

St. Mary's Medical Center
San Francisco, California

Institutional Master Plan - Update
July 30, 2018



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St. Mary's Medical Center San Francisco, California

Institutional Master Plan - Update July 30, 2018



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SECTION 1 - INTRODUCTION

St. Mary's Medical Center (SMMC) submits this Institutional Master Plan (IMP) to update its 2009 IMP currently on file with the Planning Department. This IMP provides an overview of the services, patients, employees, and facilities of SMMC and presents SMMC Five Year and Ten Year Plans, in accordance with Planning Code Section 304.5 (c) (1) through (c) (5). Potential impacts of these plans are discussed as well.

The SMMC Campus is located in the Haight Ashbury neighborhood district north of the Panhandle with Golden Gate Park situated directly west of SMMC.

2009 IMP Properties and Facilities

The 2009 IMP identified the following existing SMMC facilities:

1. Hospital
450 Stanyan Street
2. McAuley Behavioral Health
Institute
2200 Hayes Street
3. Medical Professional Building
2250 Hayes Street
4. Sister Mary Philippa Clinic
2235 Hayes Street
5. St. Mary's Hall
2255 Hayes Street
6. Mercy Professional Building
One Shrader Street

2009 IMP Development Programs

The 2009 IMP did not describe any development projects.

Ongoing/Anticipated Projects

The 2009 IMP anticipated two phases of development that have not been constructed, although they still represent the most likely long-range development plan for SMMC.

- **Phase 1** –Target Start Date TBD (Not Built)
This phase proposes to construct replacement facilities on the site of built area at St. Mary's Hall at 2255 Hayes with 65,600 gsf and/or the Sister Mary Philippa Clinic 2235 Hayes with 26,800 gsf that would include parking, clinical services, and medical office space.
- **Phase 2** – Target Start Date TBD (Not Built)
Proposed expansion of the existing hospital at 450 Stanyan by 100,215 gsf and parking for 230 cars. It also proposed the demolition of the McAuley Institute at 2200 Hayes and development of two 12,000 square foot (sf) exterior terraces.

Current Facilities

SMMC today exists essentially as it did in the 2009 IMP. SMMC totals approximately 636,100 gsf.

Since 2009 there has been an overall decrease in utilization of the facility. Inpatient volumes have decreased, resulting in a reduction of 128 licensed beds to from 403 to 275. As a result total employment and visitors have also decreased over that period of time.

SECTION 1 - INTRODUCTION

The following describes the current facilities:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Hospital
450 Stanyan Street 2. McAuley Behavioral Health Institute
2200 Hayes Street 3. Medical Professional Building
2250 Hayes Street | <ol style="list-style-type: none"> 4. Sister Mary Philippa Clinic
2235 Hayes Street 5. St. Mary's Hall
2255 Hayes Street 6. Mercy Professional Building
One Shrader Street |
|--|---|

The following table summarizes key factors about SMMC for 2009 and 2018.

Facility Description	Zoning	2009		2018	
		Block/Lot	Approximate Square Footage	Block/Lot	Approximate Square Footage
1) Hospital 450 Stanyan Street	RM-2/RH-3	1191/041	380,600	1191/041	380,600
2) McAuley Behavioral Health Institute 2200 Hayes Street	RM-2	1191/041	40,100	1191/041	40,100
3) Medical Professional Building 2250 Hayes Street	RM-2	1191/041	73,300	1191/041	73,300
4) Sister Mary Philippa Clinic 2235 Hayes Street	RM-2	1213/014	26,800	1213/014	26,800
5) St. Mary's Hall 2255 Hayes Street	RM-2	1213/001, 011A	62,900	1213/001, 011A	62,900
6) Mercy Professional Building One Shrader Street	RM-3	1191/038	52,400	1191/038	52,400
Total Built Square Footage			<u>636,100</u>		<u>636,100</u>

1) Does not include area occupied by roofs, decks, terraces and parking

Proposed Development Program

This 2018 IMP details SMMC's Five Year and Ten Year Plans that will meet SMMC's immediate and long-term needs with respect to patient care.

Five Year Plan

- Replacement of St. Mary's Hall and/or Sister Mary Philippa Clinic with facilities of comparable size and parking capacities. (2009 IMP Phase 1)

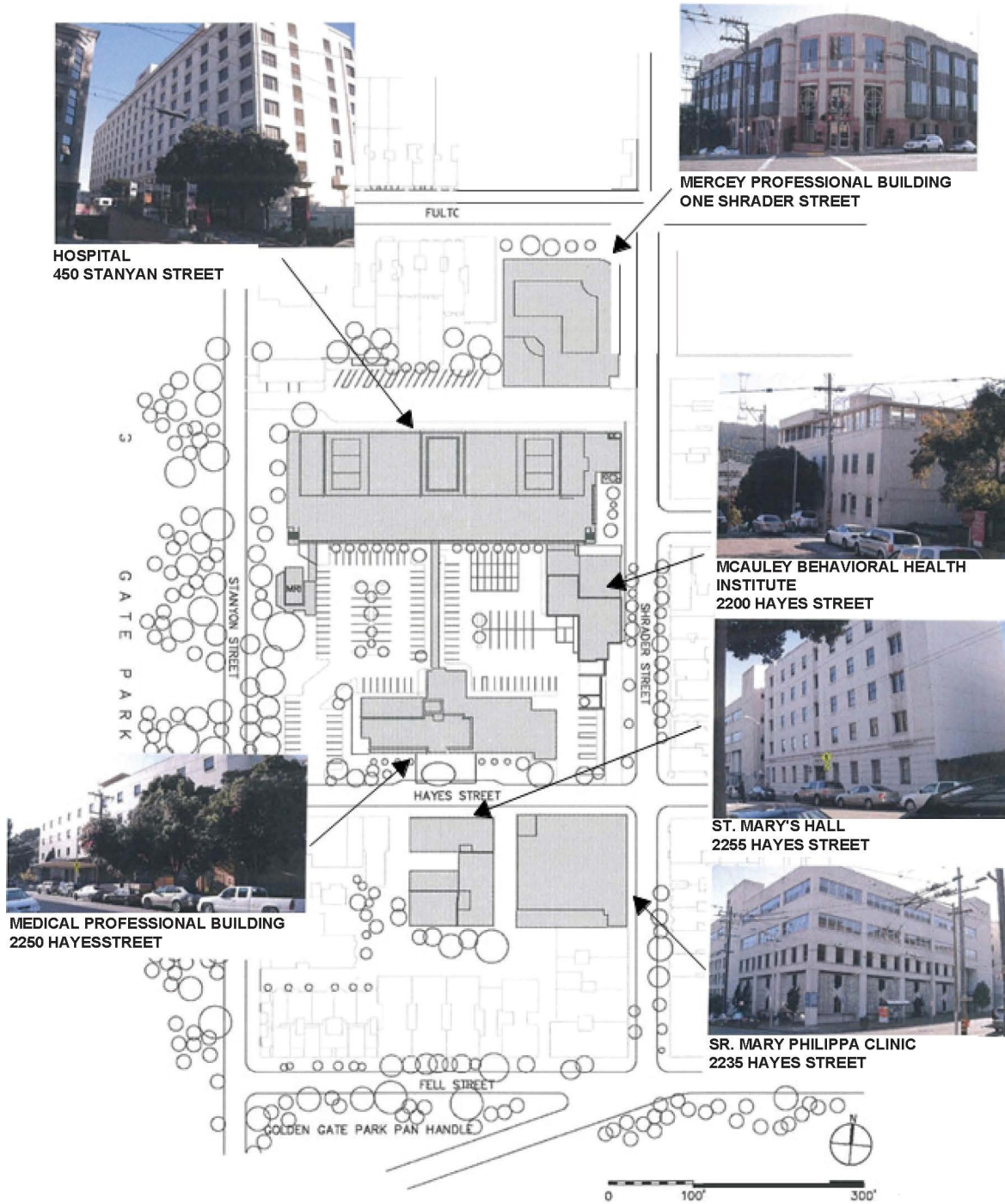
Ten Year Plan (Implementation of 2009 Long Range Plan)

- Expansion of the hospital into the center of the SMMC Campus to accommodate additional parking and square footage for patient care services. (2009 IMP Phase 2)

Projects proposed in the Ten Year Plan have not been developed at this time. The proposed scope and timing of these projects is still undetermined

SECTION 1 - INTRODUCTION

ST. MARY'S MEDICAL CENTER TODAY



SECTION 2 – NATURE OF THE INSTITUTION - Section 304.5 (c) (1)

St. Mary's Medical Center (SMMC) is an acute care facility and teaching hospital and serves San Francisco and the surrounding counties. Health care is provided by 478 doctors, physician assistants, and nurse practitioners; 1,089 hospital nurses, technicians, and support staff, and 185 volunteers. In FY 2017, there were 5,138 inpatient admissions, 115,502 outpatient surgeries and visits, and 20,984 emergency room cases. The hospital is committed to provide services that ensure a healthy community and well-being with 24/7 emergency department; comprehensive acute medical care; adolescent psychiatry; rehabilitation; and resident education programs that train future physicians in internal medicine, orthopedics, and podiatry.

