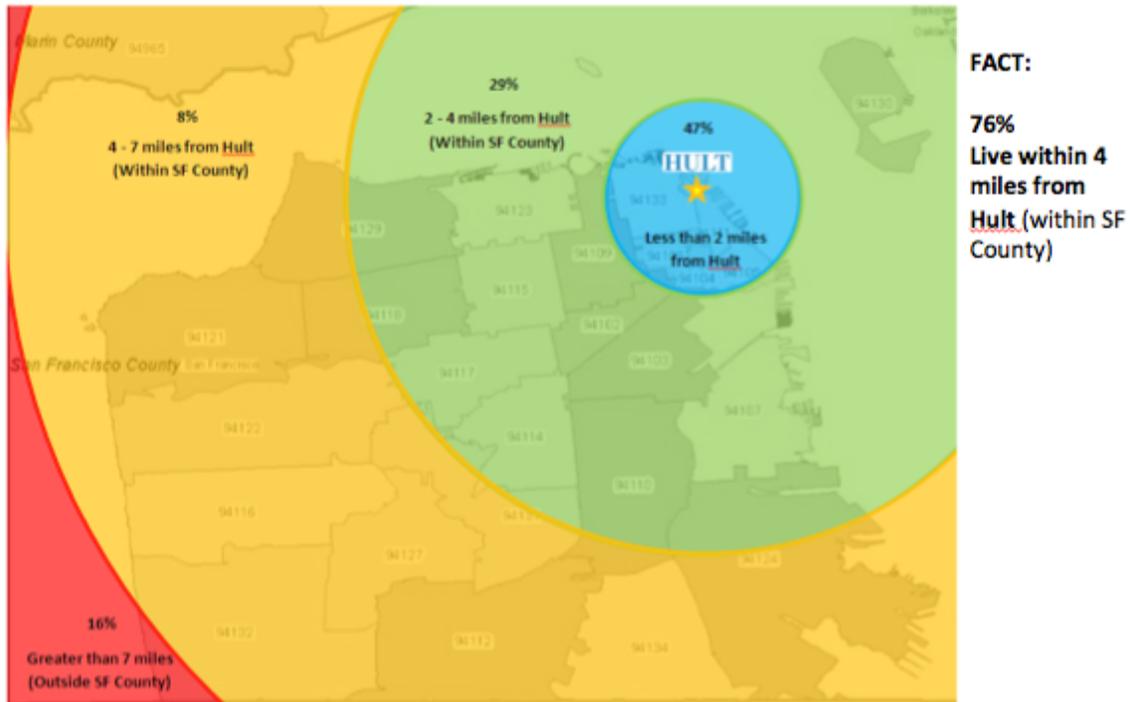
**i. Effect on Existing Housing Units**

Hult does not operate any student housing facilities in San Francisco, and has no plans to do so as a part of its proposed development. Hult’s students are given assistance in finding appropriate accommodation on the private rental market through connections with local real estate brokers and a team of Hult students that work as a “welcome team” to set up future students. As part of the “welcome team” program, students conduct surveys with their peers and meet one-on-one with potential students for 30 – 60 minutes to determine how long before the start of school students typically relocate to the area, what resources students use to locate housing, and what type of housing students typically obtain. A sample “welcome team” survey from the 2012 academic year is provided in **Exhibit D**.

In 2011, Hult conducted an internal survey to determine where students were housed. At that time, 47% of the 249 students enrolled in Hult lived less than 2 miles away from the school and 76% lived within a 4-mile radius of the school.

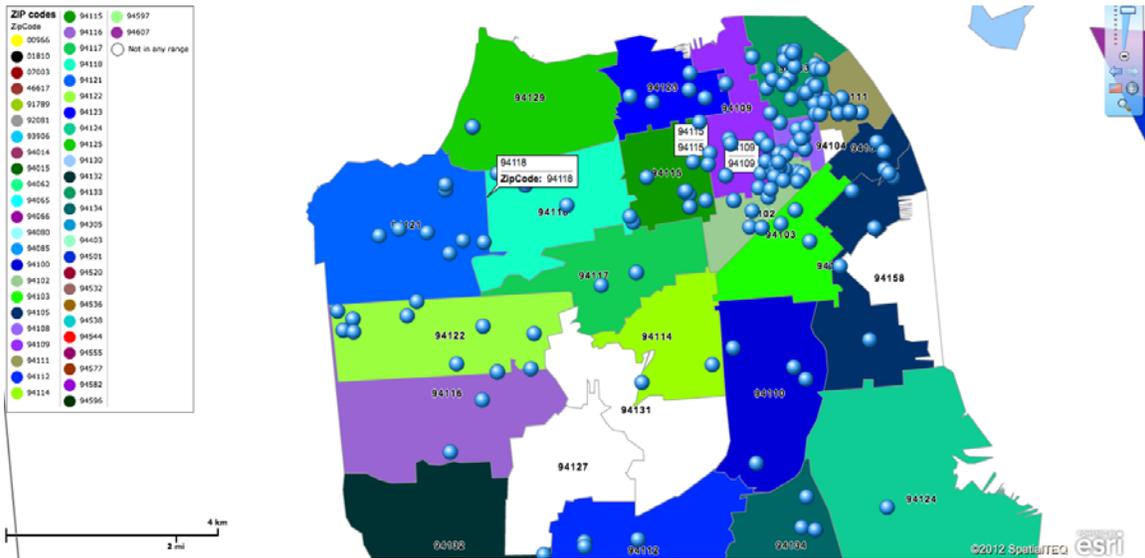
# Student Housing Proximity to Hult

TOTAL Student Population: 249 Students



Hult currently has 580 students enrolled in the San Francisco campus of which 23% live in the same zip code as the school (94111) and 62% of the total student population lives in the surrounding neighborhoods within walking distance of Hult. The table and graph below counts the zip codes where students enrolled in this academic year are currently living. Due to the academic global rotation, many of these students typically leave to a different city or country after 3 months in San Francisco.

Zipcode	%
94111	22.73%
94133	19.70%
94109	7.36%
94102	4.76%
94132	4.55%
94105	4.33%
94112	3.46%
94115	3.25%
94015	2.81%
94107	2.38%
94122	2.38%
94121	2.16%
94108	1.95%
94123	1.30%
94103	1.08%



Hult proposes to grow its population to 792 students within the first year following its expansion into the fourth floor of the Building, and proposes a maximum student population of 900 at its San Francisco campus in the future. Thus, Hult’s proposed development will result in an increase of students seeking housing within the City and the Bay Area. However, due to its established practice of assisting students in finding

appropriate accommodation within a range of alternatives and locations, rather than focusing on a specific area or type of housing, Hult anticipates that the cumulative effect of its development on existing housing units will be minimal.

**ii. Relocation of Occupants and Commercial and Industrial Tenants**

The fourth floor of the Building is currently occupied by HAVAS RSCG, a marketing firm. However, HAVAS RSCG will be relocating to 101 Chestnut Street on April 1<sup>st</sup>, 2013. The marketing firm's new location will be only 0.3 miles from the Building. No other occupants or commercial or industrial tenants are expected to relocate following Hult's proposed development.

**iii. Traffic Levels and Circulation Patterns, Transit Demand and Parking Availability**

This section discusses the characteristics of traffic, circulation and parking availability surrounding the Building.

**1. Commuting Habits**

The traditional academic campus is often highly concentrated and located in small-scale residential neighborhoods. However, Hult does not operate like a traditional campus. Hult students, as well as faculty, have an opportunity to rotate throughout the academic year to the different campuses around the world. This aspect of the program makes it difficult to purchase a car or any motorized vehicle, given that students and faculty typically leave San Francisco after a three to four month stay to continue their classes at one of its other campuses. In addition, a single building that had operated as a commercial office building and now operates as a classroom and breakout space building is unlikely to produce any noticeable new impacts to its surroundings, due to the fact that it wouldn't have an increase in occupancy rates.

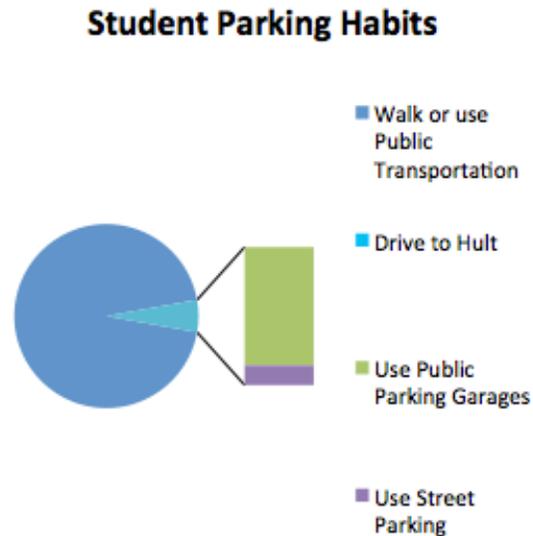
In 2011, Hult conducted an internal survey to analyze the students commuting habits. The survey revealed that 94% of the total 249 student population walked or used public transportation to commute to Hult. The survey also revealed that < 1% of the student population was parking on the street.

# Student Commute/Parking Habits

TOTAL Student Population: 249 Students

## FACTS:

- Of the total 249 student population, **14 student (< 6%) drive to Hult** on a regular basis
- Of the 14 Students, only **2 students regularly seek street parking**, the rest have secured parking in Public Parking Garages



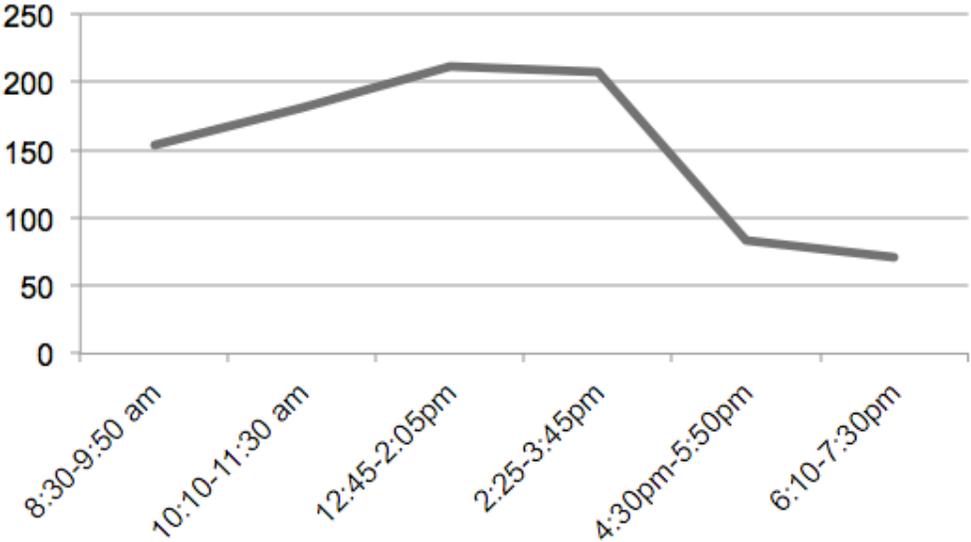
## 2. Inbound and Outbound Traffic

In general, Hult's classroom schedules determine the traffic patterns to and from the school. To determine the traffic that Hult generates, a space utilization analysis was conducted considering all classes scheduled from Sept, 2<sup>nd</sup> 2012 to Dec 22<sup>nd</sup>, 2012. Additional information concerning how Hult's classroom schedules are determined is provided in the *Block scheduling System and Space Utilization Analysis* in **Exhibit E**.

The space utilization analysis revealed that during business days and between the hours of 8:30 a.m. and 7:30 p.m., there are on average 151 people in the Building at any given time. The graph below shows the number of people in the building at any given time during normal business hours.

# Campus Occupancy Rate

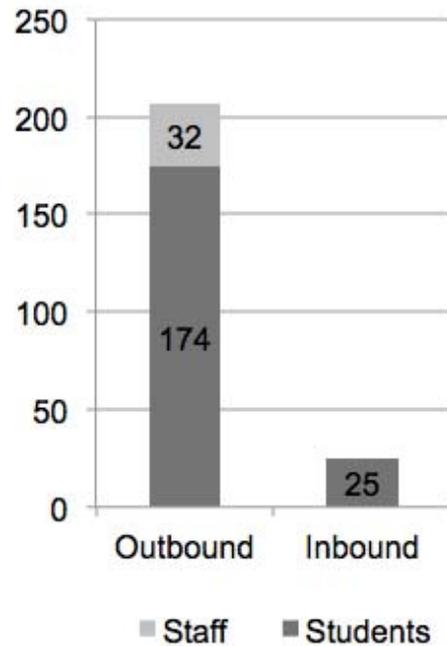
This graph shows the number of people that are in the building throughout all day.



During the rush hours of 4 p.m. and 6 p.m., 231 people enter or leave the school. Twenty-five of these are inbound and the remaining 205 are outbound. **The vast majority of the students leave before the rush hours of 4 p.m. and 7 p.m. since two thirds of the classes scheduled end before 3:45 p.m.**

## Traffic between 4-6 pm

**Fact.** 231 people come in or leave Hult between 4 and 6 pm.

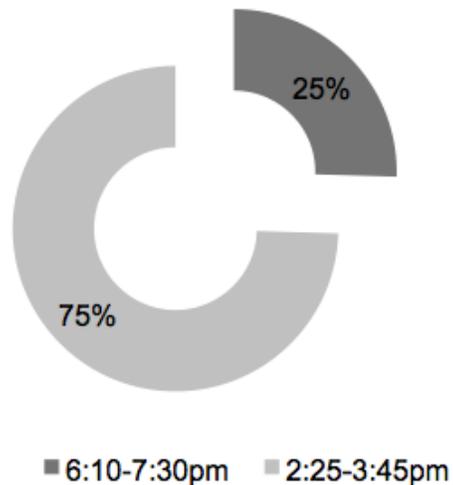


Note. Based on a 580 student population, please see appendix more more detail information

## **Total traffic throughout the day**

**Fact.** 2/3 of the traffic is outside of rush hours.

**Fact.** 2/3 of classes take place before 4 pm



Note. Based on a 580 student population, please see appendix more more detail information

Following Hult's fourth-floor expansion, the Building will house two more classrooms for a total of 220 additional students. However, classroom times will continue to be treated within the same 3 hour blocking system from 8:30 am to 7:30 pm. Additionally, the school's Registrar's office will continue to follow certain guidelines regarding classroom scheduling, designed to control and optimize the school's space and minimize impacts on the surrounding community. These guidelines include directives to: (1) avoid scheduling evening classes, especially on Fridays; (2) not schedule sessions outside of certain allotted blocks of time; (3) Try to give every program a day off each week; and (4) avoid using all classrooms at the same time.

Hult's registrars prepare the classroom schedule a maximum of 6 months in advance, and therefore the school does not have classroom schedules prepared for the academic years following its proposed expansion. However, a historical schedule study is equally valid to determine the circulation patterns to and from the school. The table below shows the projected classroom utilization following Hult's development, based on historical usage.

Classroom utilization rates Sept - Dec, 2012					Projected Classes utilization with 4th fl		
Time	Time Count	Time Usage	Average /week	average /day	Historical %	# of classes in use	Total students in class
8:30-9:50 am	1	173	11	2	54%	4	249
10:10-11:30 am	2	205	13	3	64%	4	295
12:45-2:05pm	3	238	15	3	74%	5	342
2:25-3:45pm	4	234	15	3	73%	5	337
4:30pm-5:50pm	5	93	6	1	29%	2	134
6:10-7:30pm	6	70	4	1	25%	2	115

Hult will continue to govern the scheduling of its classes by the same policies in the future. Thus, the school anticipates that future inbound and outbound traffic to the Building will be consistent with existing patterns. More detailed information concerning Hult's method of classroom scheduling is provided in **Exhibit E**.

### 3. **Parking**

There is no off-street parking provided at 1355 Sansome Street, and none would be created as a result of any future development of the institution. However, Hult currently provides parking to its faculty and corporate guests in the Levi's Plaza parking garage located on the northwest corner of Sansome and Greenwich streets, and will continue to provide such parking in the future. Hult does not provide parking to its students, due to the nature of its campus rotation program and the fact that the vast majority of the student don't drive to school. Instead, students typically opt to commute to school using public transportation or travel by foot or bicycle. Historically, no more than 3% of the student population has driven to the school, and those that do (about 20 students in 2011), generally use one of the several commercial parking lots around the school due, to the restrictions on street parking.

The area surrounding Hult's San Francisco campus is well served by commercial parking garages. There are more than 10 public parking garages within five minutes walking distance from Hult, totaling 1500 parking spaces, of which 700 stalls are at the Levi's Plaza parking garage located across the street from the school (northwest corner of Sansome and Greenwich streets). Additional information concerning the availability and rates of off-street parking facilities near the Building is provided in **Exhibit C**.

Of Hult's 34 staff members, only four regularly drive to school, and these individuals routinely park their cars at one of the commercial parking garages nearby. Hult's San Francisco faculty members are offered secure parking in the Levi's Plaza parking garage. However, about 60% of Hult's faculty members are not local (do not work at the San Francisco campus), and therefore do not drive to school. They make up part of Hult's global faculty and rotate between the different campuses to deliver specific courses. This faculty is housed in hotels nearby, such as Club Quarters on Clay Street

between Sansome and Battery street (10 blocks away from Hult), and generally walk to school.

Given the unique nature of its student and faculty population, Hult anticipates that following its proposed development, the majority of its students and faculty will continue to use public transportation or walk or bike to the school, and that the majority of those who do drive to campus will utilize secure parking at one of the area's prevalent off-street parking garages.