Since 2001, the San Francisco Airport has contracted with St. Mary's to provide medical services for its passengers and employees: urgent care, occupational health, travel medicine and emergency services.

Founded in 1857 by the Sisters of Mercy, SMMC has cared for patients and their families, regardless of their ability to pay. SMMC remains committed to its mission to deliver, high-quality, affordable health services in a compassionate environment that is attuned to every patient's physical, emotional, and spiritual needs.

In 1986, SMMC became a member of Catholic Healthcare West (CHW), a system of 42 hospitals in California, Arizona, and Nevada. In 2012, CHW changed its name to Dignity Health. It remains headquartered in San Francisco and is a national leader with 39 hospitals and 400 care centers. The system is the largest California provider of MediCal services, roughly 10% and a critical part of the state's social safety net.

Dignity Health is now considering an alignment with Catholic Health Initiatives to ensure our future viability. There is no overlap in service areas between the two systems and the new organization is not expected to result in a change of services nor closure of facilities in San Francisco and California. Rather the partnership with CHI will provide Dignity Health a stronger administrative and service quality base on which to sustain its mission and continue its important work. **The combination is anticipated to close in late 2018 subject to federal, state and church approvals.**

SMMC's Mission Statement

We are committed to furthering the healing ministry of Jesus. We dedicate our resources to:

- *Delivering compassionate, high-quality, affordable health services;*
- *Serving and advocating for our sisters and brothers who are poor and disenfranchised; and*
- *Partnering with others in the community to improve the quality of life.*

SECTION 2 - NATURE OF THE INSTITUTION

Care for Those in Need and Community Services

FY 2017, SMMC provided \$1.3 million in charity care and \$33.5 million in community benefit programs. SMMC is one of the largest providers of free and low-cost medical care to the needy in San Francisco, and community benefit services are directed to improve one's health status at the point of prevention or the earliest stages of illness.

Community benefit programs include free health care and support groups, senior meals, HIV/AIDS services, diabetes classes, palliative care, and other services that improve City residents health status. The HIV/AIDS program provides primary care with medical, psychological, and social services, and is the largest clinic outside of the public health department.

The Sr. Mary Philippa Clinic (SMP Clinic) is a centerpiece of SMMC care for the needy. For over 94 years, the clinic has been the most comprehensive and largest free private clinic in San Francisco. It has 1,875 patients, provides 45,000 outpatient visits, and serves 245 patients with neither government nor private insurance.

The SMP Clinic serves as the Medical Home to 1,875 underinsured patients and an additional 120 HIV/AIDS patients, of which only 3 patients have private insurance. The Clinic offers adult primary care and specialty care to citizens of San Francisco who meet financial eligibility criteria. The Clinic offers free care for those under 200% FPL and heavily reduced medical services on a sliding scale up to 500% FPL. Internal Medical Services for patients are complimented by medical and subspecialties focused on keeping patients healthy and out of the emergency room and the hospital. Specialties include HIV/AIDS, surgery, cardiology, ophthalmology, optometry, gynecology, podiatry, dermatology, rheumatology, and psychiatry. Additional ancillary services include on-site interpreters, case management, a pharmacy, and hospital laboratory and radiology services. The hospital provides staff, space, and supplies. Participants in the Graduate Medical Education Program serve as primary care physicians and are supervised by preceptors. The Clinic provides Diabetes Education and Support Services to community members by certified diabetes education professionals through a nationally certified diabetes education program. Diabetes self-management skills are taught in group outpatient settings, individual counseling appointments and at the bedside of any hospitalized patients.

The 2017 Community Benefit Plan accomplished its goals to Increase Healthy Eating and Physical Activity and Increase Access to Quality Medical Care and Service.

- Low-cost meals for seniors in the hospital cafeteria
- Diabetes Education program
- Senior Mall Walkers
- Yoga for seniors and chronically ill

SECTION 2 - NATURE OF THE INSTITUTION

- Food vouchers for SMP Clinic and HIV patients
- Community grant to Self-Help for the Elderly, Kimochi, and Asian Women's Resource Center to address obesity and diabetes in communities of Asian seniors and children.
- SMP Clinic provides access and a Medical Home for low-income patients
- Free flu vaccines for seniors
- Partnership with the Justice and Diversity Center of the SF Bar Association to provide free legal services for low-income patients
- Breast Cancer Second Opinion Panel provided regardless of the ability to pay
- Breast Cancer support group
- HIV/AIDS services for the indigent

Financial Assistance

- Patients with income at or below 200% of the Federal Poverty Level (FPL) may be eligible to receive free care;
- Patients with income between 200% and 350% of the FPL are eligible to pay an average of most government insurance programs and receive an extended payment plan; and
- Patients with income above 350% but not more than 500% of the FPL are eligible to receive services at discounted rates.

A. Growth and Physical Changes - Section 304.5 (c) (1)

Establishment of the Current Medical Center Campus

Established in 1857, SMMC operated at various locations throughout the city. In 1911, St. Mary's Hospital was relocated to Hayes Street, the current SMMC site.

In 1939, St. Mary's Hall was constructed at 2255 Hayes Street, across the street from the Hospital.

In 1958 construction was started on a new facility at 2250 Hayes Street to replace the original 1911 facility. Upon demolition of the 1911 hospital facility, the McAuley Behavioral Health Institute was constructed at 2200 Hayes Street and offered comprehensive psychiatric treatment for children.

SECTION 2 - NATURE OF THE INSTITUTION

Sister Mary Philippa Clinic was constructed in the early 1960's to expand the existing clinic facilities at the hospital and became one of the largest private hospital- based medical clinics in San Francisco and remains such today.



In 1974, St. Mary's dedicated its 11-story hospital tower at 450 Stanyan Street.

Hospital at 450 Stanyan Street as seen from the south

The Mercy Professional Building was constructed on a vacant site in the early 1990's at the corner of Fulton and Shrader Streets. It consists of 3 floors of clinic and medical office space and 6 floors of staff and public parking. In 1994, the addition of a Magnetic Resonance Imaging facility of approximately 2,000 gsf was completed.



Mercy Professional Building at One Shrader

Since completion of these projects there has not been any further development at SMMC. All other projects have been interior renovations that have not changed the existing mix of uses; the overall gross square footage, or changed the exterior building envelopes.

Since 2009, bed capacity has been reduced from 403 to 275 licensed beds as a result of declining inpatient census and conversion of licensed beds to other entities.

In February 2016, Vibra Healthcare, LLC. (d/b/a "Kentfield Hospital") assumed occupancy of the entirety of the sixth floor, or approximately 26,500 square feet of St. Mary's Medical Center. Under the terms of a 10-year lease agreement, Kentfield Hospital operates a long term acute care hospital (LTACH) under separate licensure. Currently licensed for up to forty patients, Kentfield provides certain inpatient acute care services, focused predominantly on pulmonary and brain injury-related diagnoses. The provision of long term acute care meet a key community need for these patients. Kentfield admits patients, primarily discharged from short term acute care hospitals (STACH's) throughout San Francisco and the Bay Area. Kentfield Hospital is accredited by The Joint Commission.

SECTION 2 - NATURE OF THE INSTITUTION

In April, 2018, Crestwood Behavioral Health, Inc. assumed occupancy of the entirety of the fifth floor, or approximately 26,500 square feet of St. Mary's Medical Center. Under the terms of a 10-year lease agreement, Crestwood operates a sub-acute mental health rehabilitation center (MHRC) under separate licensure. The MHRC operates as "The San Francisco Healing Center".

The creation of the San Francisco Healing Center is the direct result of a multi-organization collaboration, including the San Francisco Department of Public Health, University of California – San Francisco (UCSF), Dignity Health, and Crestwood. Each organization contributed significant monetary resources, demonstrating the ability to align for-profit, not-for-profit, and governmental organizations in support of community need. It is estimated that more than 80% of individuals who would benefit from care in a MHRC either have their needs unmet, or must receive care in other counties. San Francisco Healing Center can accommodate a census of up to 54 clients, allowing San Franciscans to receive rehabilitation services close to home.