#### **4. Pedestrians and Sidewalk Conditions**

All pedestrian access to Hult is provided on public sidewalks and is properly signaled or controlled by stop signs. The volume of pedestrian traffic depends on the class schedule, but it is generally consistent throughout the day.

The Building fronts on Sansome Street, which has 10-foot sidewalks on both sides of the street, except between Filbert and Green streets. Along this portion of Sansome, the sidewalk is 5 feet wide on the west side of the street, and 10 feet wide on the east side. Hult students use this artery to walk or bike to our building. Given the existing conditions, Hult's proposed development is not anticipated to significantly affect pedestrian traffic in the area.

#### **5. Bicycle Transportation**

Hult encourages its students, staff and faculty to travel by bicycle to the school. Because of this, Hult offers indoor secured bike parking in the Levis parking garage across the street on Greenwich and Sansome. As part of Hult's proposed development, the school will increase its indoor bicycle parking to 50 spots, enough to address the future needs of its student population.

#### **6. Public Transportation**

Several local transit services are located within walking distance of Hult's facility, including the 1, 10, 12, 39, 41 and 82X bus lines, the F Market and Wharf street car, BART, and the San Francisco Bay Ferry. All these services have regional transit connections; however, the vast majority of the student population lives within a 4-mile radius of the school. A survey of public transit services near Hult, including route maps, is provided in **Exhibit C**. Given the prevalence of public transit in the area, Hult's proposed development is not anticipated to significantly affect local public transportation systems.

**iv. Noise**

There will be no noise impacts to the adjacent residential from new or existing mechanical equipment on the roof. Nevertheless, Hult wishes to improve the current conditions for its neighbors and therefore will do the following to mitigate noise transfer on to Telegraph Hill:

- Lock all the fourth floor windows facing the hillside, so they cannot be opened;
- Install automatic closers on all doors on the rooftop;
- Add an additional layer of sound proofing material to the main penthouse structure;
- Report immediately whenever a door on the roof is left open to our landlord.

Any noise generated on the proposed fourth floor is anticipated to be minimal, given the intended use of the space. The fourth floor will house two classrooms and 20 additional breakout spaces for student team meetings, which require a silent environment in order to operate.

**v. Light and Glare**

Hult's neighbors on the Telegraph Hill have reported that the Building's lights are left on at night, reflecting brightly on nearby residents. As part of the fourth floor expansion, Hult will put all lights on automatic timers and movement sensors, so that they turn off after daily classes end, or whenever a room is unoccupied. Therefore, Hult's proposed expansion will result in any negative light or glare impacts to the surrounding community.

**vi. Character and Scale of Development in the Surrounding Neighborhood**

Hult is not proposing to construct any new buildings in the surrounding neighborhood, and does not plan to expand the envelope of the existing Building. Accordingly, Hult's proposed development will have no impact on the character and scale of development in the surrounding neighborhood.

**d. Alternatives to the Proposed Development**

In lieu of expanding into the existing fourth floor of the building, Hult would be forced to retain its existing San Francisco campus size, or to relocate its facilities to a location which would allow for its desired expansion. These options are undesirable, given the substantial

benefits Hult provides to the community, the fact that its existing facility has been engineered around the school's academic programs, and the ideal location of the neighborhood for a postsecondary educational institution.

e. **Mitigating Actions**

Hult has taken a range of actions to mitigate any potential impact of its proposed development on the surrounding community. These actions include establishing a block scheduling system for its classes that helps to control the flow of students to and from the campus, agreeing to placing all fourth floor lights on automatic timers and movement sensors, adding additional sound proofing and locking windows on the fourth floor, installing additional bike racks, and agreeing to install automatic closers on all doors at the rooftop of the Building.

Additionally, in the interests of mitigating any potential transportation or parking impacts generated by its fourth-floor expansion, Hult has adopted a practice of encouraging its students and staff to use alternative means of transportation, and will continue to take specific measures to lessen the number of students and staff that drive to the Building. These measures include:

- Supporting neighborhood efforts to alter the specifications for “A” residential parking, including a reduction in the time non-“A” permit holders may park on Sansome Street from two to one-hour parking. This measure has made it much easier for our neighbors on the Telegraph Hill to find street parking while making it much harder for our students to park on the street;
- Offering bicycle parking inside of the Levi's Plaza garage at no charge to students;
- Educating international students on how to use the public transportation system and informing them of all public transit routes in the vicinity;
- Offering pretax public transportation vouchers to staff;
- Offering memberships to Hult's car share programs free of charge (such as Zipcar), for both staff and students.

Finally, Hult is working to mitigate any potential effects of an expanded student population by making its facilities available to the surrounding community and implementing events that positively impact the neighborhood. Telegraph Hill is one of the City's most beautiful assets. In appreciation of the Hill, Hult is currently planning with its neighbors a Telegraph Hill Cleanup Day. A large group of students and staff volunteers will help in cleaning the gardens on the Hill, planting trees, picking up litter, and supporting the school's

community however else they can. Hult wishes to implement this activity on a yearly basis in the future. Additionally, Hult will make its facilities available for community organizations and events. The school will welcome its neighbors to utilize the institution's facilities when in need of space for events and will be flexible in allowing the use of its space.

VII. **RELATED SERVICES AND PHYSICAL DEVELOPMENT BY OTHERS**

Hult's proposed development will consist of a relatively minor expansion for an educational institution. Hult does not propose any physical development, aside from tenant improvements associated with its expansion into an existing fourth floor in the Building, and does not anticipate the development of any related services or physical development by others in response to its expansion.

**LIST OF EXHIBITS – IMP APPLICATION SUPPLEMENT**

- Exhibit A** - Floor Plans
- Exhibit B** - Photographs of the Project Site and Surrounding Area
- Exhibit C** - Survey of Available Transit Lines and Parking Facilities
- Exhibit D** - Welcome Team 2012 Survey of Student Housing
- Exhibit E** - Block Scheduling System and Classroom Schedules
- Exhibit F** - Accreditation Information
- Exhibit G** - Student Code of Conduct
- Exhibit H** - Supplemental Hot Water Heater Cut Sheet

# **FULL INSTITUTIONAL MASTER PLAN APPLICATION**

**Section 304.5**

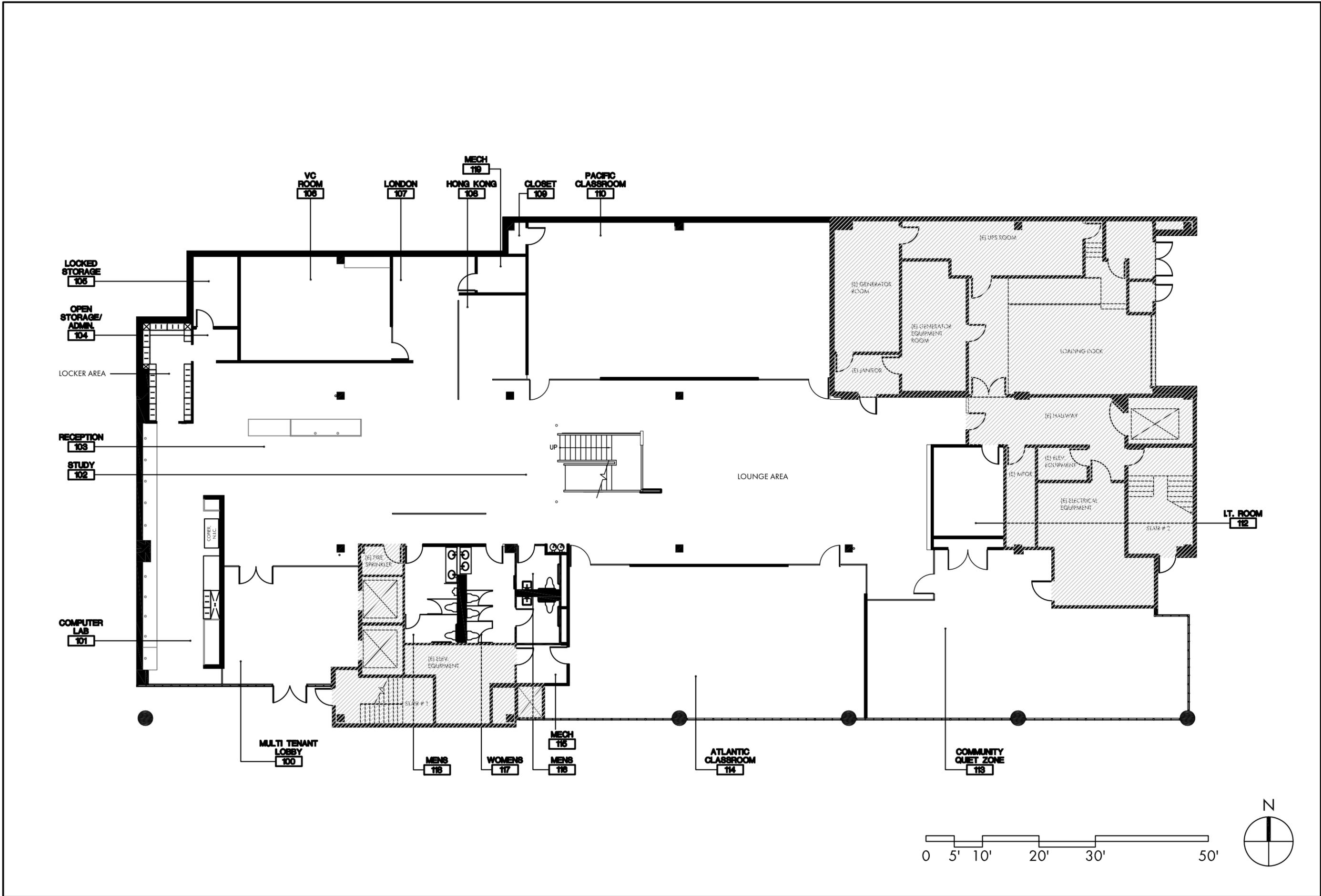
**For the property located at:  
1355 Sansome Street  
Block 0085, Lot 048**

**Project Sponsor: Hult International Business School**

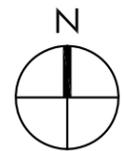
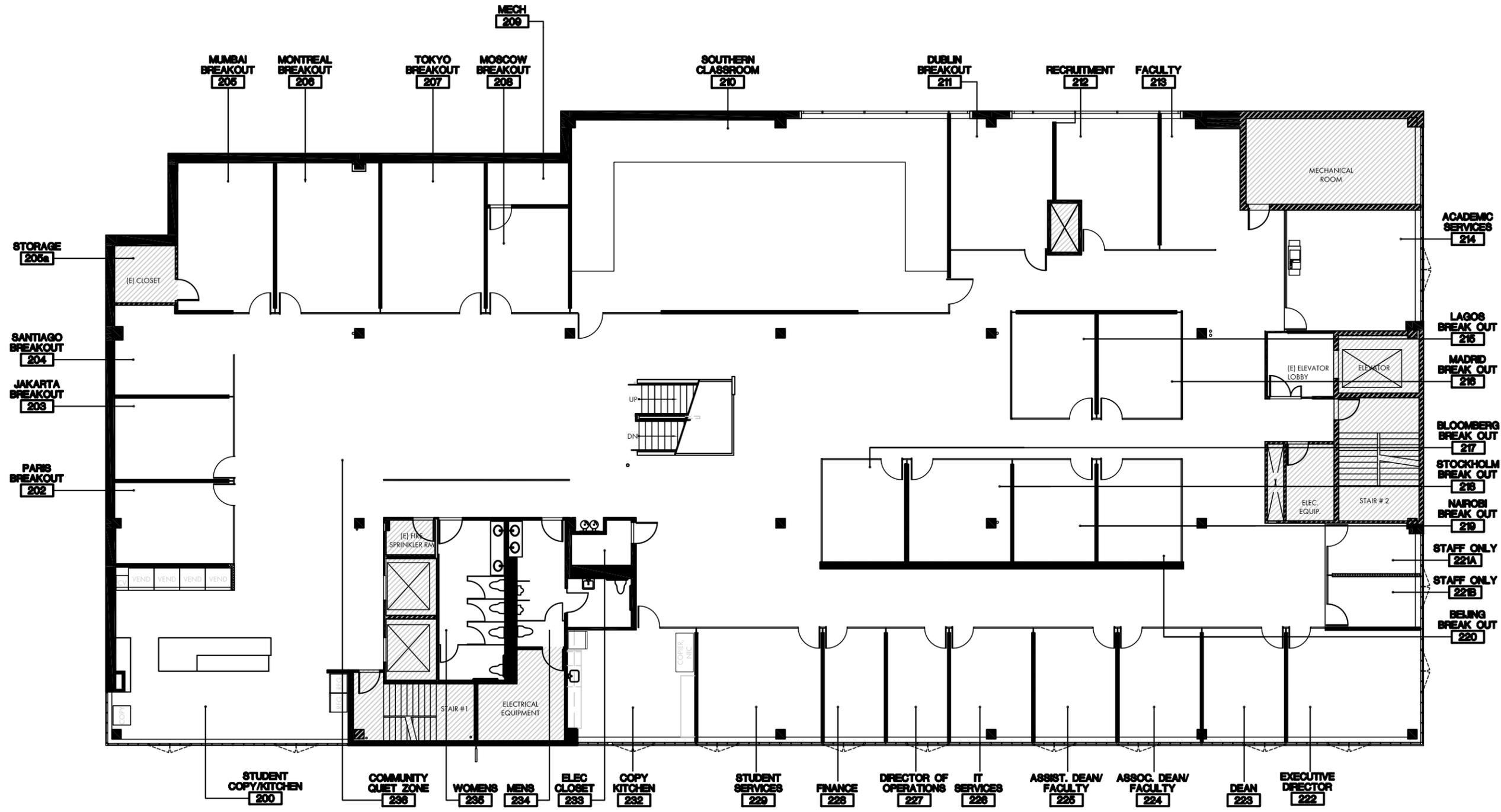
**Planning Department Case No. 2012.13671**

**Application Filed: October 30, 2013**

**REUBEN & JUNIUS<sub>LLP</sub>**



# Floor 2



Sheet Name  
Second Floor Space Plan

Project  
HULT International Business School  
0000.00

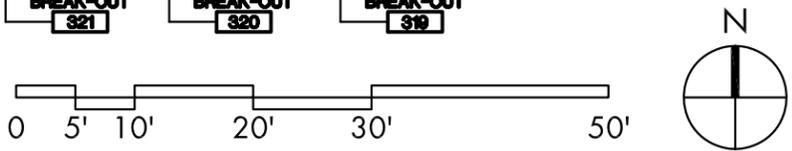
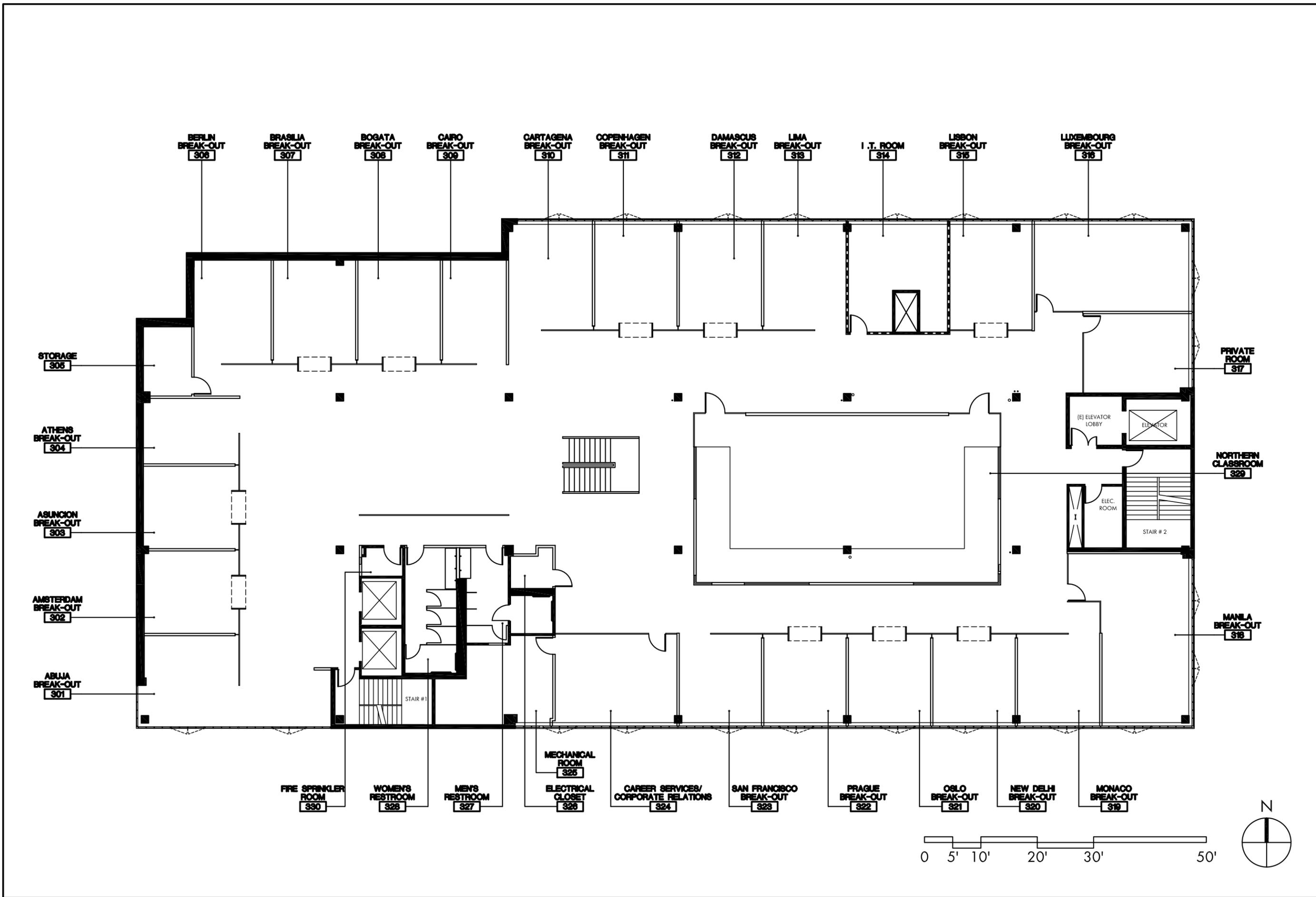
TSAO DesignGroup  
417 Montgomery Street  
San Francisco California 94104

1355 Sansome Street  
San Francisco, California  
94133

Date 12/10/2012

415.398.5500 P  
415.398.5510 F  
www.tsaodesign.com

# Floor 3



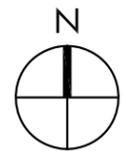
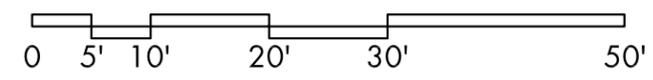
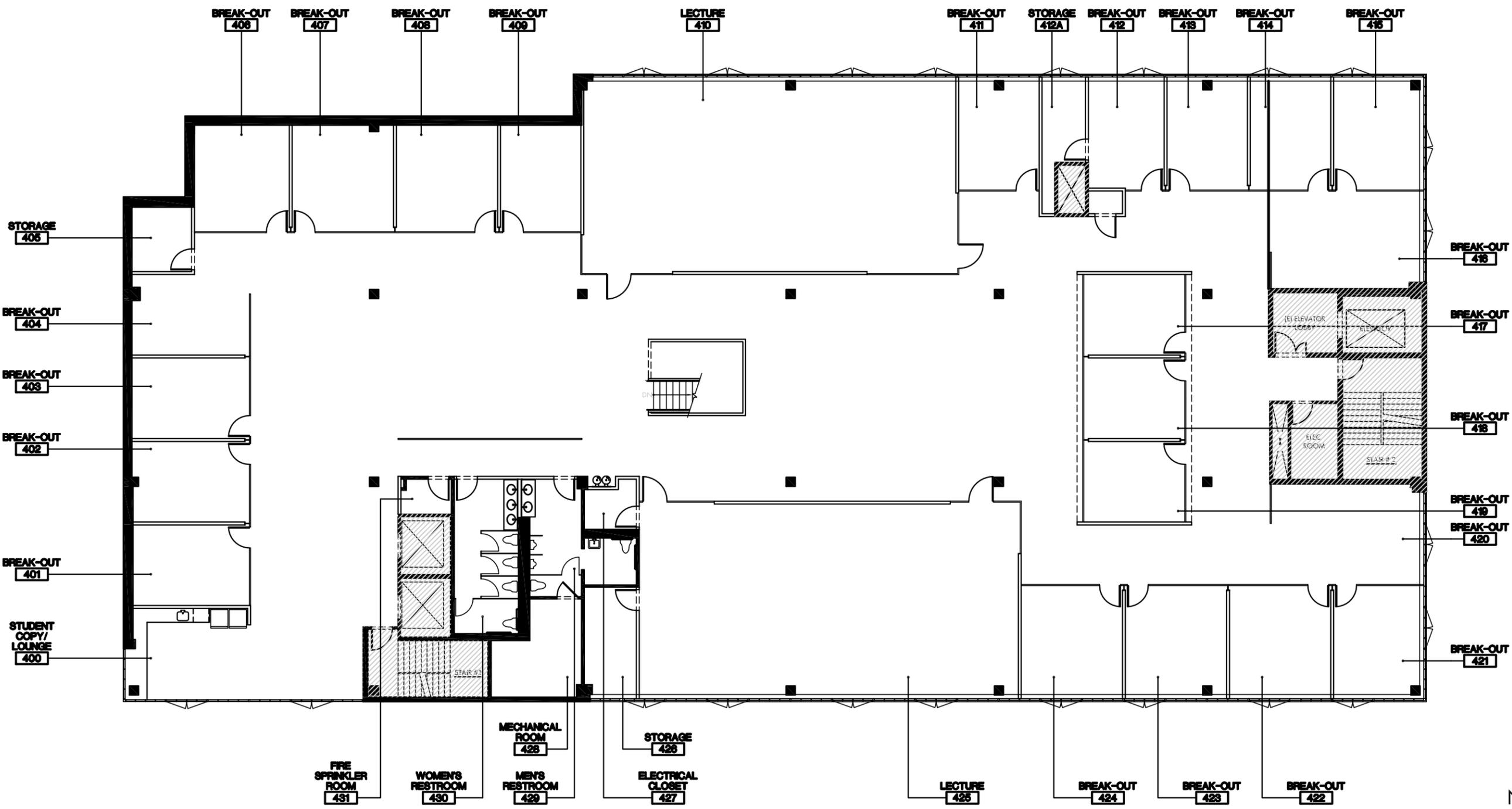
Sheet Name  
Third Floor Space Plan

Date 12/10/2012

Project  
HULT International Business School  
0000.00

1355 Sansome Street  
San Francisco, California  
94133

**TSAO DesignGroup**  
417 Montgomery Street  
San Francisco California 94104  
415.398.5500 P  
415.398.5510 F  
www.tsadesign.com

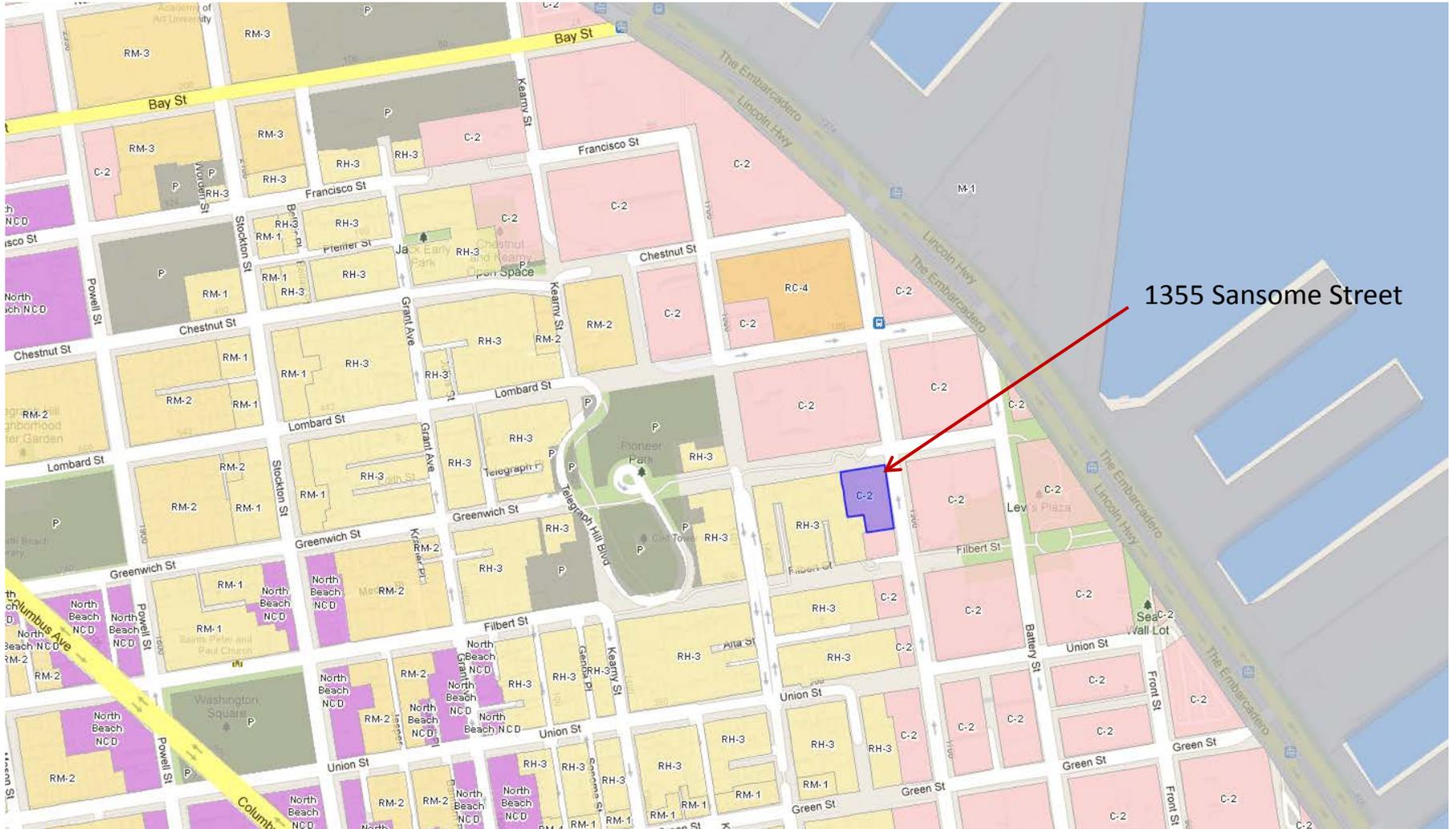


# 1355 Sansome Street

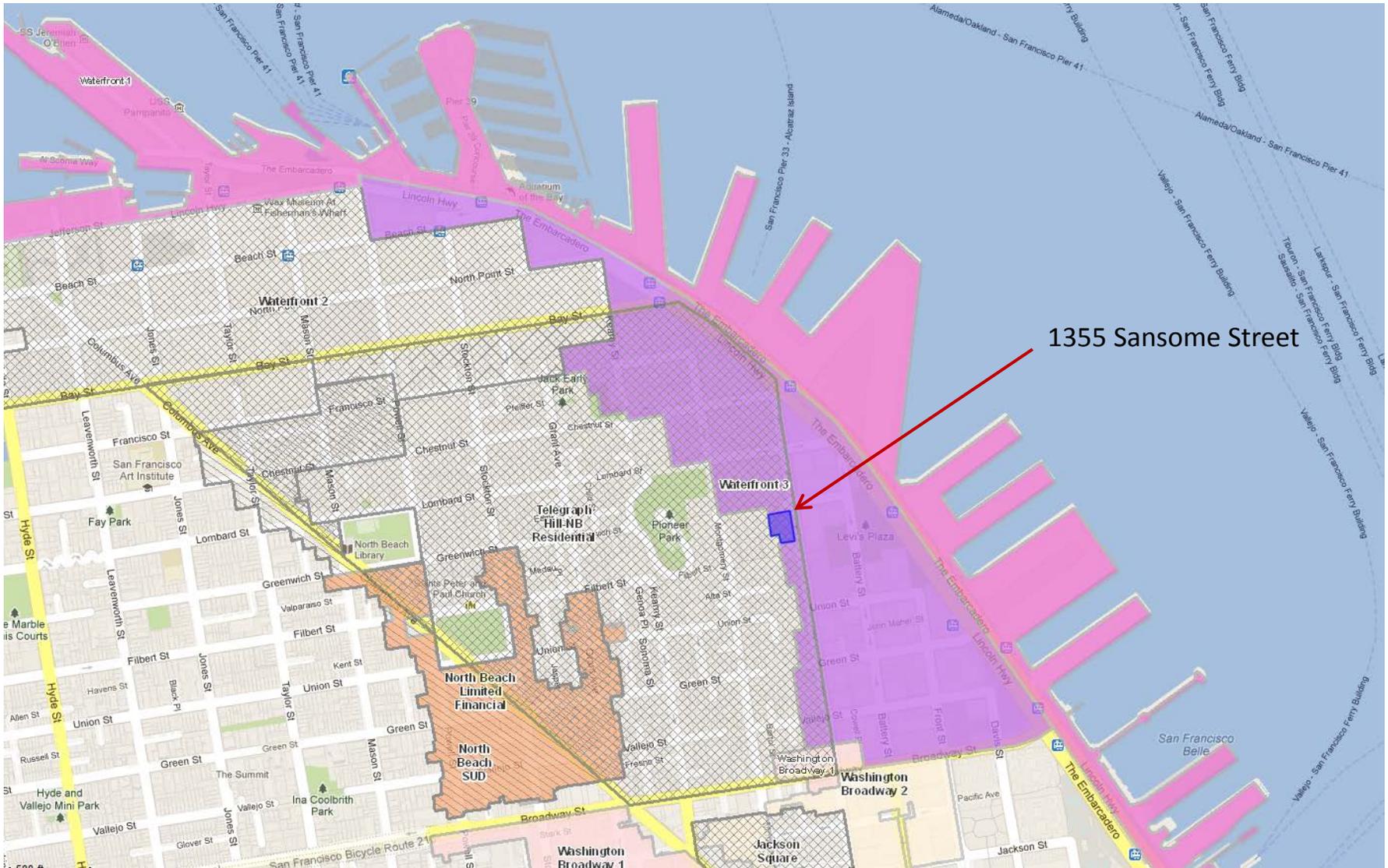
Images of Hult International Business  
School Campus