St. Mary's, Saint Francis Memorial Hospital, and Sequoia Hospital are a part of a Management Services Agreement (MSA) with UCSF. This two year agreement commenced in August 2017, with objectives of improving access to and quality of care for patients within selected services. Current in-scope services at St. Mary's include vascular podiatry, electrophysiology, and acute rehabilitation. The MSA represents a commitment to ensure availability and excellence of healthcare services.

SECTION 2 - NATURE OF THE INSTITUTION

B. PROPERTY OWNED AND LEASED - Section 304.5 (c) (1)

SMMC operates one location within the City and County of San Francisco. The primary location for providing services is at the SMMC Campus that is located at the eastern edge of Golden Gate Park, north of the Panhandle. This Campus includes the following facilities:

Hospital, at 450 Stanyan Street, serves as the primary location for inpatient acute care services as well as a variety of inpatient and outpatient diagnostic and treatment services. Floors 5 and 6 are leased to Crestwood Behavioral Health and Kentfield Hospital, respectively.

McAuley Behavioral Health Institute, at 2200 Hayes Street, accommodates the adolescent psychiatric program including inpatient beds and other spaces supporting the program.

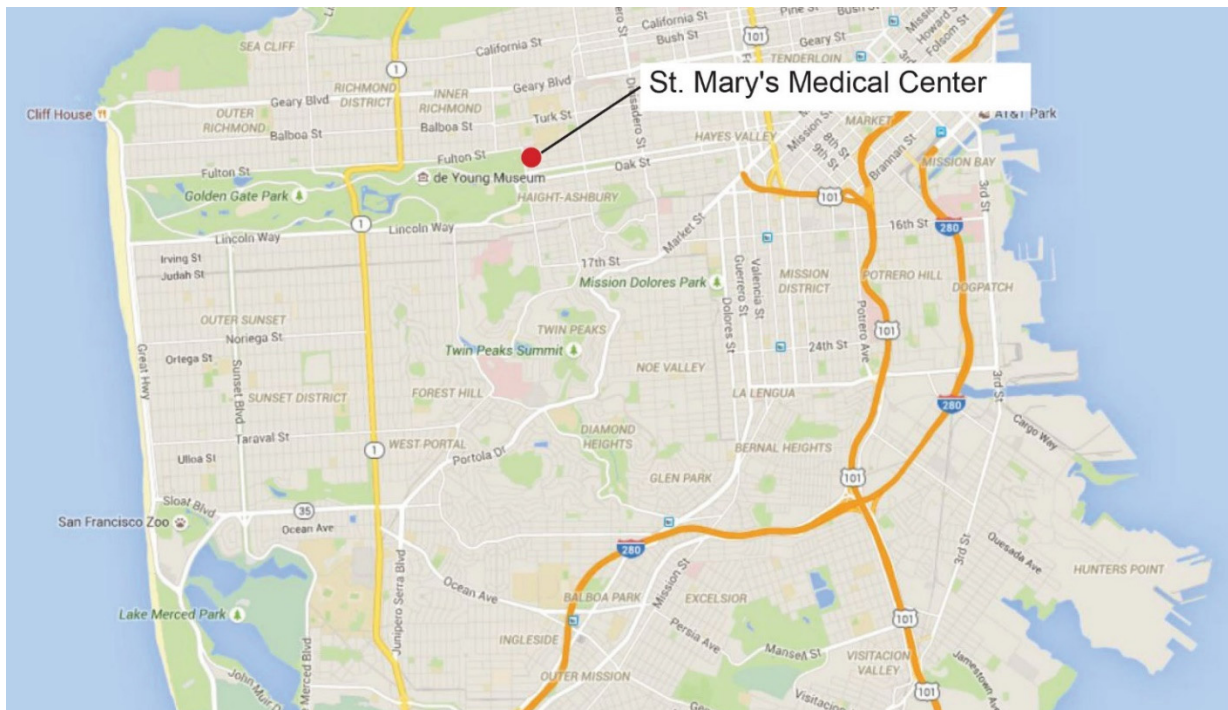
Medical Professional Building, at 2250 Hayes Street accommodates clinics and medical offices. The sixth floor of this facility also provides space for SMMC's Chapel.

Sister Mary Philippa Clinic, at 2235 Hayes Street, contains one floor of clinic space and four levels of parking for 134 cars.

St. Mary's Hall, at 2255 Hayes Street, was formerly the institution's School of Nursing and dormitory. Since the 1960's it has accommodated a variety of administrative and clinic space for the institution.

Mercy Professional Building, at One Shrader, provides space for outpatient clinics, medical offices, and employee and visitor parking for 361 cars.

The map below indicates the facility locations throughout the City.



SECTION 2 - NATURE OF THE INSTITUTION

C. SERVICES PROVIDED - Section 304.5

(c) (1) Overview

St. Mary's Medical Center (SMMC) is a general acute care hospital comprised of licensed beds numbering: 167 unspecified general acute, 37 intensive care, 35 acute adolescent psychiatric, and 36 rehabilitation for a total of 275. From 2016 to March 2018, beds were removed from the SMMC license with the State of California Department of Public Health and they are:

- 64 beds on the fifth floor are licensed with the Kentfield Hospital for their Long Term Acute Rehabilitation unit
- 64 beds on the sixth floor are licensed with Crestwood Behavioral Health – San Francisco Healing Center.

SMMC continues to offer inpatient care, outpatient clinical services for primary and specialty care, diagnostic services, and emergency medicine. Key service lines include orthopedics, cardio-vascular, oncology, adolescent psychiatry, and acute rehabilitation.

SMMC has 9 functioning surgical suites and performed 1,524 inpatient and 2,011 outpatient surgeries in FY 2017. A wide variety of surgeries are performed, including GI, women's health, orthopedic, plastic and reconstructive, eye, ear, nose, throat, neurosurgery, vascular, and thoracic surgeries. SMMC has one designated critical care unit.

In FY 2017, SMMC had 5,138 inpatient admissions and 113,491 outpatient visits. In 2009, there were 12,180 inpatient admissions. Over the past eight years, inpatient admissions declined by 58% (7,042).

On July 1, 2018, the SFO Medical Clinic contract terminated, however, a 1-year extension was granted to SMMC to continue services until July 2019. It is expected that the Airport will issue a new 5-year RFP in the fall of 2018 and SMMC intends to file a competitive proposal.

Services and Utilization Chart for Fiscal Year 2017	
General inpatient Admissions	4,055
Acute Rehabilitation admissions	306
Adolescent Psychiatric admissions	777
TOTAL ADMISSIONS	5,138
Inpatient surgeries	1,524
Outpatient surgeries	2,011
TOTAL SURGERIES	3,535
Outpatient imaging and other services	94,297
Outpatient lab tests	11,595
Outpatient pathology tests	7,599
TOTAL OUTPATIENT SERVICES	113,491
Admissions from the Emergency Room	3,460
Outpatient Emergency Room visits	17,524
EMERGENCY ROOM VISITS	20,984
Average length of stay general acute care	4.91 days
Average length for psychiatric and acute rehab	5.30 days

SECTION 2 - NATURE OF THE INSTITUTION

The following are descriptions of the leading medical services provided by SMMC:

1. **Acute Rehabilitation** – Each year, the Acute Rehabilitation Unit serves more than 300 patients who have suffered a serious or life-threatening illness or trauma, such as stroke, traumatic brain injury, spinal cord injury, paralysis, or bicycle or automobile accident. In all cases, the goal is to help each person achieve the highest possible level of independence and quality of life.
2. **Adolescent Psychiatry** – SMMC provides inpatient and outpatient services to adolescents 11-17 years old in the McAuley Institute. In 2017, there were 777 inpatient admissions for major disorders that impair safe and normal societal functioning and psychosis. A day treatment program in partnership with the San Francisco Unified School District and the Department of Public Health serves approximately 40 teens. The unit addresses the need for increased structure and intense therapeutic services to resolve chronic difficulties in school, family, and peer settings.
3. **Cardiovascular Services** – SMMC offers a full range of cardiac care services for the adult and geriatric patients on an inpatient and outpatient basis. Services include complete diagnostic capabilities, cardiac rehab, non-invasive procedures, invasive procedures including angioplasty and open-heart surgery.
4. **Clinical Laboratory & Pathology** – The clinical lab provides a full set of testing services including blood bank, hematology, chemistry, microbiology and phlebotomy services. Anatomic pathology provides cytology and histopathology services.
5. **Emergency Services** – The Emergency Department treats approximately 21,000 patients each year. It is open 24 hours a day to provide medical evaluation and acute treatment and/or stabilization for all patients who seek medical care. There is a 17-bed capacity. In addition, there is a chest pain evaluation unit consisting of 2 monitored beds. All beds are monitored beds. The ages of patients range from infants to geriatric.
6. **Medical Education** – SMMC provides medical education to resident physicians and medical students in internal medicine, orthopedic surgery and other medical/surgical subspecialties. The hospital also provides continuing medical education for attending physicians. The Department of Medical Education coordinates educational activities with outside organizations, such as but not limited to UCSF, San Francisco General Hospital, Stanford Medical School, Highland General Hospital, and other Dignity Health hospitals such as Saint Francis Memorial Hospital