# Zoning Maps

# 1355 Sansome Street - Zoning Map

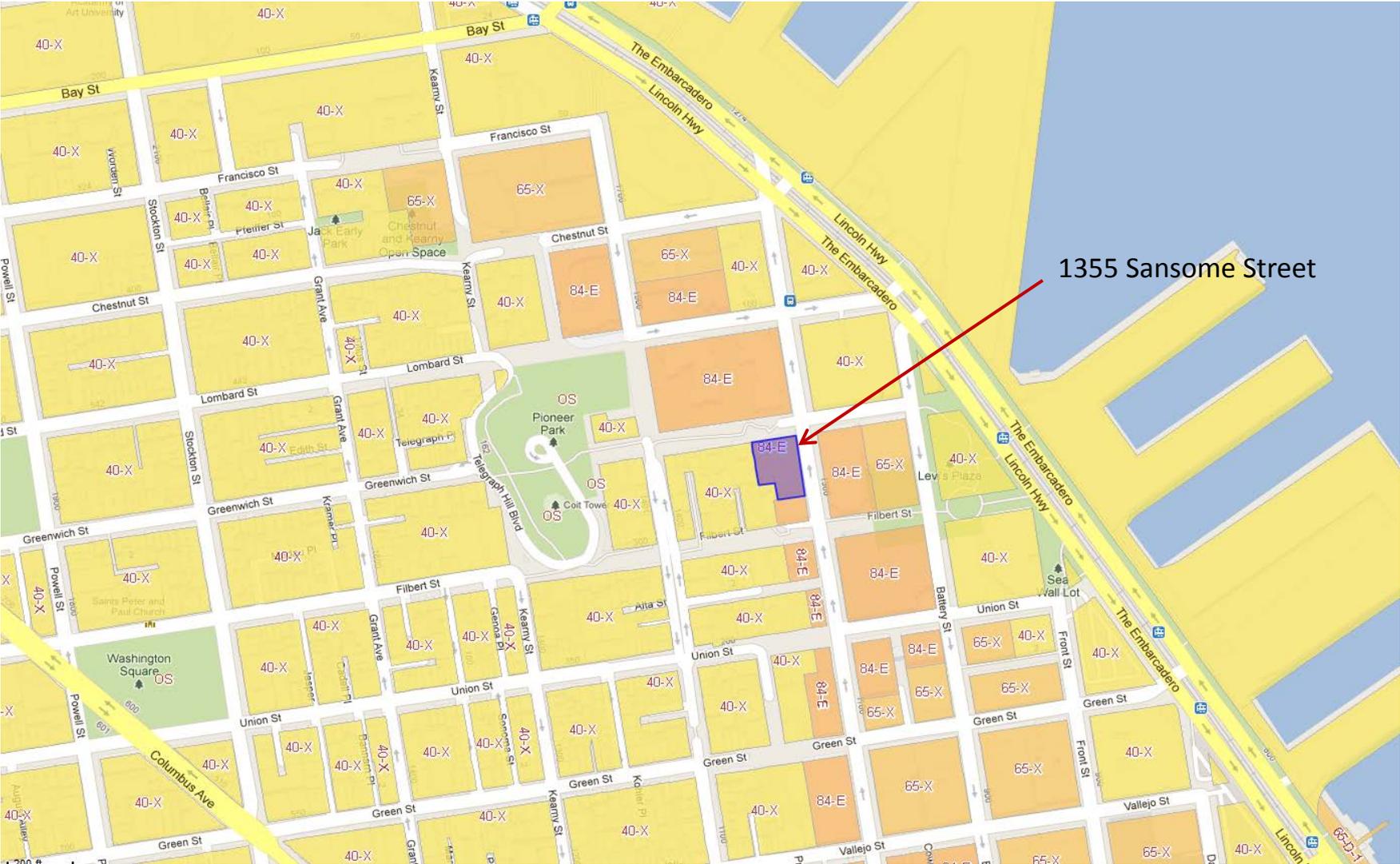


# 1355 Sansome Street - Special Use District Map



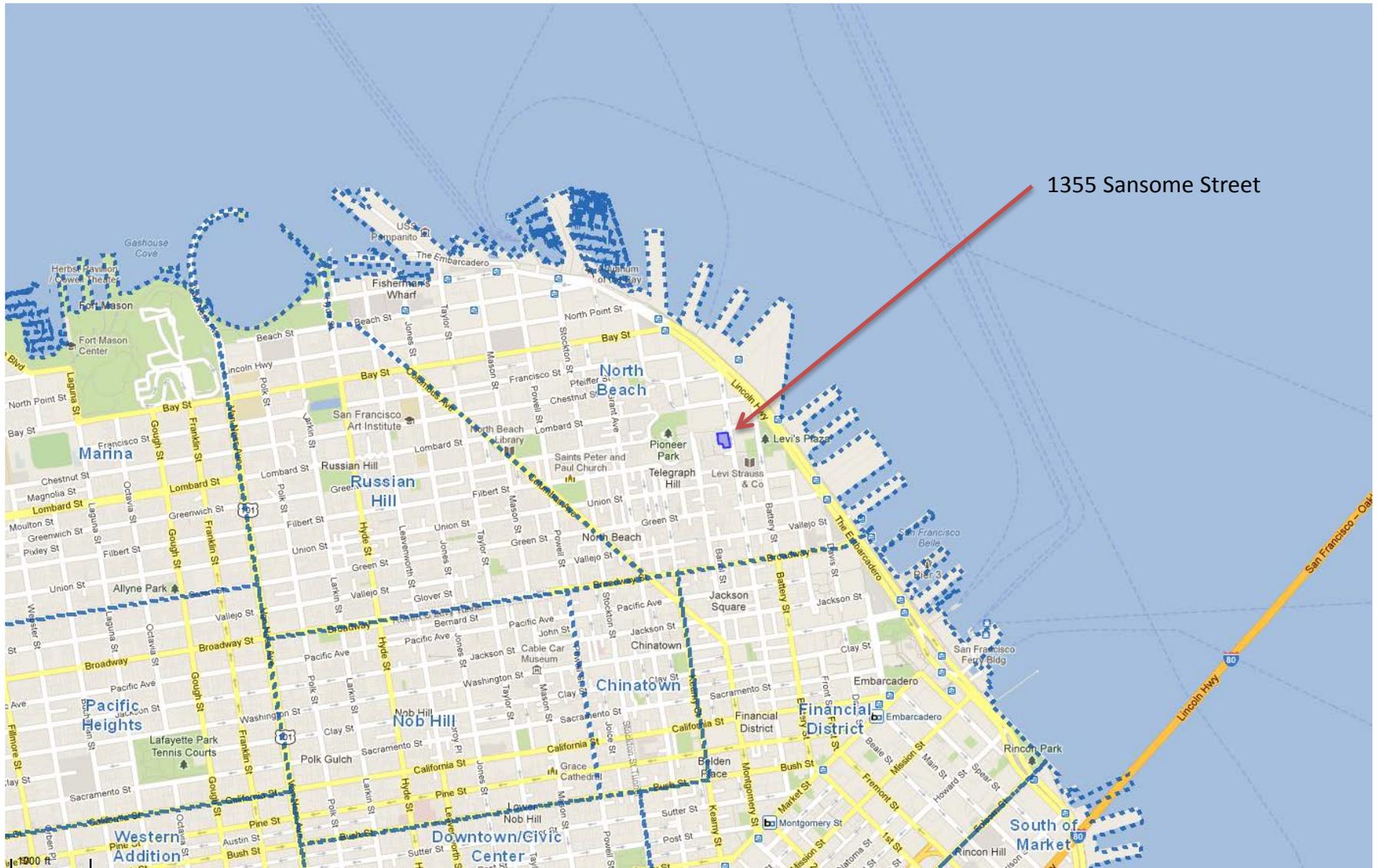
1355 Sansome Street

# 1355 Sansome Street - Height and Bulk District Map



1355 Sansome Street

# 1355 Sansome Street - Neighborhood Map



1355 Sansome Street

# Public Transit Maps

# MUNI Map Legend

## SAN FRANCISCO MUNICIPAL RAILWAY



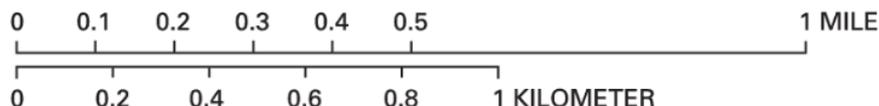
- To and From Downtown
- Crosstown Service
- Community Service
- Limited-Stop Service
- Cable Car
- Historic Streetcar
- Peak-hour Express Service
- Express Area (and stop)

- Muni Metro (surface)
- Muni Metro (subway)
- Accessible Wayside Platforms
- Station
- BART/Caltrain
- Major Transit Corridor

- ### Other Transit Systems
- AC Transit
  - SamTrans
  - GG Transit
  - Ferry Service
  - Presidio Shuttle (with stop)
  - Pedestrian Overcrossing
  - Stairway or path
  - Library
  - School
  - School with supplemental service
  - Hospital
  - Buildings and Landmarks

- Line Number
- Peak Hours Only
- Line Terminal

\* Service may vary with time of day or day of week. Refer to Route Descriptions and Frequency Guide for important details of service, call **311** or visit [www.sfmta.com](http://www.sfmta.com) for assistance.



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San Francisco Municipal Transportation Agency

# 1355 Sansome Street – Muni Service Map



Line 100 serves Treasure Island. Refer to inset on the Downtown map.

**FERRY PLAZA** (STEUART & MARKET)  
 F 2 6 14 14X  
 21 31  
 AM TERM

**EMBARCADERO STATION**  
 J K L M T  
 N WEEKDAY TERMINAL  
 MISSION & MAIN  
 14L

**TEMPORARY TRANSBAY TERMINAL**  
 5 38 38L 41 71 71L  
 108 109 5M AC  
 GREENGROUND

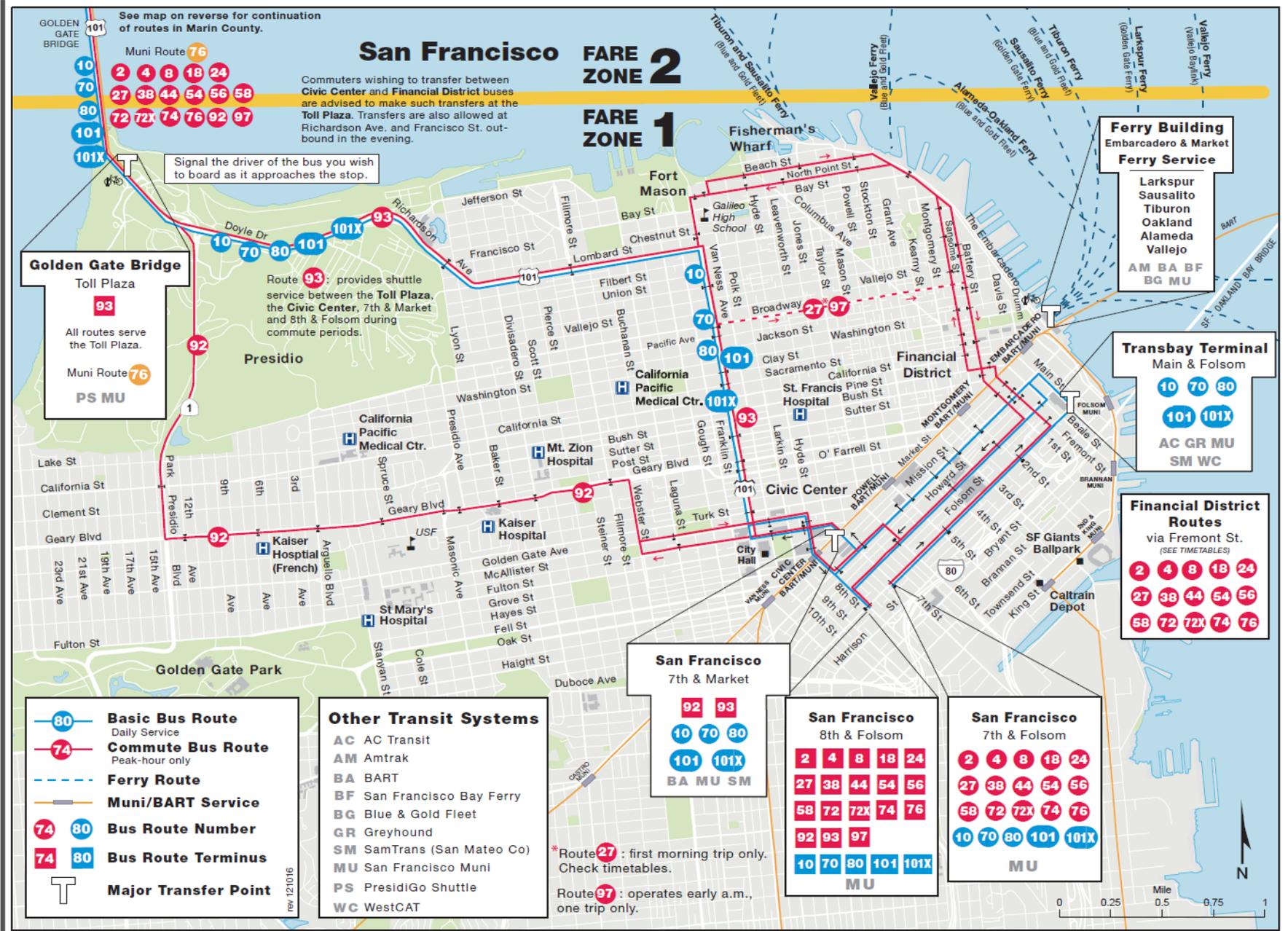
Routes serving the Temporary Transbay Terminal may use detours through 2010. Visit [www.sfmta.com](http://www.sfmta.com) or call 311 for more information.

\* Call 311 or visit [www.sfmta.com](http://www.sfmta.com) for details about service. For NextMuni predictions, call 511, say "departure times", follow prompts.

**CALTRAIN DEPOT**  
 10 30 45 47 76  
 80X 81X 82X  
 \*80X 61X - a.m. service only

**NOTE:** Northbound 1 continues as K to Balboa Park.

# 1355 Sansome Street – GG Transit Map



See map on reverse for continuation of routes in Marin County.

- Muni Route 76**
- 2 4 8 18 24
  - 27 38 44 54 56 58
  - 72 72X 74 76 92 97

Commuters wishing to transfer between Civic Center and Financial District buses are advised to make such transfers at the Toll Plaza. Transfers are also allowed at Richardson Ave. and Francisco St. out-bound in the evening.

Signal the driver of the bus you wish to board as it approaches the stop.

**Golden Gate Bridge**  
Toll Plaza

**93**

All routes serve the Toll Plaza.

Muni Route **76**

**PS MU**

Route **93** provides shuttle service between the Toll Plaza, the Civic Center, 7th & Market and 8th & Folsom during commute periods.

**Ferry Building**  
Embarcadero & Market

**Ferry Service**

Larkspur  
Sausalito  
Tiburon  
Oakland  
Alameda  
Vallejo

**AM BA BF  
BG MU**

**Transbay Terminal**  
Main & Folsom

**10 70 80**

**101 101X**

**AC GR MU  
SM WC**

**Financial District Routes**  
via Fremont St.  
(SEE TIMETABLES)

**2 4 8 18 24**

**27 38 44 54 56**

**58 72 72X 74 76**

**80** Basic Bus Route  
Daily Service

**74** Commute Bus Route  
Peak-hour only

--- Ferry Route

--- Muni/BART Service

**74 80** Bus Route Number

**74 80** Bus Route Terminus

T Major Transfer Point

new 12/10/16

**Other Transit Systems**

**AC** AC Transit

**AM** Amtrak

**BA** BART

**BF** San Francisco Bay Ferry

**BG** Blue & Gold Fleet

**GR** Greyhound

**SM** SamTrans (San Mateo Co)

**MU** San Francisco Muni

**PS** PresidiGo Shuttle

**WC** WestCAT

**San Francisco**  
7th & Market

**92 93**

**10 70 80**

**101 101X**

**BA MU SM**

**San Francisco**  
8th & Folsom

**2 4 8 18 24**

**27 38 44 54 56**

**58 72 72X 74 76**

**92 93 97**

**10 70 80 101 101X**

**MU**

**San Francisco**  
7th & Folsom

**2 4 8 18 24**

**27 38 44 54 56**

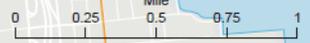
**58 72 72X 74 76**

**10 70 80 101 101X**

**MU**

\*Route **27**: first morning trip only. Check timetables.

Route **97**: operates early a.m., one trip only.



# Images of the Building And Surrounding Neighborhood

# 1355 Sansome Street - Aerial View

1355 Sansome Street



# 1355 Sansome Street - Aerial View

1355 Sansome Street



# 1355 Sansome Street - Street View, Building Front Along Sansome Street



1355 Sansome - Street View, Building Front Along Sansome Street



1355 Sansome Street - Street View, Building Front Along Sansome Street



1355 Sansome Street - Street View, View North Along Sansome Street



# 1355 Sansome Street -Street View, South Along Sansome Street



1355 Sansome Street - Street View, Opposite Building Along Sansome Street



1355 Sansome Street - Street View, Southwest From  
Corner of Greenwich Street and Sansome Street



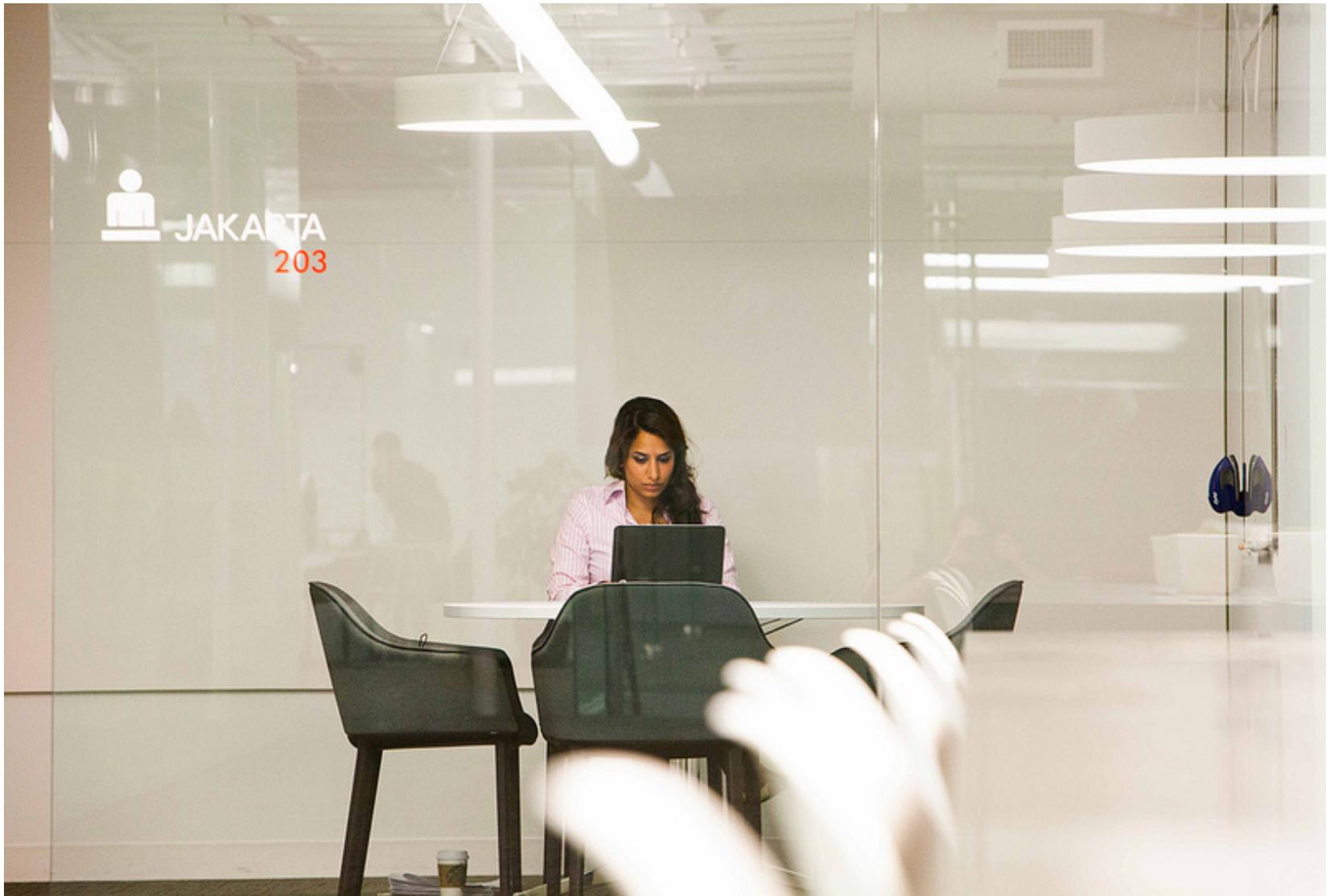
# 1355 Sansome Street - Street View, West From Greenwich Street



## 1355 Sansome Street – Interior Image of Current Hult Facilities



## 1355 Sansome Street – Interior Image of Current Hult Facilities



## 1355 Sansome Street – Interior Image of Current Hult Facilities



# 1355 Sansome Street – Interior Image of Current Hult Facilities



## 1355 Sansome Street – Interior Image of Current Hult Facilities



## 1355 Sansome Street – Interior Image of Current Hult Facilities



## 1355 Sansome Street – Interior Rendering of Hult Facilities



## 1355 Sansome Street – Interior Rendering of Hult Facilities



## 1355 Sansome Street – Interior Rendering of Hult Facilities



## 1355 Sansome Street – Interior Rendering of Hult Facilities



# Hult Student Photos



## Hult Facilities



Classroom (1 out of 4)



View of two floors



Classroom



One of our Quiet study spaces



Example of a breakout space



View of some team rooms

To see all the details that are visible on the screen, use the "Print" link next to the map.



Displaying content from [www.scribblemaps.com](http://www.scribblemaps.com)

The content displayed below and overlaid onto this map is provided by a third party, and Google is not responsible for it. Information you enter below may become available to the third party.

Surrounding land Uses from Hult

This Map illustrates the land uses in the surrounding areas from Hult international Business School located on 1355 Sansome Street, San Francisco, CA 94111

- 
-  Line
-  **HAVAS RSCG**  
The 4th floor tenant moved to this building located on 140 Chestnut Street. ht
-  **The Hult Campus**  
Hult International Business School 1355 Sansome Street San Francisco, CA 94111 (
-  **Residential Usage**
- 
- 

- 
- 
- 
- 
- 
- 
- 
-  Telegraph Hill neighbors
-  Residential Block
-  Residential Block
-  Residencial Block
-  Residential Block
-  Residential Block
-  Offices and commercial Usage
- 1155 Battery St, San Francisco, CA (415) 501-6000 · levistrauss.com
-  Levi Strauss & Co. Corporate headquarters  
1155 Battery St, San Francisco, CA (415) 501-6000 · levistrauss.com
-  Pearson Education  
1301 Sansome St, San Francisco, CA (415) 402-2500 · pearsoned.com
-  pearson Professional Center - Business
-  DIAGEO  
1160 Battery St, San Francisco, CA (415) 835-7300 · diageo.com
-  Pearson Education
-  MindJet Corporation  
1160 Battery St, San Francisco, CA (415) 229-4200 · mindjet.com
-  Linden Lab  
945 Battery St, San Francisco, CA (415) 243-9000 · lindenlab.com
-  William Sonoma inc  
151 Union St, San Francisco, CA (415) 421-7900 · williams-sonomainc.com
-  CBS NEWS  
CBS News 855 Battery Street San Francisco, CA 94111 cbs.com
-  NBC News
-  Linden Lab  
1100 Sansome Street San Francisco, CA 94111 (415) 591-5010 lindenlab.com
-  Bosley Medical  
50 Francisco Street, Suite 440 San Francisco, CA 94133 (888) 439-6570 bosleymedi
-  Sotheby's International  
117 Greenwich Street San Francisco, CA 94111 (415) 901-1700 sothebshomes.com
-  Swirl  
1620 Montgomery Street San Francisco, CA 94111 (415) 276-8300 swirl.net
-  baypoint Benefits  
1700 Montgomery Street #212 San Francisco, CA 94111 (415) 520-1080 baypointbenef

- 1700 Montgomery Street #212 San Francisco, CA 94111 (415) 320-1000 baypointwener
- WCG WORLD**  
60 Francisco Street San Francisco, CA 94133 (415) 362-5018 wcgworld.com
- Glodow Nead Communications**  
1700 Montgomery Street San Francisco, CA 94111 (415) 394-6500 glodownead.com
- Golden Gate Associates & Regus**  
Golden Gate Associates 1750 Montgomery Street San Francisco, CA, CA 94111 Regus
- Eateries and Commercial establishments**  
1265 Battery St, San Francisco, CA 417 ft E (415) 986-0100 · ilfornaio.com
- Il Fornaio**  
1265 Battery St, San Francisco, CA 417 ft E (415) 986-0100 · ilfornaio.com
- RJ's Market - Deli and Market**  
1425 Sansome St, San Francisco, CA just across the street from Hult. Has multip
- Hillstone Restaurant**  
1800 Montgomery Street San Francisco, CA 94111
- Levi's Cafeteria**  
This cafeteria is only used by Hult Staff and Faculty. It's only available for L
- Starbucks Coffee**  
1255 Battery St, San Francisco, CA Just across the street from Hult
- Parlor 1255**  
Sandwiches, salads and frozen yogurt
- Pier 23 Cafe**  
Pier 23, San Francisco, CA 0.1 mi E (415) 362-5125 · pier23cafe.com
- Fog City Dinner**  
1300 Battery St, San Francisco, CA 0.1 mi NE (415) 982-2000 · fogcitydiner.
- Cafe De Stijl**  
1 Union St, San Francisco, CA 0.2 mi SE (415) 291-0808 · destijl.com Catego
- Paul's Deli**
- Coffee Roastery**
- Hunan Chinese Restaurant**
- Subway**
- Piperade Restaurant**  
1015 Battery St, San Francisco, CA (415) 391-2555 · piperade.com
- grumpy's Restaurant & Pub**  
125 Vallejo Street San Francisco, CA 94111 (415) 434-3350 grumpyspub.com
- 
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[Pip to Go](http://www.piperade.com/index.php/to_go)  
http://www.piperade.com/index.php/to\_go

[The Bay Club San Francisco](#)  
Bay Club San Francisco 150 Greenwich St, San Francisco, CA 243 ft NE (415) 433

[Exploratorium \(New Location\)](http://www.exploratorium.edu/piers/)  
http://www.exploratorium.edu/piers/

[Off Street Parking](#)

Across the street from Hult. Paid, publicly available\$300 (non-reserve); \$350



[844 - 898 Front Street Parking](#)

[744 - 748 David Street Parking](#)

[933 Sansome Street Parking](#)

[240 Lombard Street Parking](#)

[80 Francisco Street](#)  
0.4 miles from Hult Paid, publicly available; Garage parking\$260-\$275/ month; e

[Fringe Garage - 955 Sansome Street](#)  
0.3 miles from Hult. Paid, publicly available; Garage and surface parking\$280/

[1101 Front Street parking](#)  
Paid; Public Parking Monday through Friday, 24 hours\$20/12 hours; \$40/24 hours;

[2 Bay street parking](#)

- [Pier 29 ½ - 1282 The Embarcadero](#)  
Paid public parking Monday through Sunday, 8:00 a.m. to 8:00 p.m. \$20/12 hours; \$
- [Pier 27 Parking](#)  
0.2 miles from Hult Paid; Permit Holder Only; Surface Parking Lot Monday through
- [Levi's Plaza Parking Garage](#)  
Across the street from Hult. Paid, publicly available \$300 (non-reserve); \$350

# Levi Plaza Shuttle Commute Schedule

Effective February 17, 2009

## COMMUTE ROUTE



## COMMUTE PICKUP POINTS

- Davis at Pine (Embarcadero BART) - Bus stop on Davis near Pine
- Sansome at Market (Montgomery BART)- Stop on Sansome near Market and Sutter
- Sansome at Sacramento - Bus Stop on Sansome at Sacramento
- Levi's Plaza - Kiosk on Battery (Midday & Outbound)

Please be at the stops five minutes before and show your badge to the driver

## DEPARTURE TIMES

INBOUND				OUTBOUND			
Davis at Pine	Sansome at Sutter	Sansome at Sacramento	Levi's	Levi's	Battery at Sacramento	Davis at Pine	Sansome at Sutter
6:30	6:31	6:33	6:42	3:30	3:36	3:40	3:42

6:50	6:51	6:53	7:02	3:50	3:56	4:00	4:02
7:10	7:11	7:13	7:22	4:10	4:16	4:20	4:22
7:30	7:31	7:33	7:42	4:30	4:36	4:40	4:42
7:50	7:51	7:53	8:02	4:50	4:56	5:00	5:02
8:10	8:11	8:13	8:22	5:10	5:16	5:20	5:22
8:30	8:31	8:33	8:42	5:30	5:36	5:40	5:42
8:50	8:51	8:53	9:02	5:50	5:56	6:00	6:02
9:10	9:11	9:13	9:22	6:10	6:16	6:20	6:22
9:30	9:31	9:33	9:42*	6:30	6:36	6:40	6:42
				7:00	7:06*	7:10*	7:12*

*\*Drop-off Only*

**Dispatch Number 415-777-5555**

Source: <http://www.sfminibus.com/levis>

Inquires: [info@sfminibus.com](mailto:info@sfminibus.com)

Comments/Complaints/Suggestions: [manager@sfminibus.com](mailto:manager@sfminibus.com)

Customer Survey: [Take Survey](#)

Last Updated on 1/30/2009 By San Francisco Minibus Copyright © 2009 Minitrans Corporation. All rights reserved.

# Levi's Plaza Shuttle Schedule

Effective March 1, 2011

## INBOUND

Davis at Pine	Sansome at Sutter	Sansome at Sacramento	Levi's Plaza
6:30	6:31	6:33	6:42*
6:50	6:51	6:53	7:02*
7:10	7:11	7:13	7:22*
7:30	7:31	7:33	7:42*
7:50	7:51	7:53	8:02*
8:10	8:11	8:13	8:22*
8:30	8:31	8:33	8:42*
8:50	8:51	8:53	9:02*

*\*Drop-Off*

## LUNCH

Levi's Plaza on Battery	Battery at Sacramento	Union Square on Stockton	Sansome at Sacramento	Levi's Plaza
12:00	12:06	12:14	12:24	
12:30	12:36	12:44	12:54	1:04*

*\*Drop-Off*

## OUTBOUND

Levi's Plaza	Battery at Clay	Davis at Pine	Sansome at Sutter

3:30	3:36*	3:40*	3:42*
3:50	3:56*	4:00*	4:02*
4:10	4:16*	4:20*	4:22*
4:30	4:36*	4:40*	4:42*
4:50	4:56*	5:00*	5:02*
5:10	5:16*	5:20*	5:22*
5:30	5:36*	5:40*	5:42*
5:50	5:56*	6:00*	6:02*
6:10	6:16*	6:20*	6:22*
6:30	6:36*	6:40*	6:42*
7:00	7:06*	7:10*	7:12*

*\*Drop-Off*

Source: <http://www.sfminibus.com/levis>

Inquires: [info@sfminibus.com](mailto:info@sfminibus.com)

Comments/Complaints/Suggestions: [manager@sfminibus.com](mailto:manager@sfminibus.com)

Customer Survey: Take Survey

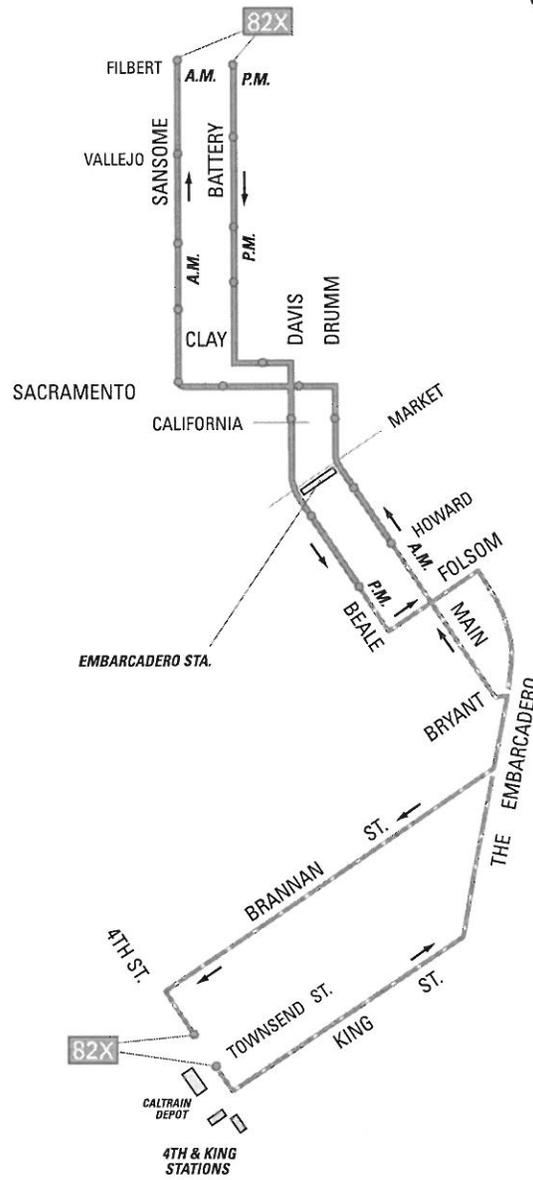
Dispatch Number 415-777-5555

Last Updated on 02/28/2011 By San Francisco Minibus Copyright © 2011 Minitrans Corporation. All rights reserved

**82X LEVI PLAZA EXPRESS**

eff. 12/5/09 (rev. 9/10)

MAP NOT TO SCALE



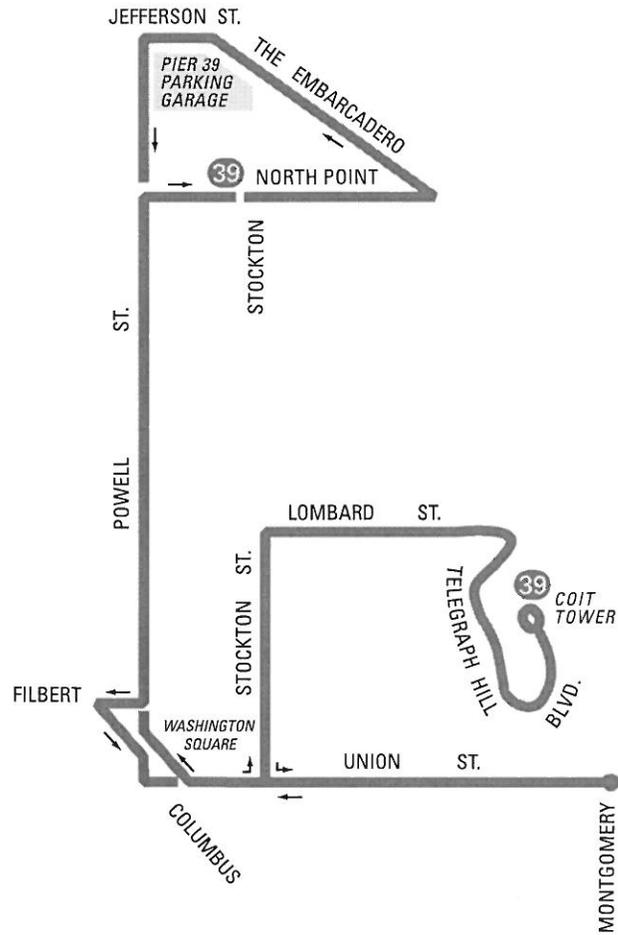
**SERVICE AREA**



**39 COIT**

effective 5/7/10

MAP NOT TO SCALE



**SERVICE AREA**

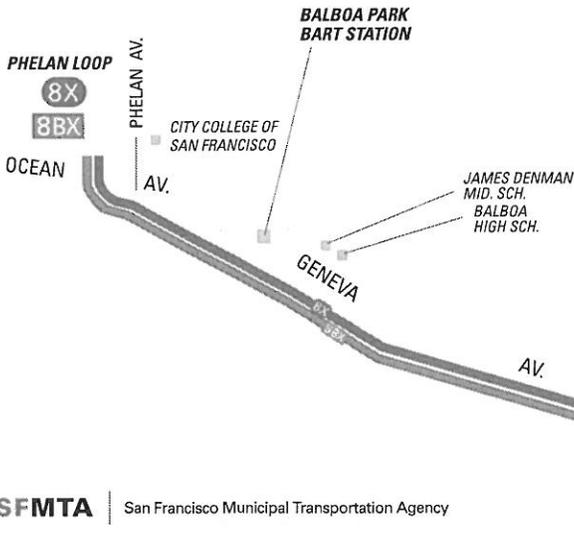
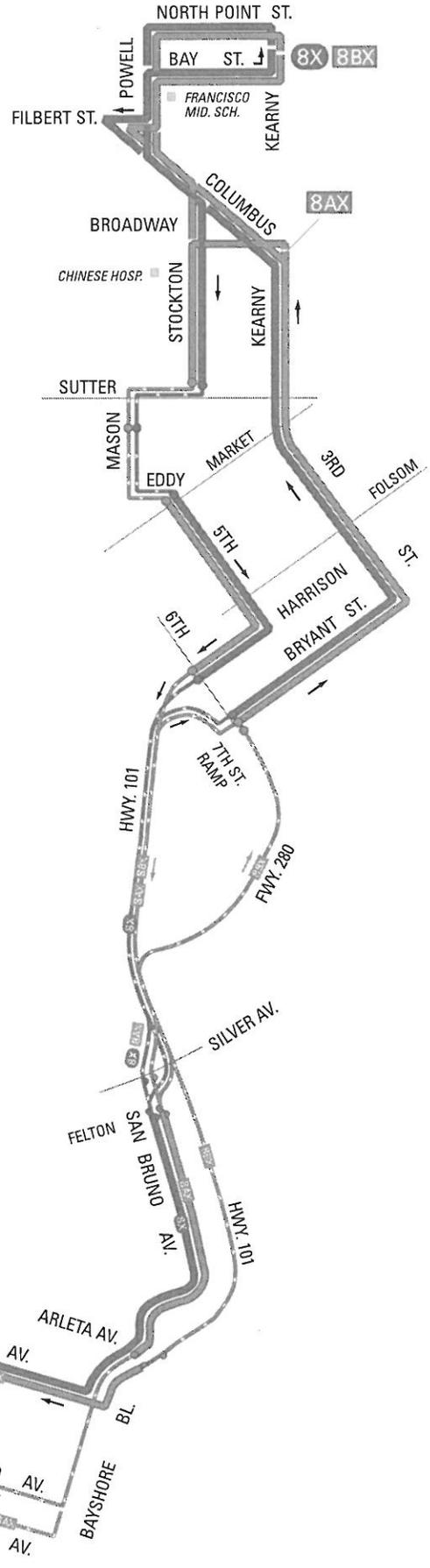


**8X, 8AX, 8BX  
BAYSHORE EXPRESSES**

(eff. 7/12)