SECTION 2 - NATURE OF THE INSTITUTION

7. **Orthopedics**— Well known for hip, knee, shoulder, and elbow replacements, St. Mary's surgeons also specialize in complicated revision surgeries and difficult reconstruction. The orthopedic team is one of only a few local facilities offering cartilage transplant, without joint replacement, to relieve serious joint pain when the cartilage has been damaged. In addition, St. Mary's surgeons perform hip replacements using both posterior and the newer anterior approaches.
8. **Sister Mary Philippa Clinic** – The Sr. Mary Philippa Clinic is at the core of SMMC's response to community needs. A coordinated program of comprehensive services include and not limited to primary care, social services, specialty and surgical care, HIV, multiple languages, diabetes education, nutrition, and pharmacy services. In FY 2017, there were 1,875 patients, of which 245 charity care, 93 privately insured, and 1,537 underinsured. There were 40,703 patient visits.
9. **Pharmacy** – SMMC's on-site pharmacy provides prescription drugs and biologicals to patients who visit or stay at the hospital. Services include Intravenous admixture, cancer chemotherapy, Total Parenteral Nutrition and extemporaneous sterile compounding of medications, order review and drug monitoring programs, outpatient prescriptions for inpatients going home who meet criteria to receive discharge medications, outpatient service for Sister Mary Philippa Health Center patients and drug information/ education for hospital staff and patients/family.
10. **Radiology** – SMMC provides a full set of radiology services including x-ray, ultrasound, computed tomography, magnetic resonance imaging, mammography and interventional angiography.
11. **Spine Center** – A multi-disciplinary clinic, which offers both surgical and non-surgical interventions for patients suffering from back pain. The center is also able to provide minor invasive procedures such as blocks and epidural injections to help relieve back pain. The center also offers some alternative medicine options in the treatment of back pain.
12. **SFO Medical Clinic** – Between 2001-2019, the San Francisco Airport contracts with St. Mary's to operate a medical clinic for its 42,000 employees and 55 million passengers. Located adjacent to the International Terminal, the SFO Clinic has 23 employees and in FY 2017, served 16,197 patients. Services include urgent care, workers compensation, occupational medicine, drug screening, travel medicine, immunizations, physical therapy, and emergency care. St. Mary's plans to respond to the next RFP that may be issued for 2019-2024.

SECTION 2 - NATURE OF THE INSTITUTION

St. Mary's Medical Center continues to accommodate a variety of services including:

Services	2015 Approx. GSF⁽³⁾
<i>Adolescent Psych (Outpatient Services)</i>	12,200
<i>Cardiology Services</i>	16,800
<i>Emergency Department</i>	11,400
<i>Gastro Intestinal Lab</i>	4,400
<i>Laboratory</i>	14,100
<i>Misc. Diagnostic & Treatment Services</i>	1,300
<i>Nuclear Medicine</i>	2,900
<i>Nursing Services</i>	200,000
<i>Offices/Administrative Functions</i>	159,500
<i>Outpatient Imaging & Lab</i>	5,800
<i>Outpatient Services/Clinics</i>	30,000
<i>Pharmacy</i>	5,100
<i>Radiation Therapy</i>	8,800
<i>Radiology</i>	18,000
<i>Rehabilitation (Outpatient Services)</i>	13,900
<i>Respiratory/Pulmonary</i>	3,800
<i>Spine Clinic</i>	10,100
<i>Sister Mary Philippa Clinic/HIV Clinic</i>	21,700
<i>Support Services</i> <i>(including Food Service, Sterile Supply, Housekeeping, etc)</i>	66,700
<i>Surgery</i>	29,600
Total^{(1) (2)}	636,100

(1) All of the above services were provided in 2009, however the GI Lab now has a dedicated space separate from Surgery within the hospital.

(2) Does not include the Adult Day Health Center of approximately 6,000 GSF which is not located at SMMC.

(3) Does not include area occupied by roofs, decks, terraces and parking.

SECTION 2 - NATURE OF THE INSTITUTION

D. PATIENT DEMOGRAPHICS - Section 304.5 (c) (1)

St. Mary's Medical Center served a total of 39,909 in FY 2017. 61% percent (24,257) were San Francisco residents. The chart below indicates the comparative number and percentage of patients by gender, ethnicity, and age; and the San Francisco citywide percentages¹.

Gender	Number of Patients	Percentage	San Francisco %
<i>Female</i>	20,634	51.7%	49%
<i>Male</i>	19,272	48.28%	51%
<i>Declined to State</i>	3	.007%	
Total	39,909	100%	

Ethnicity	Number of Patients	% of SMMC Patients	San Francisco Residents %²
<i>African-American</i>	2,869	7.2%	5.5%
<i>Asian</i>	8,544	21.4%	35.9%
<i>Hawaiian Pacific Islander</i>	143	.4%	.4%
<i>Hispanic</i>	2,580	6.5%	15.2%
<i>Multiracial</i>	926	2.3%	4.3%
<i>Native American</i>	8	.02%	.7%
<i>Other</i>	1,411	3.5%	6%
<i>White</i>	19,758	49.5%	40.5
<i>Declined to State</i>	3,670	9.2%	
Total	39,909	100%	

Age	St. Mary's Patients	St. Mary's Patients % 39,909	San Francisco Residents	San Francisco Residents % of 780,971³
<i>< = 24 Yrs</i>	4,602	12%	176,657	22%
<i>25-34 Yrs</i>	5,431	14%	165,130	21%
<i>35-44 Yrs</i>	4,645	11%	131,042	17%
<i>45-54 Yrs</i>	6,059	15%	108,391	14%
<i>55-64 Yrs</i>	6,777	17%	94,065	12%
<i>65-74 Yrs</i>	6,120	15%	53,173	7%
<i>75-84 Yrs</i>	3,861	10%	36,612	5%
<i>85+ Yrs</i>	2,414	6%	15,901	2%

¹ US Census, San Francisco County. Figures are generally from the 2017 *vintage year* (e.g., V2017) refers to the final year of the series (2010 thru 2017).

² Methodology differences create ethnicity total >100%.

³ Suburban Stats. San Francisco Population, Demographics and stats in 2017,2018. Total in households 780,971.

SECTION 2 - NATURE OF THE INSTITUTION

E. SMMC Employment Characteristics - Section 304.5 (c) (1)

Employee/Labor Relations Philosophy

St. Mary's Medical Center is resolved to achieve peaceful, productive and collaborative relationships with our employees and the unions that represent many of them. We are committed to this path because it is consistent with our core values, it is respectful of the choices made by our employees, and it is central to our need to foster and cultivate diverse ideas in achieving our mission.

1. We engage employees in matters that materially change or affect working conditions as soon as practicable following the contemplation of such a change.
2. We engage employees to elicit ideas regarding challenges facing SMMC that relate to improving operations.
3. We share information with employees that is relevant to understanding SMMC's fiscal condition.
4. We encourage and support opportunities for joint learning with respect to the development of positive employee / labor / management relationships and problem solving.
5. We make every effort to solve workplace disputes / problems at the lowest levels.
6. We ensure that managers have the resources and training available to them to foster positive workplace relationships.

SMMC Employee Demographics:

Total # of St Mary's employees: 1,089			
# that reside in SF (any zip code that starts with 941--): 458 - 42%			
<u>Gender</u>	Male	Female	Declined to State
Male 33%, Female 67%	355	734	0
<u>Ethnicity</u>	Male	Female	Total
1. # White	125	287	412 - 38%
2. # Asian (Not Hispanic or Latino)	136	291	427 - 39%
3. # Black or African American	26	59	85 - 8%
4. # Hispanic or Latino	49	78	127 - 11%
5. # Native Hawaiian/Pacific Island	5	4	9 - .8%
6. # Two or more races (Not Hispanic or Latino)	14	15	29 - 3%
<u>Employment Position</u>	Male	Female	Total
1. # Management	22	52	74 - 6%
2. # Technicians	51	64	115 - 10%
3. # Registered Nurse	61	281	342 - 31%
4. # Administrative Support Workers	24	91	115 - 10%
5. # Environmental and Food Services	38	50	88 - 8%
6. # Service Workers (Not including EVS & Food Services)	35	38	73 - 7%
7. # Physicians	2	1	3 - .3%
8. # Professionals (Not including Physicians)	110	155	265 - 24%
9. # Craft Workers	12	0	12 - 1%
10. # Sales Workers	0	2	2 - .2%

SECTION 2 - NATURE OF THE INSTITUTION

F. Equal Employment Policy - Section 304.5 (c) (1)

It is the policy of St. Mary's Medical Center not to discriminate on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), weight and height.

Employment decisions at SMMC are based only on job-related criteria. All personnel actions or programs that affect qualified individuals, such as employment, upgrading, demotion or transfer, recruitment, advertising, termination, rate of pay or other forms of compensation and selection for training will be made without discrimination.

SECTION 3 – FACILITIES OVERVIEW

A. ST. MARY’S MEDICAL CENTER CAMPUS - Section 304.5 (c) (2)

The SMMC Campus is comprised of six buildings containing a total of approximately 636,100 gross square feet (gsf). Facilities at SMMC accommodate a variety of functional needs that include Inpatient Beds, Inpatient and Outpatient Diagnostic and Treatment Spaces, Outpatient Clinics, Medical and Administrative Office Space and Facility Support Spaces. The campus also includes parking provided in both garages and surface lots for a total of 714 cars and includes approximately 37,400 square feet of open space.

Since the 2009 IMP, there have been no additions to the SMMC campus.



Hospital

450 Stanyan Street

- Built in 1971
- Accommodate Inpatient Beds and Inpatient and Outpatient Diagnostic and Treatment services
- 240 General Acute Care Licensed Beds
- 11 Stories, 3 below grade
- Approximately 380,600 gsf
- In 2016, 64 beds were transferred to Vibra Healthcare/Kentfield Hospital on the 6th floor
- In 2018, 64 beds were transferred to Crestwood Behavioral Health on the 5th floor.



McAuley Behavioral Health Institute

2200 Hayes Street

- Built in 1960
- Accommodates Adolescent Psychiatric Program
- 35 Acute Psychiatric Licensed Beds
- 6 Floors, including rooftop terrace
- Approximately 40,100 gsf



Medical Professional Building

2250 Hayes Street

- Built in 1959
- 6 floors of medical office and clinic space
- Approximately 73,300 gsf

SECTION 3 - FACILITIES OVERVIEW



Sister Mary Philippa Clinic

2235 Hayes Street

- Built in 1966
- 1 floor of clinic space
- 4 floors of parking
- Approximately 26,800 gsf



St. Mary's Hall

2255 Hayes Street

- Built in 1940
- Accommodates administrative space for a variety of programs
- 7 floors, includes one below grade
- Approximately 62,900 gsf



Mercy Professional Building

One Shrader Street

- Built in 1992
- 3 floors of medical offices and clinics
- 6 floors of parking
- Approximately 52,400 gsf (excluding parking)

SECTION 3 - FACILITIES OVERVIEW

B. Neighborhood and Site - Section 304.5 (c) (2)

St. Mary's Medical Center is located in the Haight-Ashbury neighborhood north of the Panhandle with the primary facilities situated on a single campus located within the confines of Fulton, Stanyan, Fell and Shrader Streets. Golden Gate Park is situated directly to the west of SMMC with residential properties situated to the north, east and south of the property. The University of San Francisco and St. Ignatius Church are located immediately northeast of SMMC.



St. Mary's Medical Center Campus Location

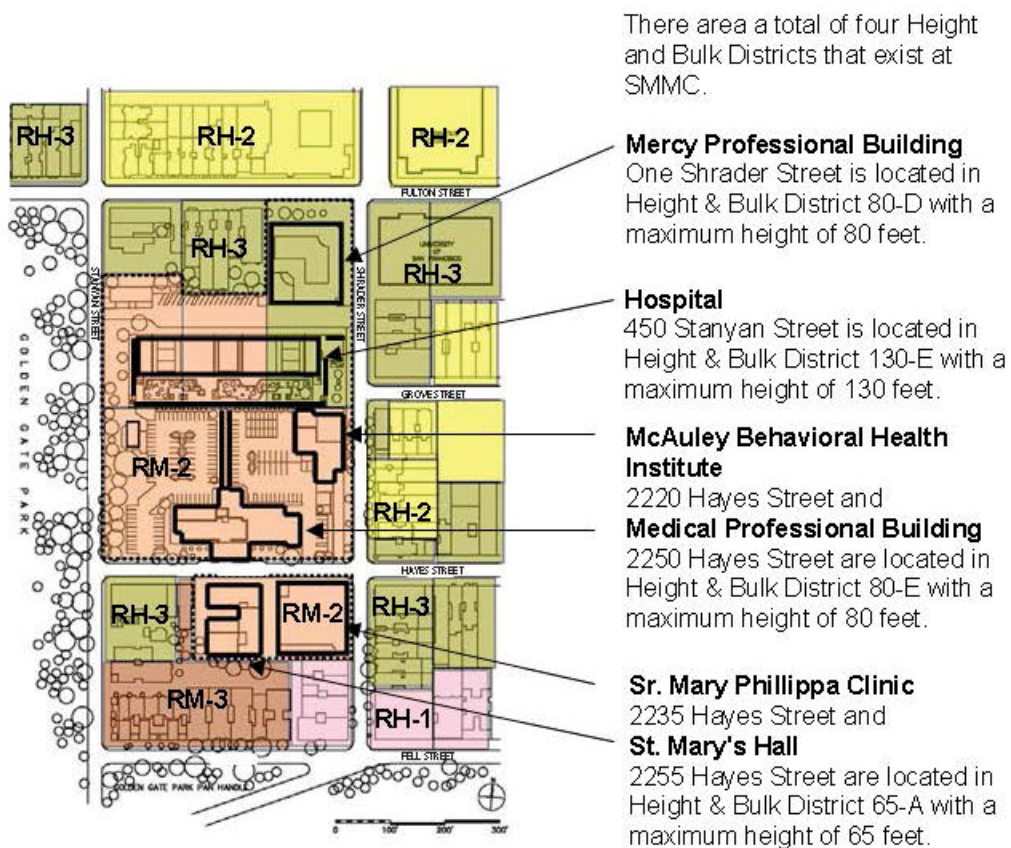
SECTION 3 - FACILITIES OVERVIEW

C. ZONING, HEIGHT AND BULK LIMITS - Section 304.5 (c) (2)

Current zoning of the SMMC site consist of the following:

- RM-2 Residential Mixed District of moderate density
- RH-3 Residential Housing District consisting of structures with up to three units

Conditional Use Authorization by the Planning Commission will be required for new institutional development within these districts.



The existing uses adjacent to the SMMC site include other Institutional uses such as UCSF Medical Center to the southwest and University of San Francisco to the northeast. Directly to the west across Stanyan Street is Golden Gate Park. The remaining neighborhood is comprised predominantly of a variety of multi-family residential properties.

D. TRAFFIC, CIRCULATION AND PARKING - Section 304.5 (c) (2)

Street Network

SMMC, occupying almost an entire block, is bounded by Fulton, Shrader, Hayes and Stanyan Streets. It is one block north of Fell Street, which flows into Kezar Drive and John F. Kennedy Drive in Golden Gate Park. The Transportation Element of the General Plan describes these streets as follows:

Fulton Street is designated as a Major Arterial that runs east-west from downtown to the ocean. It is also a secondary transit street.

Shrader Street is a north-south roadway that runs discontinuously between Fulton on the north and Belgrave on the south. It has one travel lane in each direction and on-street parking on both sides and is considered a local street.

Hayes Street is an east-west roadway that runs from Market and Larkin in the downtown and ends at Stanyan at Golden Gate Park. It has one travel lane in each direction and on-street parking on both sides and is considered a local street.

Stanyan Street is a north-south roadway that is designated as a secondary arterial and as a transit preferential street (transit important) between Fulton and Frederick Streets. Stanyan extends between Geary Blvd. on the north and Belgrave Avenue on the south and forms the eastern edge of Golden Gate Park. Quantity of travel lanes varies from 1-2 dependent upon time of day and on-street parking is available dependent upon time of day.

Fell Street is designated as a major arterial that runs east-west between Market and Stanyan Streets. West of Octavia Blvd., Fell operates one-way west bound and forms a couplet with Oak Street east-bound. Fell has four travel lanes and on street parking on both sides of the street.