MAP NOT TO SCALE

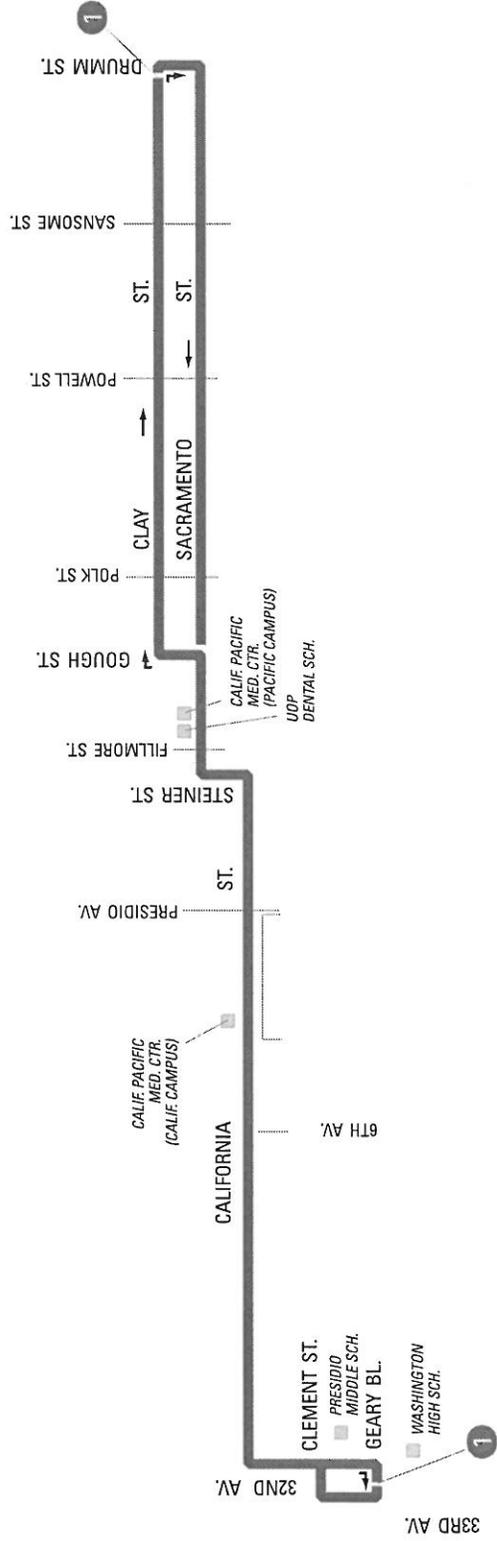
**SERVICE AREA**



# SAN FRANCISCO MUNICIPAL RAILWAY

## 1 CALIFORNIA

(effective 12/5/09)



MAP NOT TO SCALE

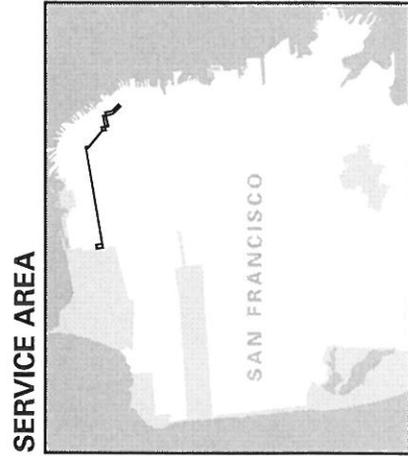
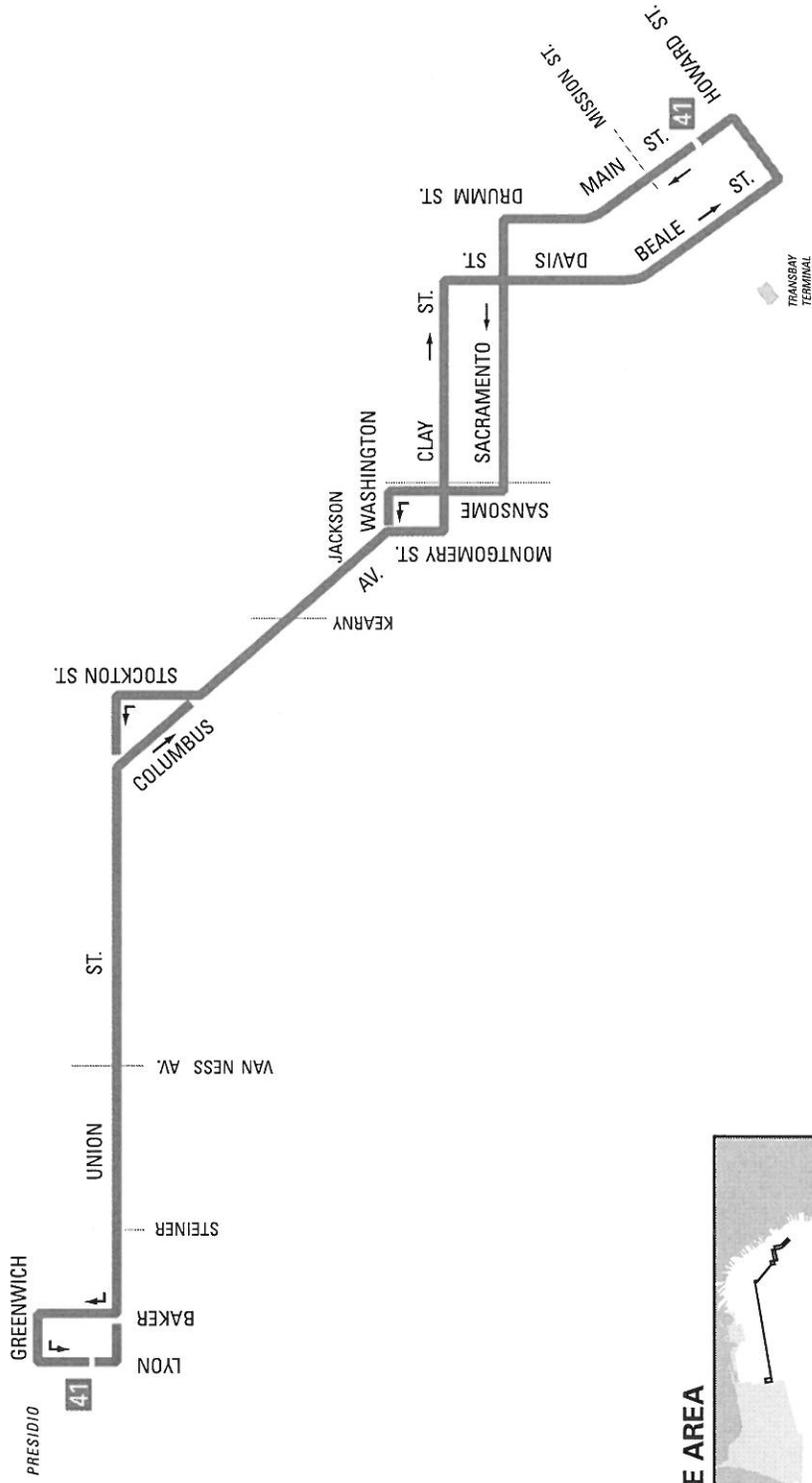


# SAN FRANCISCO MUNICIPAL RAILWAY

## 41 UNION

8/06 (rev. 12/09)

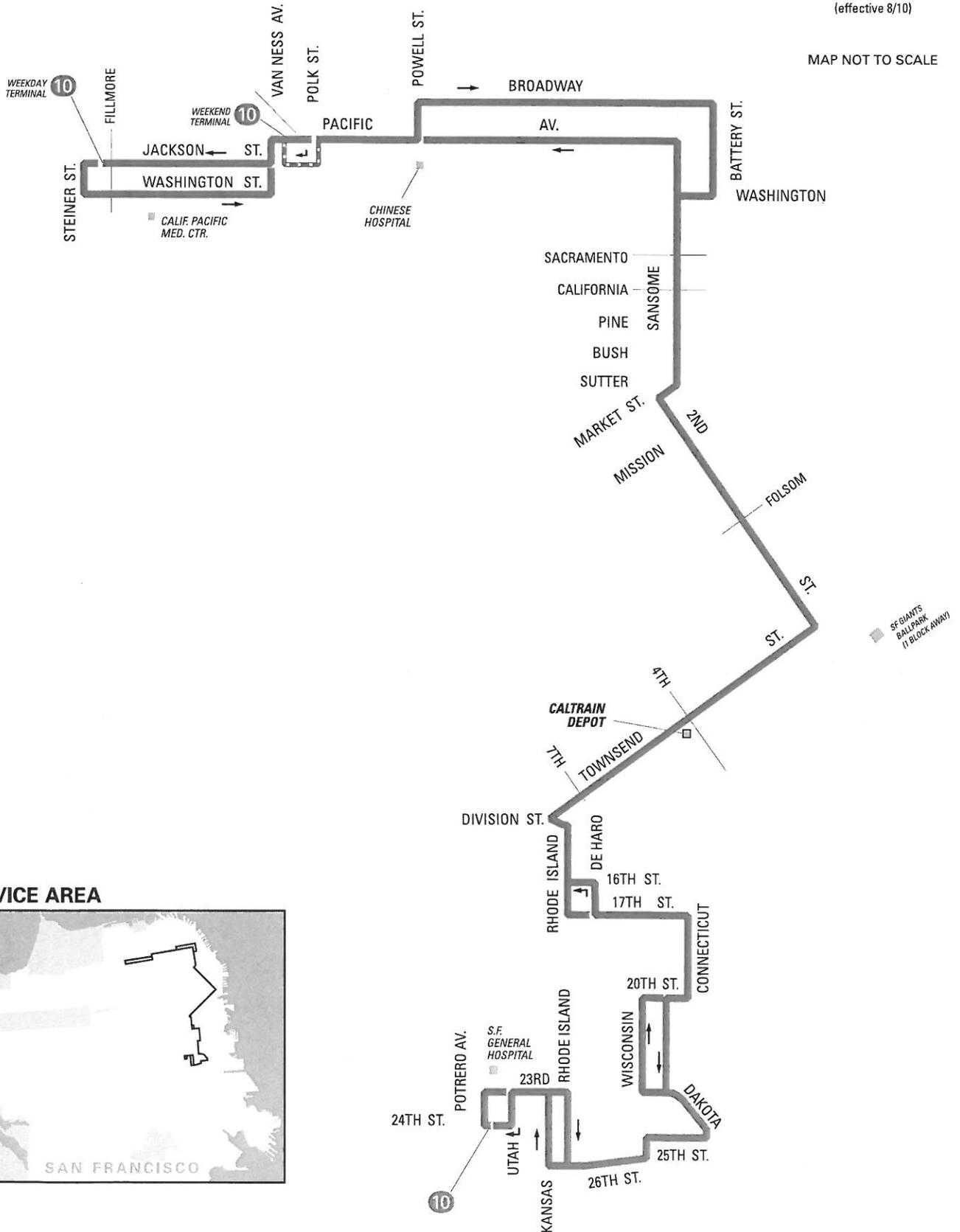
MAP NOT TO SCALE



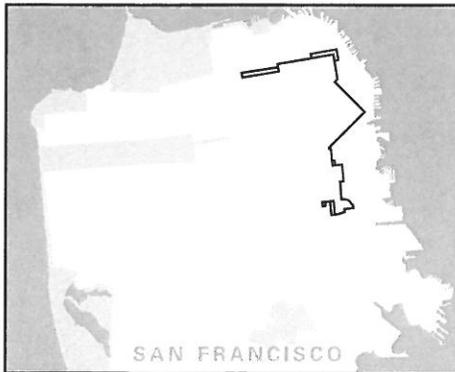
**10 TOWNSEND**

(effective 8/10)

MAP NOT TO SCALE



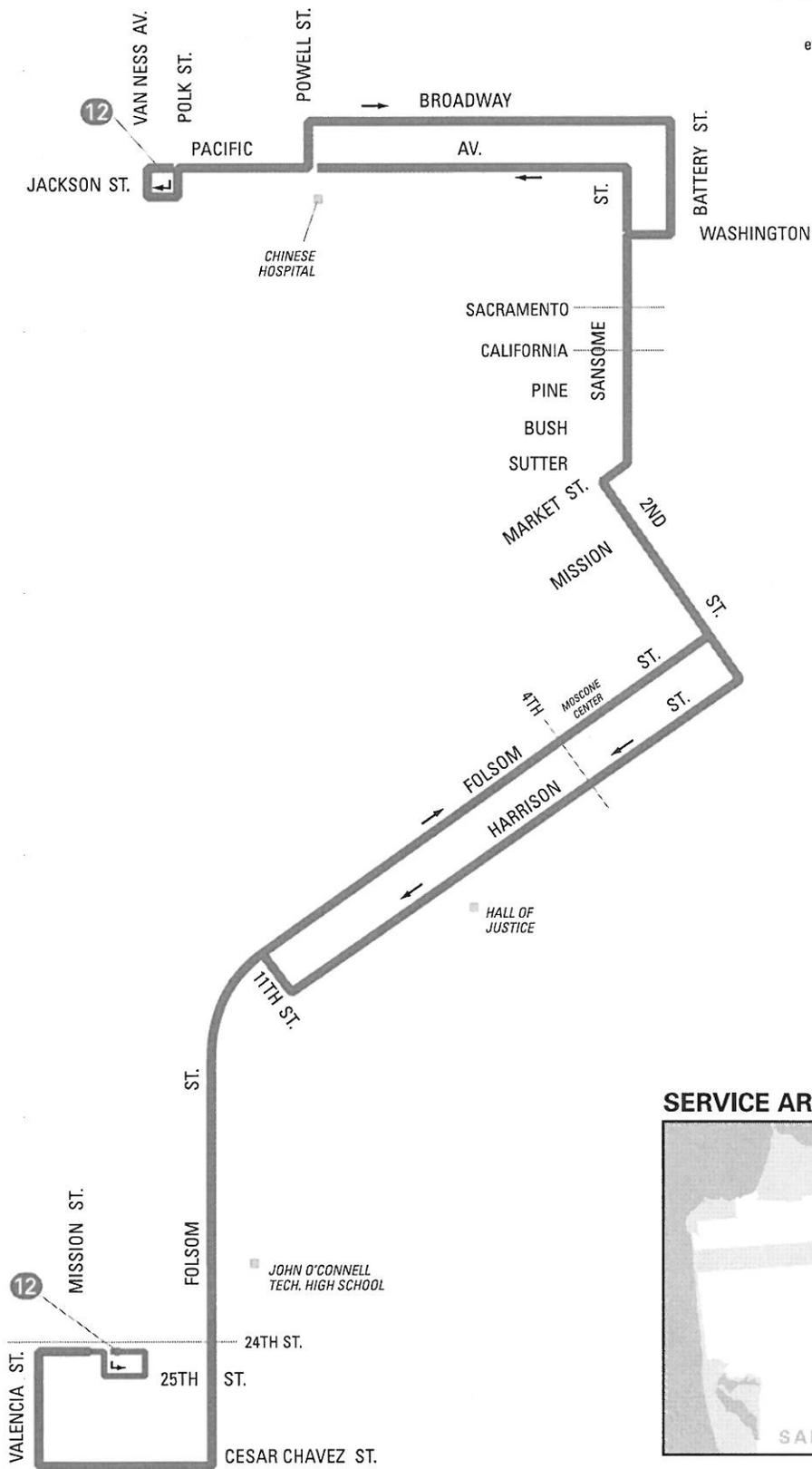
**SERVICE AREA**



**12 FOLSOM - PACIFIC**

effective 12/5/09 (rev 10/27/10)

MAP NOT TO SCALE



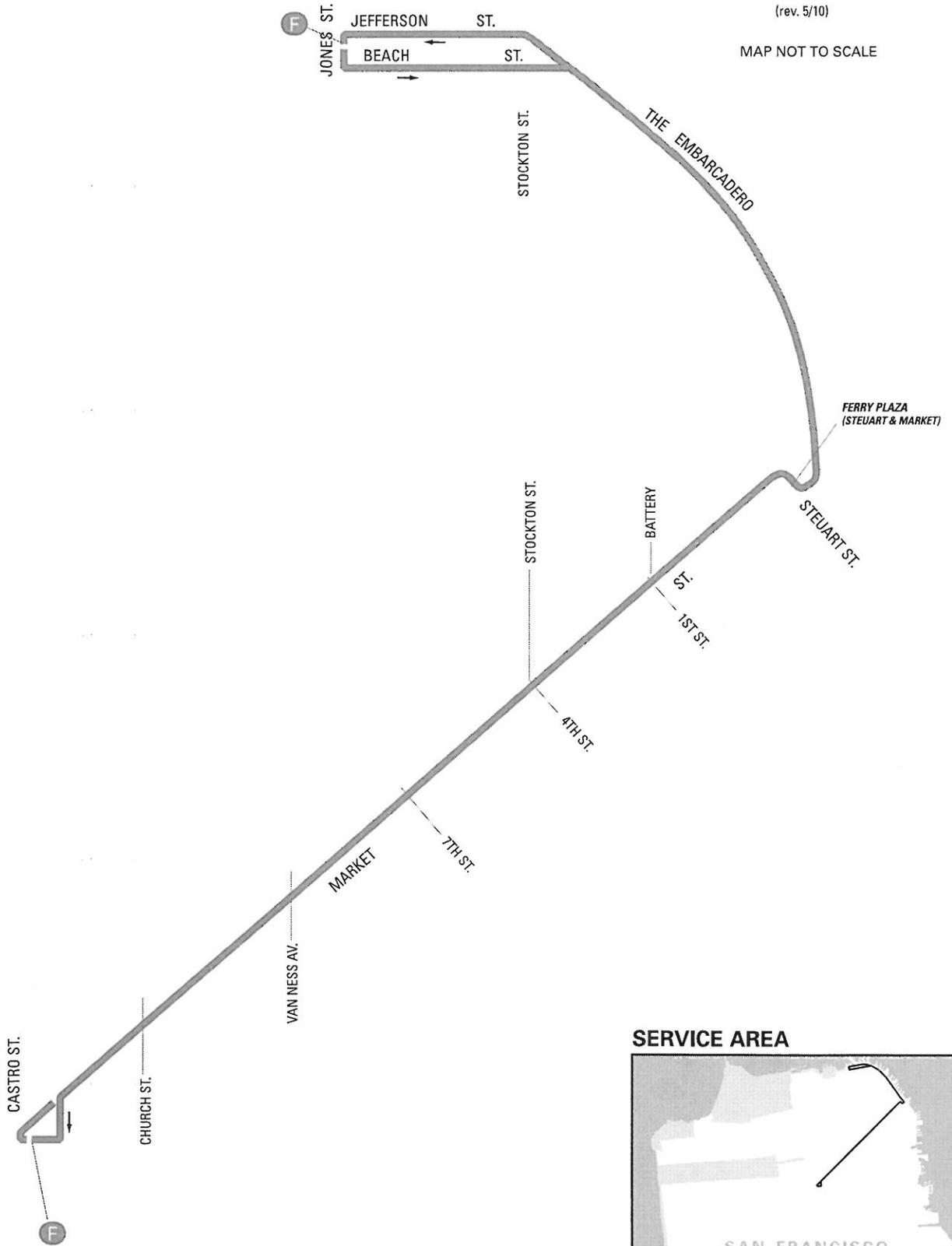
**SERVICE AREA**



**F MARKET & WHARVES**

(rev. 5/10)