John F. Kennedy Drive is a recreational street within Golden Gate Park and provides the primary east-west access across the northern part of the park. It has one travel lane in each direction adjacent to Stanyan Street at the east end of the park.

Bicycle Routes

There are four bicycle routes near SMMC. Route #20 that runs east-west on McAllister Street, Route #32 on Page Street, that continues into Golden Gate Park, east-west Route #30 within the Panhandle adjacent to Fell Street and along JFK Drive in the Park and north-south connector Route #365 along Kezar Drive.

SECTION 3 - FACILITIES OVERVIEW

Site Access and Circulation (see diagram on page 27)

Primary vehicular access to SMMC for visitor and staff is via entrances from Stanyan Street (northbound only) and Shrader Street (north or southbound). These locations provide access to the visitor and staff parking areas in the One Shrader parking garage, parking at the main entry and the Emergency Department parking spaces.

Secondary access to SMMC for staff and visitors is available from Hayes Street. The West Lot is reserved for visitor parking and accessed from the west end of Hayes Street. On the east end of Hayes Street is the entry to the East Parking Lot (reserved for employees only) that also provides access to the loading dock.

Employees also use the garage located within the Sr. Mary Philippa Clinic Building that is accessed from Shrader Street.

Passenger Loading Zones

Passenger loading zones are provided at various locations around SMMC:

1. Off-street passenger loading zone – Primary location at Main Hospital entrance Accessed from Stanyan or Shrader Street, provides access to most facilities on campus
2. On-Street loading zone on Fulton Street that serves the Mercy Professional Building
3. On-street loading zone on Hayes Street serving the Medical Professional Building
4. On-street loading zone that serves the Sr. Mary Philippa Clinic on Hayes Street

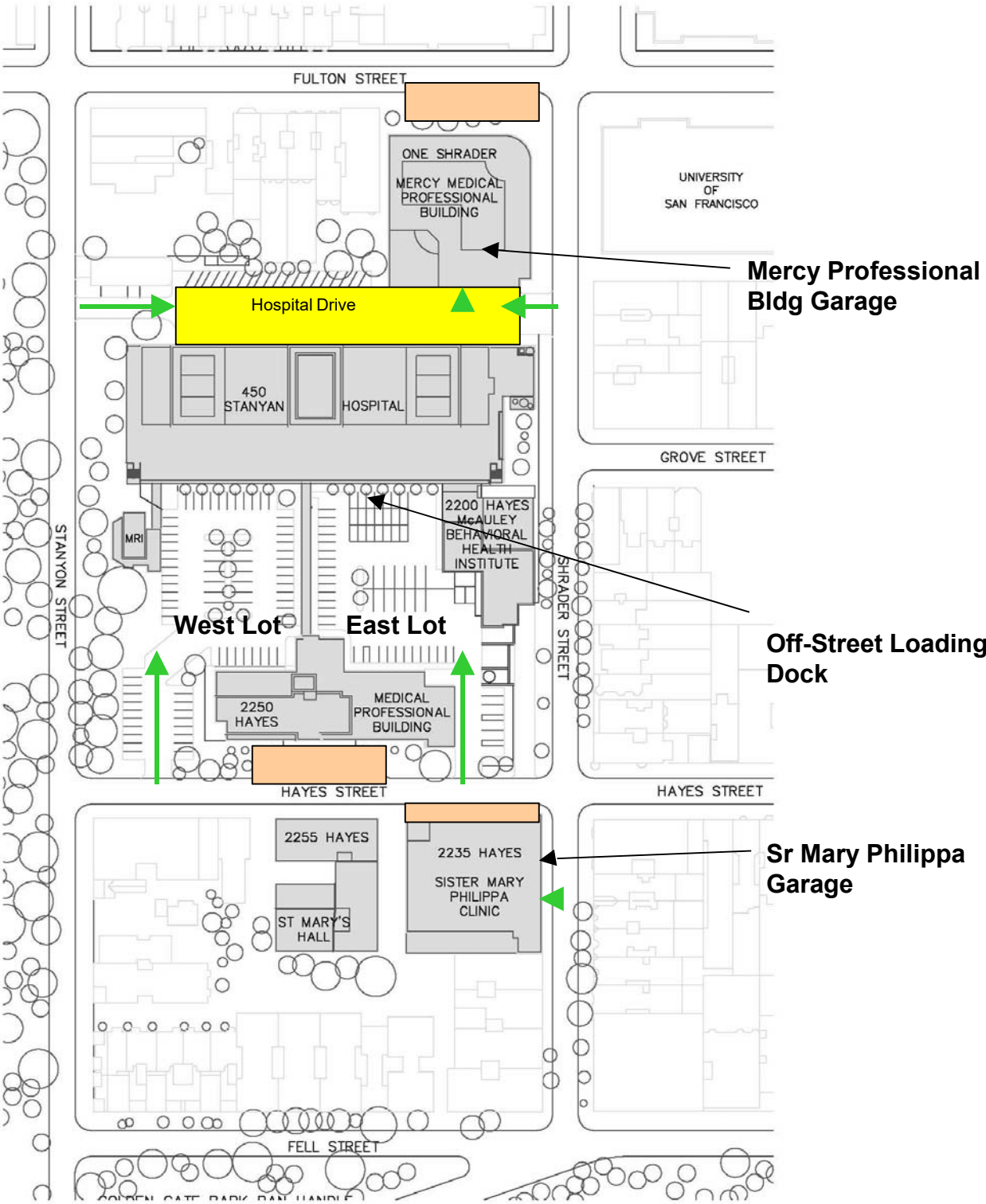
Service Access

Service Access to the site is limited to access from Hayes Street, utilizing the East Parking Lot. This loading dock is situated centrally within SMMC so there is no impact on surrounding streets during loading and unloading activities. This is the primary delivery point for SMMC.

Delivery timeframes are restricted to the hours of 7:00 a.m. to 7:00 p.m. daily to minimize impact on the occupants of nearby residential properties.

SECTION 3 - FACILITIES OVERVIEW

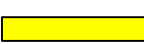
Access, Drop-offs and Parking



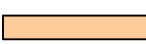
Mercy Professional Bldg Garage

Off-Street Loading Dock

Sr Mary Philippa Garage



Primary Passenger Loading Zone



Secondary Passenger Loading Zone



Garage or Lot Entry

SECTION 3 - FACILITIES OVERVIEW

Parking

The main campus has two parking garages and two primary surface parking lots, and additional limited parking spaces dedicated for specific uses such as the Emergency Department, McAuley or the Main Hospital. St. Mary's Medical Center can accommodate a total of 714 off-street parking spaces. Off-street parking provided at SMMC is summarized in the table below that indicates it meets and slightly exceeds Planning Code requirements for the typical daily needs of the facility. The surrounding neighborhood utilizes residential parking permits with two-hour limits for non-permitted parking.

Existing Off-Street Parking Available	
Location	Available Parking
Sr Mary Philippa Clinic	134
Valet Sr Mary Philippa Clinic	19
West Parking Lot	74
Valet Parking West Lot	16
East Parking Lot	29
McAuley Lot	10
Main Entry	8
ED Parking	9
St Mary's Hall Parking	4
Mercy Professional Bldg. Garage	361
Valet Parking Mercy Professional Bldg. Garage	50
Sub Total Existing Off-Street Parking	714
Off-street Parking Requirements	652
Spaces Available in Excess of Requirements	62

Since calculation of parking needs in the 2009 IMP, overall parking requirements and demand have decreased. Changed methods for calculating parking requirements (reduction from 8 to 16 beds per car, clarifications on calculating square footages utilized for parking calculation) and an overall decrease in the number of licensed beds have decreased the off-street parking demand calculated for the facility.

The facility has a parking plan that can be implemented when parking demand is higher to minimize impact on neighborhood parking. The Mercy Professional Building Garage is configured so that "tandem" parking can occur in which perimeter spaces are stacked with two vehicles. Parking attendants are engaged to manage this activity. On the occasions where community meeting or other activities are scheduled on campus and parking is anticipated to be at a premium the facility implements valet parking.

SECTION 3 - FACILITIES OVERVIEW

Other parking features include:

Parking is provided for two “City Car Share Cars” on the SMMC site that provides ready access to these short-term, low cost rental cars for both neighbors as well as students at the University of San Francisco, which is located one block north of SMMC.

Currently, SMMC has the lowest parking rates of any other hospital facility in the city.

SMMC provides free parking to neighborhood vehicles after hours which helps alleviate on-street parking congestion in the evenings. Neighborhood vehicles park overnight for free in the Mercy Professional Building Garage if they exit the garage by 7:30 am.

Public Transportation

SMMC is served by multiple MUNI lines within walking distance to the various facilities. Lines serving SMMC and its neighborhood include (see map below):

- 5 Fulton – Downtown
- 21 Hayes – Downtown
- 33 Stanyan – Crosstown

In addition to providing convenient local access to the facility, both the 5 and 21 lines provide access to the Transbay Terminal and various BART stops as well. This allows access to regional transportation systems throughout the Bay Area.



SECTION 4 - DEVELOPMENT PLANS - Section 304.5 (c) (3)

A. PROCESS

The Dignity Health system and SMMC continue to evaluate and prioritize the physical and operational needs of the institution and the system as a whole. SMMC continues the process of evaluating its response to the seismic compliance requirements of Senate Bill 1953 and the recommendations resulting from that analysis.

The development plans for SMMC have been categorized into 5-year and 10-year horizons. In the near future, the IMP anticipates the consideration of the replacing St. Mary's Hall and/or Sister Mary Philippa Clinic.

The 10-year plan continues to anticipate the expansion of the main tower in the center of the SMMC campus to accommodate new and replacement facilities, and parking.

B. SHORT RANGE DEVELOPMENT PLANS - FIVE YEAR HORIZON

Vascular Suite/Hybrid Operating Room Renovation in the Hospital at 450 Stanyan Street

The Vascular-Hybrid Suite in 450 Stanyan was in the 5-year plan in the 2009 IMP. It was completed in 2017.

The 2009 IMP included the replacement of St. Mary's Hall/SMP Building in the 10-year forecast. SMMC is now considering the potential for this parcel in the 5-year horizon. It will occupy the existing footprint and density, and likely result in changes to the intensity and use of the facilities. However, the details are not yet known or determined.

SECTION 4 - DEVELOPMENT PLANS

C. LONG RANGE DEVELOPMENT PLANS – TEN YEARS AND LONGER

The 2009 Institutional Master Plan (IMP) included plans for phased development of the SMMC campus. This phased development now includes the following scope of work:

- Expansion of the hospital into the center of the site to accommodate additional parking and square footage for patient care services.
- Demolition of the McAuley Behavioral Health Institute.

At this time the proposed scope and timing of these projects are still undetermined, SMMC still recognizes future projects as described above as the most likely long term priority for the site.

D. IMPACT ON SURROUNDING NEIGHBORHOOD - Section 304.5 (c) (3) (B)

The impact of the development plans proposed in this IMP have been evaluated against a variety of issues as identified in the Planning Code or that will be required of the larger development projects identified in the 10 year and longer time frame pursuant to their review under the California Environmental Quality Act (CEQA). For purposes of this IMP consideration has been given to the following criteria:

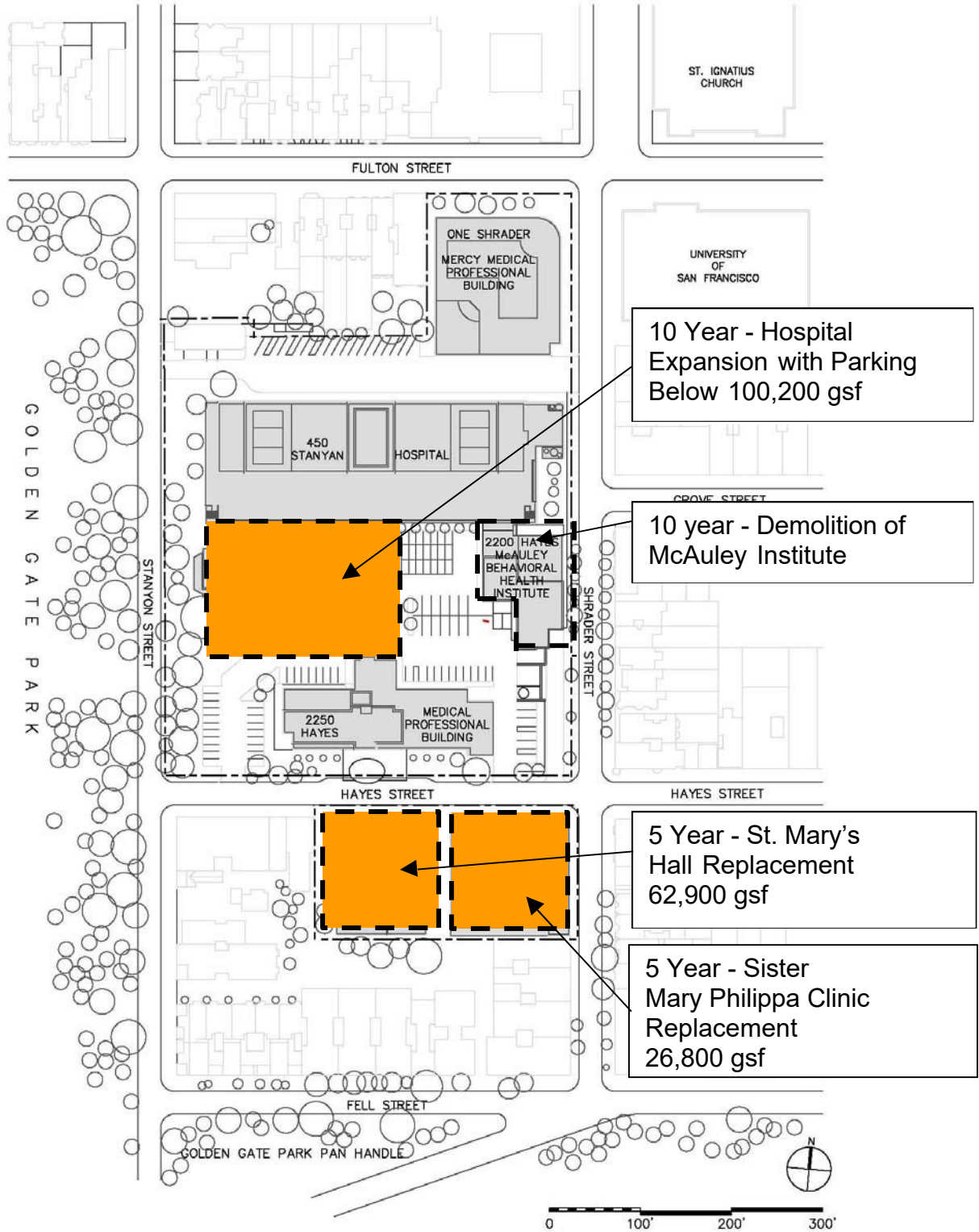
- Housing – effect upon existing units and occupants
- Commercial and Industrial Tenants
- Impact upon transit demand and parking availability
- Character and scale relative to the existing neighborhood

The anticipated 5 and 10-year projects could result in some impact upon the surrounding neighborhood. As currently proposed these projects would not have any effect upon the availability of existing housing units nor require any relocation of housing occupants or commercial/industrial tenants. As proposed, all developments occur on property already owned by SMMC.

The long-term projects could result in impacts to traffic levels, circulation patterns, availability of parking and demand on public transit. As the need for each of these projects is developed they will be evaluated for their impact upon these and a range of other issues as required by local, state and federal regulations for review by the appropriate agencies.

SECTION 4 - DEVELOPMENT PLANS

Five and Ten Year Development Plan



SECTION 4 - DEVELOPMENT PLANS

E. DEVELOPMENT ALTERNATIVES - Section 304.5 (c) (3) (C)

Five Year Plan

The St. Mary's Hall/Sr. Mary Philippa replacement is being contemplated whether to proceed or continue operations as they exist. Today there are operational inefficiencies and outdated facilities.

The need for the project is to provide space that is state-of-the-art with modern infrastructure (air conditioning, plumbing, electrical, IT, etc.) and efficient floor plates that allow for flexible arrangement to accommodate future space needs. Upon the determination that such a project is needed, development options will be considered. This project is currently viewed as an optional project that may be postponed or never built depending on the cost and priorities of SMMC.

Ten Years and Longer

The projects proposed for the Ten Years and longer horizon have not been developed. The ultimate decision to proceed are based on need and resources.

Hospital Expansion/Replacement

In addition to being influenced by changing needs of SMMC, this project will be affected by the ongoing mandates set by the SB 1953 seismic compliance of medical institutions. The analysis may ultimately result in a determination that the existing Hospital Tower cannot remain in use past the 2030 deadline for seismic compliance. If that determination were made this project would become mandatory in order to maintain operation as an acute care facility.

Each of these projects will require revisions to this IMP once they are developed in greater detail. As such the development and evaluation of alternatives will be addressed in future IMPs.