MAP NOT TO SCALE



**SERVICE AREA**



**HULT INSTITUTIONAL MASTER PLAN APPLICATION**

**SURVEY OF PUBLIC TRANSPORTATION AND PARKING FACILITIES NEAR 1355 SANSOME STREET, SAN FRANCISCO, CA**

**1. Survey of Public Transportation**

The following public transportation services are located within one mile of 1355 Sansome Street:

<b><u>Name</u></b>	<b><u>Service Areas</u></b>	<b><u>Distance</u></b>	<b><u>Hours of Operation</u></b>
<b>Levis Plaza Shuttle</b> (1155 Battery Street)	<b>Inbound:</b> <ul style="list-style-type: none"> <li>• Levi’s Plaza</li> <li>• David and Pine</li> <li>• Sansome and Sutter</li> <li>• Sansome and Sacramento</li> </ul> <b>Lunch</b> <ul style="list-style-type: none"> <li>• Levi’s Plaza</li> <li>• Battery and Sacramento</li> <li>• Union Square and Stockton</li> <li>• Sansome and Sacramento</li> </ul> <b>Outbound</b> <ul style="list-style-type: none"> <li>• Levi’s Plaza</li> <li>• Battery and Clay</li> <li>• Davis and Pine</li> <li>• Sansome and Sutter</li> </ul>	0.2 miles	<b>Inbound</b> Weekdays: 6:30 a.m. – 9:30 a.m.; lunch: 12:00 p.m. – 1:00 p.m. Saturday: Closed Sunday/Holiday: Closed  <b>Lunch</b> Weekdays: 12:00p.m. – 1:04p.m.  <b>Outbound</b> Weekdays: 3:30 p.m. – 7:00 p.m. Weekends: Closed Sunday/Holiday: Closed  *Running approximately every 20 minutes.
<b>82 X Levi Plaza Express Bus</b> (Sansome & Filbert St.)	<b>Caltrain Depot</b> <b>Downtown</b> (Civic Center, Financial District, Union Square) <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition) <b>SoMa</b> (South of Market, Mission Bay, Potrero)	138 feet	<b>Inbound Weekday:</b> 6:16 a.m. to 9:25 p.m.  <b>Outbound:</b> 4:04 p.m. to 6:27 p.m.  *Closed on weekends & holidays  *Running approximately every 15 minutes

<p><b>MUNI 39 Coit Bus Line</b> Coit Tower</p>	<p><b>Fisherman's Wharf</b> <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition)</p>	<p>0.2 miles</p>	<p><b>Inbound Weekday:</b> 9:20 a.m. to 7:20 p.m. <b>Outbound Weekday:</b> 9:19 a.m. to 7:19 p.m.</p>
<p><b>8AX Bayshore 'A' Express</b> (Kearny &amp; Pacific Streets)</p>	<p><b>Chinatown</b> <b>Downtown</b> (Civic Center, Financial District, Union Square) <b>Mission</b> (the Mission, Bernal Heights, Excelsior, Ingleside) <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition) <b>SoMa</b> (South of Market, Mission Bay, Potrero Hill, Transbay Terminal) <b>Southeast SF</b> (Bayview, Hunters Point, Portola, Vis Valley)</p>	<p>0.5 miles</p>	<p><b>Inbound Weekday:</b> approximately 7:00 a.m. – 10:00 a.m. <b>Outbound Weekday:</b> approximately 3:30p.m. – 7:00 p.m.  *weekday buses running approximately every 7-10 minutes.</p>
<p><b>1 Bus</b> (Sansome &amp; Sacramento Streets - outbound)  (Sansome &amp; Clay – inbound)</p>	<p><b>Chinatown</b> <b>Downtown</b> (Civic Center, Financial District, Union Square) <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition) <b>Northwest SF</b> (the Richmond, Laurel Heights, the Presidio)</p>	<p>0.6 miles inbound 0.6 miles outbound</p>	<p><b>Inbound Weekday:</b> 5:12 a.m. to 12:50 a.m. <b>Outbound Weekday:</b> 5:28 a.m. to 1:02 a.m.  *weekday buses running approximately every 20 minutes.</p>
<p><b>41</b> (Sansome &amp; Clay – inbound)  (Sansome &amp; Washington – outbound)</p>	<p><b>Downtown</b> (Civic Center, Financial District, Union Square) <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition) <b>Northwest SF</b> (the Richmond, Laurel Heights, the Presidio) <b>SoMa</b> (South of Market, Mission Bay, Potrero Hill, Transbay Terminal)</p>	<p>0.6 miles inbound 0.7 miles outbound</p>	<p><b>Inbound Weekday:</b> 5:19 a.m. to 7:01 p.m. <b>Outbound Weekly:</b> 5:35 a.m. to 7:23 p.m.  *weekday buses running approximately every 10 minutes; varies by time of day.</p>

<p><b>10 Townsend Bus</b> (Sansome &amp; Sacramento Streets – Inbound)</p> <p>(California &amp; Sansome Streets – Outbound)</p>	<p><b>Chinatown Caltrain Depot</b> <b>Downtown</b> (Civic Center, Financial District, Union Square) <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition) <b>SoMa</b> (South of Market, Mission Bay, Potrero Hill, Transbay Terminal)</p>	<p>0.6 miles inbound</p> <p>0.7 miles outbound</p>	<p><b>Inbound Weekday:</b> 5:34 a.m. to 8:31 p.m.</p> <p><b>Outbound Weekday:</b> 6:11 a.m. to 7:33 p.m.</p> <p><b>Saturday:</b> 6:35 a.m. to 8:40 p.m.</p> <p><b>Sunday/Holidays:</b> 6:35 a.m. to 8:40 p.m.</p> <p>*weekday buses running approximately every 20 minutes.</p>
<p><b>12 Folsom Bus</b> (Sansome &amp; Sacramento Streets – Inbound)</p>	<p><b>Chinatown Downtown</b>(Civic Center, Financial District, Union Square) <b>Mission</b>(the Mission, Bernal Heights, Excelsior, Ingleside) <b>Northern SF</b>(Marina, Nob Hill, North Beach, Western Addition) <b>SoMa</b>(South of Market, Mission Bay, Potrero Hill, Transbay Terminal)</p>	<p>0.6 miles inbound</p> <p>0.7 miles (California and Sansome – outbound)</p>	<p><b>Inbound Weekday:</b> 5:20 a.m. to 12:05 a.m.</p> <p><b>Inbound Weekends:</b> 5:30a.m. to 12:05 a.m.</p> <p><b>Outbound Weekday:</b> 6:50 a.m. to 12:05 a.m.</p> <p><b>Outbound Weekends:</b> 6:00 a.m. to 12:05 a.m.</p>
<p><b>F Market &amp; Wharves Street Car</b> Embarcadero &amp; Stockton Streets</p>	<p><b>Fisherman's Wharf</b> <b>Central SF/north</b> (the Castro, the Haight, inner Noe, Hayes Valley) <b>Downtown</b> (Civic Center, Financial District, Union Square) <b>Northern SF</b> (Marina, Nob Hill, North Beach, Western Addition) <b>SoMa</b>(South of Market, Mission Bay, Potrero Hill, Transbay Terminal)</p>	<p>0.6 miles</p>	<p><b>Inbound Weekday:</b> 5:41 a.m. to 1:11 a.m.</p> <p><b>Outbound Weekday:</b> 5:52 a.m. to 1:56 a.m.</p> <p>Varies by route; generally 24 hours a day, 7 days a week.</p>
<p><b>Ferry Building Marketplace</b></p> <p>San Francisco Bay Ferry Bay Link Ferry Blue &amp; Gold Ferry</p>	<p><b>Vallejo Alameda Main Street Alameda Harbor Oakland, Jack London Square</b></p>	<p>0.9 miles</p>	<p>Varies by route.</p> <p>Generally operates year round with weekday and some service to Alameda, Oakland, and Vallejo, between approximately 6:30 a.m. and 8:30 p.m.</p>

<b>BART – Montgomery</b> 598 Market Street	<b>Locations Throughout Bay Area</b>	0.9 miles	Varies by route; generally operates year round between approximately 4:00 a.m. and 12:30 p.m.
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Copies of the route maps for these public transit services are provided at the end of this document.

## **2. Survey of Nearby Off-Street Parking Facilities**

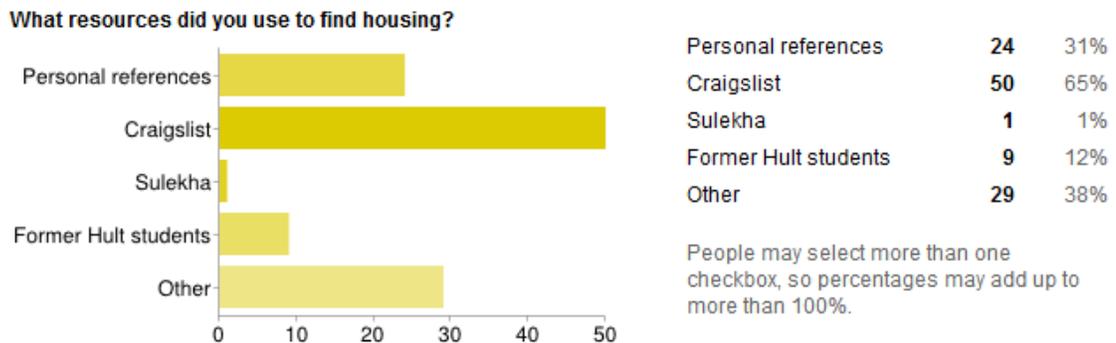
The following off-street parking facilities are located near 1355 Sansome Street:

<b>Address:</b>	<b>Type:</b>	<b>Business:</b>
<b>Levi’s Plaza Parking Garage (Sansome &amp; Greenwich Streets)</b>	Paid, publicly available \$300 (non-reserve); \$350 (reserve); \$400 (34/7 access); \$16/ day, \$14 early bird, \$3.75/30 minutes	Across Street
<b>55 Francisco Street</b>	Paid; Ace Parking Garage \$210-\$260 per month; early bird \$10; \$2/15 minutes, \$14 max, closes @ 7:00	0.2 miles
<b>Pier 27</b>	Paid; Permit Holder Only; Surface Parking Lot Monday through Sunday \$175/month; \$14/day	0.2 miles
<b>Pier 29 ½ - 1282 The Embarcadero</b>	Paid public parking Monday through Sunday, 8:00 a.m. to 8:00 p.m. \$20/12 hours; \$40/48 hours; \$15 early bird; \$10 evening	0.2 miles

<b>Parc Telegraph – 1603 Montgomery Street</b>	<p>Paid; Public parking</p> <p>Monday through Friday, 7:00 a.m to 7:00 p.m. \$15/12 hours; \$195/month</p>	0.2 miles
<b>1 Telegraph Hill Blvd</b>	<p>Free publicly available (FPA); free off-street parking</p>	0.2 miles
<b>1101 Front Street</b>	<p>Paid; Public Parking</p> <p>Monday through Friday, 24 hours \$20/12 hours; \$40/24 hours; \$18 early bird; \$10 evening; \$350 month</p>	0.3 miles
<b>Fringe Garage – 955 Sansome Street</b>	<p>Paid, publicly available; Garage and surface parking</p> <p>\$280/month; \$2.50/20 minutes; \$18 max, closes @7:00 p.m.</p>	0.3 miles
<b>470 Broadway Street</b>	<p>Paid, publicly available : drive up and pay, typically by the hour or by the day.</p> <p>\$12 flat rate; Monday through Thursday, 8:00 a.m. to 8:00 p.m.; Friday 8:00 a.m to 3:00 a.m.; Saturday, 4:00 p.m. to 3:00 a.m.</p>	0.4 miles
<b>Francisco Bay Office – 80 Francisco Street</b>	<p>Paid, publicly available; Garage parking</p> <p>\$260-\$275/ month; early bird \$10; \$2/15 minutes; \$14 max, closes @7:00 p.m.</p>	0.4 miles

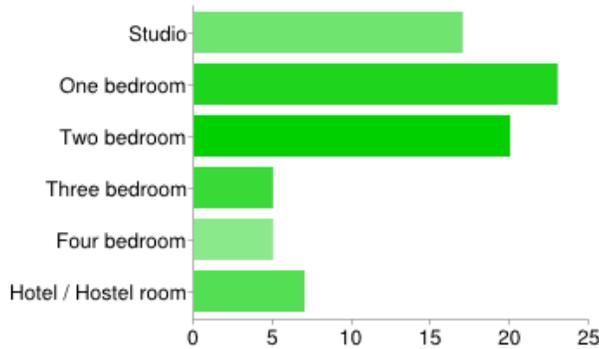
**Introduction Page**

Wondering how early you should move to San Francisco? Or perhaps what resources you should use to find housing? At Hult, we ran a survey among our students to get these details for you. Here’s a pictorial summary from our survey results!



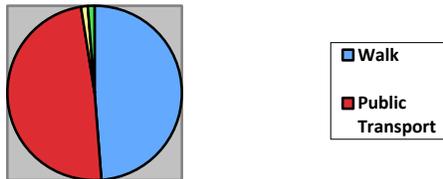
**Figure 1: In 'Other' option, students included resources like Hult Orientation, Searching around and Walk-Ins, Google Search, Apartmenthunterz.com and Facebook**

**What type of housing do you live in?**



Studio	17	22%
One bedroom	23	30%
Two bedroom	20	26%
Three bedroom	5	6%
Four bedroom	5	6%
Hotel / Hostel room	7	9%

**How do you commute to school?**



We also asked our students, how much they spend on utilities per month. The answers ranged from \$45 to \$100. Wondering what neighborhood to pick? Check out our Neighborhood Guide!

**Within San Francisco**

*Chinatown (\$)*

**Known for:** The largest Chinatown outside Asia, Bank of Canton, Chinatown alleys, Sing Chong building

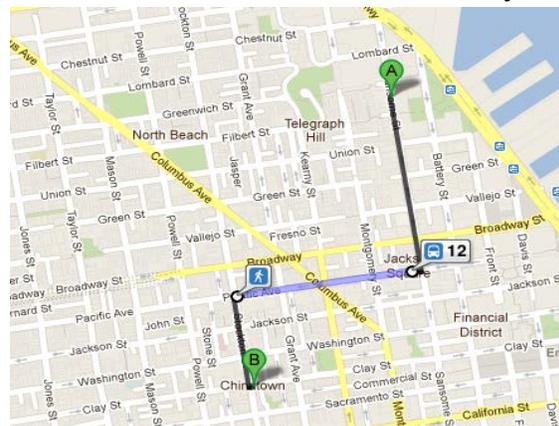
**Approximate travel time to school:** 15 minutes by Public Transit, 20 minutes by Walk, 10 minutes by Cycle, 6 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):**

\$450 for one-bedroom apartment

**Hostels in the vicinity:** [Green Tortoise](#), [USA Hostels](#), [Pacific Tradewinds](#), [San Francisco Hostels](#)

**Public Transport:** Bus (No. 12, No. 30, No. 45)



**Amenities:** Grocery stores, Bank of America, Wells Fargo, Laundry, Bus stops, Laundry

**Popular Restaurants / Bars:** King of Thai, Urban Curry, New Hong Kong, Yee's

**Student Feedback:** "It is so close to Hult."

"It has lots of places for meals."

"It is inexpensive."

"Public transportation is ok."

"It gets noisy at night."

"The place is not very clean and is densely populated."

### *Financial District / Downtown / SOMA (\$\$\$)*

**Known for:** Business hub, Financial offices, Union Square, Art galleries, Theaters

**Approximate travel time to school:** 10-15 minutes by Public Transit, 12 minutes

by Walk, 5 minutes by Cycle, 4 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room**

**with):** \$1100 for studio apartment, \$1900 for one-bedroom apartment, \$2250 for two-bedroom

apartment, \$3800 for three-four bedroom apartment

**Hostels in the vicinity:** [Green Tortoise](#), [USA Hostels](#), [Pacific Tradewinds](#), [San Francisco Hostels](#)

**Public Transport:** Bus, Bart, F Train

**Amenities:** Grocery stores, Bank of America, Wells Fargo, Shopping Mall, Bus stop, Bart Station, Laundry

**Popular Restaurants / Bars:** 5A5 Steak Lounge, Aqua, Bob's Steak and Chop House, Bubble Lounge, Café Tiramisu, Fog City Diner, Il Fornaio, La Mar, One Market, Tandoori Mahal, Zinnia

**Student Feedback:** "At a walking distance (15-20 minutes) to school."

"At a walking distance to BART and Market Street/ Union Square."

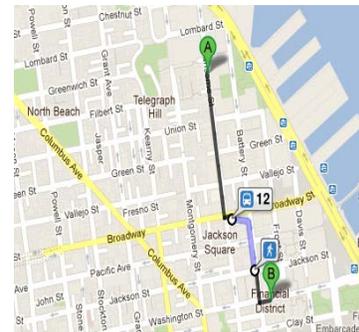
"The Financial District more or less shuts off by 8 p.m. Not as much of a night-life when compared to areas such as the Haight or the Mission."

"SOMA is affordable but the least that I like about this place are the homeless on the streets."

"Safe and nice."

"Calm and peaceful."

"Home to a lot of good restaurants."

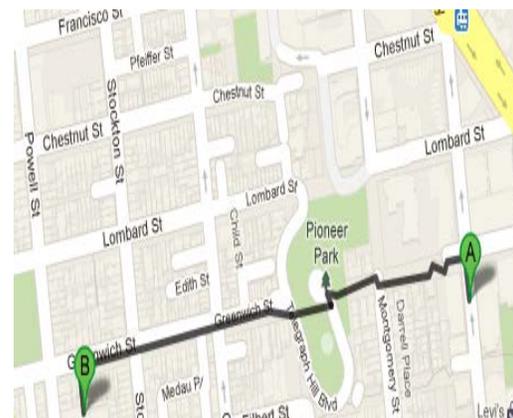


### *North Beach / Little Italy / Telegraph Hill (\$\$\$)*

**Known for:** Fisherman's Wharf, Embarcadero, St. Peter and Paul's Church, Jazz clubs, Dance clubs, Washington Square Park

**Approximate travel time to school:** 11 minutes by Public Transit, 12 minutes by

Hult International Business School  
Institutional Master Plan Application



Walk, 8 minutes by Cycle, 5 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1500 for studio apartment, \$2100 for one-bedroom apartment, \$3200 for two-bedroom apartment, \$4800 for three-four bedroom apartment

**Hostels in the vicinity:** [Green Tortoise](#), [USA Hostels](#), [San Francisco Hostels](#)

**Public Transport:** F Train, Bus

**Amenities:** Grocery Stores, Wells Fargo, Chase Bank, Bus stop, Laundry, Shopping hub

**Popular Restaurants / Bars:** Chipotle, Fog Harbor Fish House, Ghirardelli Soda Fountain, Boudin, Bubba Gump Shrimp Company, Joe's Crab Shack, Hard Rock Café, Tiernan's Irish Pub, Gordon Biersch

**Student Feedback:** "Close to school, Safeway, gym"

"Very lively; full of bars, restaurants, many places to hang out..."

"Close to City Center, Union Square; almost no need to use public transportation."

"Safe neighborhood."

"Close to China Town where you get cheap, fresh produce."

"Has a lot of bus stops."

"Expensive and noisy at times."

### *Civic Center / Tenderloin (\$\$)*

**Known for:** City Hall, Asian Art Museum, War Memorial Opera House, Supreme Court of California

**Approximate travel time to school:** 30-35 minutes by Public Transport, 45-50 minutes by Walk, 15-20 minutes by Cycle, 13 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1,000 for studio apartment, \$1800 for one-bedroom apartment, \$2200 for two-bedroom apartment, \$3700 for three-four bedroom apartment

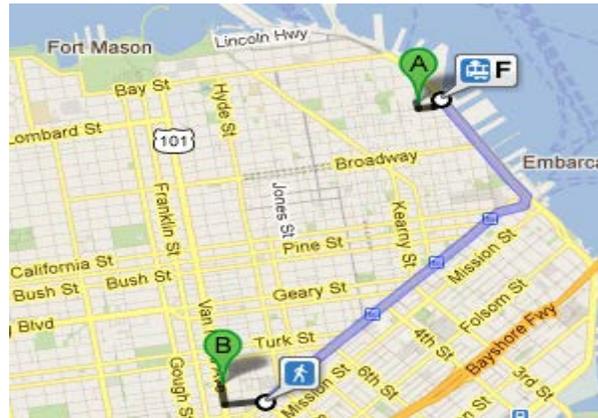
**Hostels in the vicinity:** [USA Hostels](#), [Adelaide Hostel](#), [Amsterdam Hostel](#)

**Public Transport:** Bus, Muni, Bart

**Amenities:** Farmer's Market, Grocery stores, Wells Fargo Bank, Chase Bank, US Bank, Bus stop, Muni/ Bart station, Laundry

**Popular Restaurants / Bars:** Bang San Thai cuisine, Millennium, Farallon, Golden Era Vegetarian Restaurant, Fino Restaurant, Little Delhi, Bourbon & Branch, Ma'velous, Rye

**Student Feedback:** "Mixed reviews about Tenderloin area."



“Good place to live in but Mission District may not be a safe place to venture out in, especially at night.”

“Close to Public Transport, Grocery Stores and Downtown.”

### *Castro (\$\$)*

**Known for:** Gay neighborhood, Castro Theater, The GLBT History Museum, Twin Peaks, Street fairs and parades

**Approximate travel time to school:** 35-40 minutes by Public Transport, 1 hour and 20 minutes by Walk, 30-35 minutes by Cycle, 20 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1200 for studio apartment, \$1700 for one-bedroom apartment, \$2500 for two-bedroom apartment, \$3600 for three-four bedroom apartment

**Hostels in the vicinity:** [USA Hostels](#), [San Francisco Hostels](#), [Adelaide Hostel](#)

**Public Transport:** F Train, Bus, Bart / Muni

**Amenities:** Grocery Store, Laundry, Bus stop, Bart station, Bank of America, US Bank, Wells Fargo, Citibank, Chase Bank

**Popular Restaurants / Bars:** Blackbird, Lucky 13, Churchill, The Mix, Q Bar, L'ardoise Bistro, Frances, Eiji, Poesia, Eureka, Zadin

**Student Feedback:** “It is a fun place to be in.”

It has all kinds of amenities, especially gay clubs and bars. Has all kinds of restaurants.”

“Public transportation is good here.”



### *Parkmerced (\$\$)*

**Known for:** Neighborhood of apartment blocks, Farmer's Market

**Approximate travel time to school:** 50 minutes by Public Transport, 3 hours by Walk, 1 hour and 10 minutes by Cycle, 20-25 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1600 for studio apartment, \$1900 for one-bedroom apartment, \$2500 for two-bedroom apartment, \$3000 for three-bedroom apartment

**Public Transport:** Bus, F Train, Muni, Bart



**Amenities:** Grocery Stores, Laundry, Bus stop, Bart station, SF Public Library, Movie theatre

**Popular Restaurants / Bars:** Boulevard, EOS Restaurant and Wine Bar, Bertolucci, Andalu, Fresca, Roti

**Student Feedback:** "I chose ParkMerced because it's the only neighborhood in SF with huge green zones. I'm here with my 2 kids and that's the most important factor in my decision."

"It is an awesome place to live in because of its student diversity. Since it is located next to San Francisco State University, it is secure. The only issue with my neighborhood I would say is that it takes 40 minutes to commute!"

"Calm and peaceful surroundings."

"It is cheaper."

### *Nob Hill (\$\$\$)*

**Known for:** Luxury hotels, Affluent neighborhood, Vintage shops

**Approximate travel time to school:** 20 minutes by Public Transport, 30-35 minutes by Walk, 18-20 minutes by Cycle, 8-10 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1200 for studio apartment, \$2000 for one-bedroom apartment, \$3500 for two-bedroom apartment, \$4800 for three-four bedroom apartment

**Hostels in the vicinity:** [USA Hostels](#), [Adelaide Hostel](#), [Amsterdam Hostel](#), [Green Tortoise Hostel](#), [San Francisco Hostel](#), [Pacific Tradewinds](#)

**Public Transport:** Bus, F Train, Bart

**Amenities:** Grocery Stores, Laundry, Bus stop, Bart station, Bank of America, US Bank

**Popular Restaurants / Bars:** La Folie, Aux Delices, Ristorante Milano, Frascati, Harris' Restaurant, Amelie, The Buccaneer, The Bigfoot Lodge

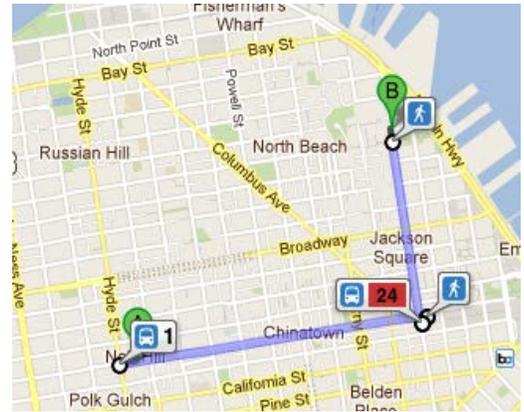
**Student Feedback:** "I love the neighborhood! It's close to everything and quiet and nice, but maybe a bit expensive."

"Nob Hill is the best part of the town. Sort of has a small town feel, but it's the city. Amazing views and close to Hult."

"Least that I like is that it is expensive."

"Nob Hill is at a walking distance to Downtown and has most of the amenities (clubs, bars, restaurant and convenience stores) close by."

"It is a safe area, also quiet and peaceful. The disadvantage of this area is that during the night, public transport timings are not frequent but it is still quite safe to walk (with a companion)."



## *Marina / Cow Hollow (\$\$\$)*

**Known for:** Palace of Fine Arts, Young and hip neighborhood with lots of bars, night clubs, restaurants and boutiques

**Approximate travel time to school:**

30-35 minutes by Public Transit, 40-45 minutes by Walk, 15 minutes by Cycle, 10 minutes by Car/ Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1400 for studio apartment, \$2100 for one-bedroom apartment, \$3200 for two-bedroom apartment, \$4500 for three-four bedroom apartment

**Hostels in the vicinity:** [USA Hostels](#), [Adelaide Hostel](#), [Amsterdam Hostel](#), [Green Tortoise Hostel](#), [San Francisco Hostel](#), [Pacific Tradewinds](#)

**Public Transport:** Bart /Muni, Bus

**Amenities:** Grocery Stores, Laundry, Bus stops, Bank of America, Chase, Wells Fargo, Rabobank

**Popular Restaurants / Bars:** Tanjia, Isa, Greens, Gamine, Capannina, Boboquivari's, Nectar Wine Lounge, BIN 38, Zushi Puzzle

**Student Feedback:** "This place is not too far from school."  
"It is close to the bay too."

"It is safe and has plenty of bars and restaurants."



## *Outside San Francisco*

### *Berkeley (\$\$)*

**Known for:** Culturally diverse crowd, Varied cuisine restaurants, Student-centric population

**Approximate travel time to school:** 50 minutes by Public Transport, 2.5 hours by

Walk, 1 hour and 20 minutes by Cycle, 25-30 minutes by Car / Taxi

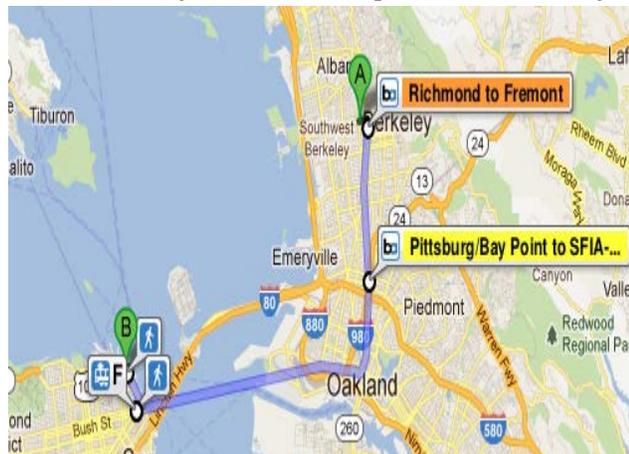
**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$750-5700 for studio to four bedroom apartments

**Hostels in the vicinity:** [Berkeley Hostel](#), [Berkeley YMCA](#)

**Public Transport:** Bus, Bart/ Muni, Ferry

**Amenities:** Grocery Stores, Laundry, Bus stop, Bart station,

Hult International Business School  
Institutional Master Plan Application



Wells Fargo Bank, Chase Bank, Bank of America

**Popular Restaurants / Bars:** The Albatross Pub, Thalassa, Missouri Lounge, Beta Lounge, Chez Panisse, Rivoli, Ajanta, Ethiopia, Cha-Ya

**Student Feedback:** “This is an inexpensive and comfortable place to live in.”  
“Travel time is long though.”

## *Oakland (\$\$)*

**Known for:** Lake Merritt, Art galleries, Diverse population, Multi-cuisine restaurants

**Approximate travel time to school:**  
35-45 minutes by Public Transit, 1 hour by Walk, 50 minutes by Cycle, 20-25 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$950-2800 for studio to three-bedroom apartment

**Hostels in the vicinity:** [West Oakland Hostel](#), [Piedmont House](#)

**Public Transport:** Bus, Ferry, Bart

**Amenities:** Grocery Stores, Laundry, Bart station, Wells Fargo Bank, Bank of America, Chase Bank

**Popular Restaurants / Bars:** Fenton’s, Marica, Commis, Ohgane, Geta, Oliveto, The Trappist, Café Van Kleef, SomaR, Encuentro Café and Wine Bar

**Student Feedback:** “This is a budget neighborhood; really nice and safe.”  
“It’s not for those who love to party and stay out late because commuting to and from San Francisco after 12:30 am is not possible through public transport.”  
“Cheaper than SF.”



## *Concord (\$\$)*

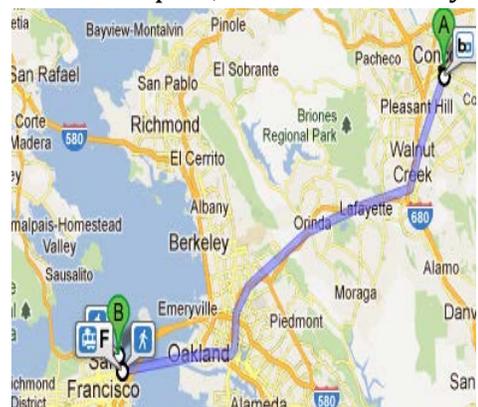
**Known for:** Farmer’s Market, Summer concerts, Concord Jazz Festival, Multi-cuisine restaurants (proximity to Walnut Creek)

**Approximate travel time to school:** 1 hour by Public Transport, 40-50 minutes by Car/ Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$800-2500 for studio to four bedroom apartment

**Public Transport:** Bus, Ferry, Bart

**Amenities:** Grocery Stores, Laundry, Bus stop, Bart station, US Bank, Wells Fargo Bank, Chase Bank, Bank of America



**Popular Restaurants / Bars:** Luna Ristorante, Mint, Korean BBQ Plus!, Woung Luang Thai Cuisine, The Stadium Pub, Residual Sugar

**Student Feedback:** “Better weather; 30 degrees in spring summer and fall”

“Cheaper than SF.”

“43 min ride in the Bart to San Francisco”

“You can actually go to swim because of the weather”

“Walnut Creek, a high-end neighborhood with all kinds of restaurants is 5 minutes away”

### *Walnut Creek (\$\$\$)*

**Known for:** Business and entertainment hub, A lot of open space, Broadway Plaza, Castle Rock Park, Heather Farm Park

**Approximate travel time to school:** 1 hour by Public Transport, about 35 minutes by Car/ Taxi

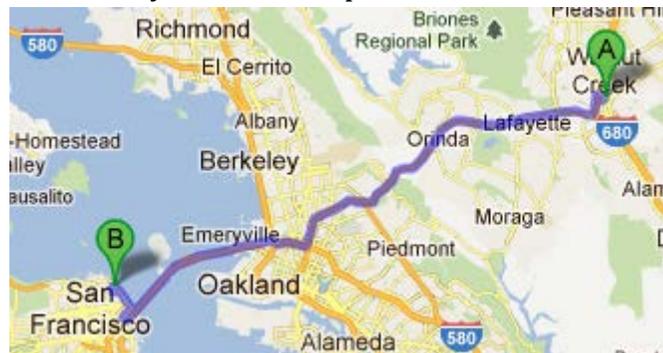
**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$950-\$1350 for studio to one bedroom apartment

**Public Transport:** Bus, Bart, Ferry

**Amenities:** Grocery Stores, Bus stop, Bart station, Laundry, Wells Fargo Bank, Chase Bank, US Bank, Bank of America

**Popular Restaurants/Bars:** Ottavio, Yan’s, Le Cheval, Kabob House, Sasa, The Stadium Pub, Residual Sugar, Shiro Sushi Grooves

**Student Feedback:** “It’s like living in the city.”



### *Daly City (\$\$)*

**Known for:** Shopping mecca, San Francisco Golf Club, Grand National Rodeo, Horse & Stock Show

**Approximate travel time to San Francisco:** 45 minutes by Public Transport, 1 hour by Cycle, 17-20 minutes by Car / Taxi

**Rent (approximate figures; also could vary based on how many people you share the apartment / room with):** \$1000-\$2000 for studio to two-bedroom apartment

**Public Transport:** Caltrain, Bart, Bus

**Amenities:** Grocery Stores, Bus stop, Bart station, Wells Fargo Bank, Chase Bank, Bank of America

**Popular Restaurants / Bars:** Val’s, Boulevard Café, Burgermeister, Koi Palace, Bangkok Garden Thai Cuisine, Tani’s Kitchen

**Student Feedback:** “I chose the neighborhood because my choices were limited. However it's a great area and I live directly across the shopping center that has everything I need.”

“It's a bit inconvenient because of the distance from school.”