SECTION 4 - DEVELOPMENT PLANS

F. MITIGATING ACTIONS PROPOSED - Section 304.5 (c) (3) (D)

The 5-year and 10-year projects will likely have an adverse impact upon the neighborhood and will be identified relative to each of the developments. Specific mitigation plans will be developed to address the issues identified and feedback can be sought from the affected parties for their input. In addition to the mitigation efforts relative to construction activities, additional measures may be needed to address impact upon traffic and circulation, site deliveries, shadow impacts, operational noise from mitigation equipment, etc.

SECTION 4 - DEVELOPMENT PLANS

G. CONFORMITY TO GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO - Section 304.5 (c) (3) (A)

The St. Mary's Medical Center IMP would conform to the following Elements of the San Francisco General Plan, their related Objectives and Policies.

Five Year Plan and Longer

Though the projects proposed for this time frame have not been developed and their proposed scope and timing is undetermined, there are a variety of the Elements identified in the General Plan that will need responses. The projects will address policy and objectives identified under the Commerce and Industry, Community Safety and Air Quality Elements. Some of the other Plan Elements they will need to address include:

Urban Design Element

Objective 1: Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.

Policy 1.3: Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.8: Increase the visibility of major destination areas and other points for orientation.

Objective 2: Conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding.

Policy 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.6: Respect the character of older development nearby in the design of new buildings.

Objective 3: Moderation of new development to complement the city pattern, the resources to be conserved, and the neighborhood environment.

Policy 3.1: Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2: Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.4: Promote building forms that will respect and improve the integrity of open spaces and other public areas.

Policy 3.5: Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Policy 3.7: Recognize the special urban design problems posed in development of large properties.

SECTION 4 - DEVELOPMENT PLANS

Five Year Plan and Longer – Continued

Objective 4: Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunities.

Policy 4.1: Protect residential areas from the noise, pollution and physical danger of excessive traffic.

Policy 4.4: Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.12: Install, promote and maintain landscaping in public and private areas.

Policy 4.15: Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

SECTION 5 – DEVELOPMENT BY OTHERS

A. DEVELOPMENT BY OTHERS - Section 304.5 (c) (4)

The nature of the current neighborhood surrounding SMMC consists of Golden Gate Park immediately to the west, USF situated to the north-northwest, the Panhandle one block to the south and the remaining adjacent properties consisting of multi-family housing. Given these constraints, current planning and policies outlined in the General Plan, prior commitments by SMMC in the neighborhood agreement, it is unlikely that any projects proposed by SMMC would result in additional development by others.

SECTION 6 - EXCERPT FROM 1987 NEIGHBORHOOD AGREEMENT

SMMC in accordance with the terms of the 1987 Neighborhood Agreement between the Medical Center and various neighborhood groups, Section C of that agreement is included below:

C. Restrictions on Hospital Campus Growth

1. Limitation on Campus Site. The Hospital shall not expand the site of its present campus beyond the area bounded by (1) Hospital Drive, Shrader, Hayes and Stanyan Street, (2) the project site at the southwest corner of Fulton and Shrader Streets, and (3) St. Mary's Hall (including the adjoining playground) and the St. Mary's Clinic Building located on the south side of Hayes Street.

Status as of 12/18/2015: The Hospital is contained within the above mentioned boundaries.

2. Conversion of Hospital-Owned Residential Property. The Hospital shall not purchase any new residential property or convert any of its existing residential units or any residential units bequeathed to non-residential use in the Greater Haight-Ashbury District. The limitation with respect to conversion of existing units shall be made binding on any successors in interest by recordation of appropriate deed restrictions by the Hospital prior to the issuance of any building permit or the first addenda to any site permit for the project.
 - a. In the case of the bequest to the Hospital of any new residential property in the subject District, the Hospital shall dispose of such property within one year of the transfer of ownership to the Hospital.
 - b. The "Greater Haight-Ashbury District" as used herein shall mean the area described in the zoning map of the San Francisco City Planning Department entitled "Greater Haight-Ashbury District" attached hereto as Exhibit A and incorporated by reference herein, provided that the northern boundary of said District shall be modified to allow the Hospital to occupy for office use any existing commercial building fronting on the south side of Geary.

Status as of 12/18/2015: The Hospital owns no residential properties.

3. Limit on Additional Construction by the Hospital on its existing Campus. The Hospital shall be subject to an ultimate limit on new construction resulting in new floor area on its existing Campus, as defined in Paragraph C.1 above, of 150,000 additional gross square feet, exclusive of the

SECTION 6 - EXCERPT FROM 1987 NEIGHBORHOOD AGREEMENT

Project, parking, and one-for-one replacement or remodeling of existing Hospital buildings.

Status as of 12/18/2015: New construction at St. Mary's Medical Center has been limited to the Mercy Professional Building (Phase 1 of 1987 IMP) referenced in this Agreement and the 2000 square foot Magnetic Resonance Imaging facility agreed to in the amendment to the Neighborhood Agreement.

4. Limit on the Timing of New Construction Following the Project. The Hospital shall not commence any new construction resulting in the addition of new floor area before January 1, 1995, exclusive of the Project, parking, or rehabilitation or remodeling of existing Hospital buildings to existing or lesser intensity of use; provided, however, that between January 1, 1993, and January 1, 1997 the Hospital may replace St. Mary's Hall on a one-for-one basis at the existing or lesser intensity of use. The Hospital shall not commence any new construction resulting in the addition of new floor area, until after January 1, 1997, provided any new construction exceeding 60,000 gross square feet resulting in new floor area shall not be permitted except on the basis of a finding of compelling medical need as determined by the City Planning Commission.

Status as of 12/18/2015: Since the project referenced in this Neighborhood Agreement and the subsequent MRI Amendment, no new construction resulting in new square footage has occurred at SMMC.

5. Hospital Population Limit. The Hospital shall be limited to an overall Campus daytime population of 3900 full-time equivalents, including but not limited to Hospital staff, inpatients, outpatients, physicians, visitors and occupants of Hospital medical office buildings or space.

Status as of 12/18/2015: Current hospital full-time equivalents equals approximately 1200.

6. Ownership or Lease of Commercial Property Located in the Greater Haight-Ashbury District. The Hospital shall not acquire or lease any new commercial space in the Greater Haight-Ashbury District as defined in Paragraph C.2(c) above. In addition, the Hospital shall vacate any commercial space currently leased in said District within one year of completion of the Project.
 - a. Notwithstanding the above-described limitation, the Hospital shall be permitted to lease up to 1,000 gross square feet of commercial space along Hayes Street in one of the two existing medical office buildings located at 2166 or 2175 Hayes Street.

SECTION 6 - EXCERPT FROM 1987 NEIGHBORHOOD AGREEMENT

Status as of 12/18/2015: No commercial space is being leased by SMMC in the Greater Haight-Ashbury District.

7. Neighborhood Height Reduction. The Hospital shall support a reduction of the height limit applicable to the residential units between Stanyan and Shrader Streets along the south sides of Fulton and Hayes Street to 40 feet, and a reduction in the height limits of the St. Mary's Hall site (including the adjoining playground) and the St. Mary's Clinic Building site to the existing heights of these Hospital buildings.

Status as of 12/18/2015: No change.

8. Medical Office Space Limitation. Total medical office space, as that term is defined by the City Planning Code, on the Hospital campus shall be limited to 75,000 gross square feet, including the Project, new construction and conversion of existing Hospital facilities.

Status as of 12/18/2015: In compliance.

9. Conditional Use Application. In the case of any conversion of existing Hospital Campus facilities to a more intensive use involving more than 5,000 gross square feet, the Hospital shall submit an application for conditional use authorization to the City Planning Commission pursuant to the provisions of Section 303 of the City Planning Code.

Status as of 12/18/2015: In compliance. SMMC has not converted any facilities to more intensive use.

10. Open Space. The Hospital shall provide usable open space within the Hospital Campus in connection with any new construction resulting in the addition of new floor area in accordance with the following formula:
 - i. For portions of the campus zoned RH-3, at a ratio of 833 square feet of usable open space per 2500 square feet of lot area.
 - ii. For portions of the campus zoned RM-2, at a ratio of 600 square feet per 2500 square feet of lot area.
 - iii. The sum of the area established by the above will be multiplied by the factor of 1.33.
 - a. For the purpose of this requirement, usable open space shall be defined in Section 135 of the City Planning Code.
 - b. One half (1/2) of any new usable open space to be provided after completion of the Project as required by this Paragraph 10 shall be accessible directly from the public right(s) of way within or adjacent to the Hospital

Status as of 12/18/2015: In compliance

