



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Abbreviated Institutional Master Plan

HEARING DATE: JULY 28, 2011

Date: July 21, 2011
Case No.: **2011.0661I**
Project Address: **135 Main Street, Samuel Merritt University**
Zoning: C-3-O Downtown Office District
300-S Height and Bulk District
Block/Lot: 3717/012
Project Sponsor: Skip Soskin
Huntsman Associates
50 California Street
San Francisco, CA 94111
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **No action necessary – informational item**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 a C-3 Districts and occupying, or proposing to occupy, less than 100,000 square feet may submit an Abbreviated IMP. An Abbreviated IMP requires a description of the institution's physical plant and employment, affirmative action program, ownership of properties throughout the City and County of San Francisco, services provided and population, parking availability and other relevant general information.

The purpose of the IMP is to provide this information to the 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 is the submission of an Abbreviated Institutional Master Plan (IMP) for Samuel Merritt University. This is Samuel Merritt University's first IMP and it provides for the relocation of the University's San Francisco campus from 555 San Jose Street in the Bernal Heights neighborhood where they occupy 7,239 square feet of floor area at the St. Luke's Hospital campus.

SUMMARY OF THE CONTENTS OF THE ABBREVIATED IMP

Founded in 1909, Samuel Merritt University provides post-secondary education that prepares students for careers in nursing, occupational therapy, physical therapy, physician's assistant, and podiatric medicine. The University is an affiliate of Sutter Health and Alta Bates Summit Medical Center. The University is based in Oakland and the new San Francisco facility will be one of three Learning Centers for the University located away from the main campus in the Bay Area. Other Learning Center campuses are located in Sacramento and San Mateo. Samuel Merritt University has a total enrollment across all four campuses of 1,400 with an enrollment at the relocated San Francisco campus of approximately 96 students. Samuel Merritt University is the largest source of new registered nurses in California. The San Francisco Learning Center provides a twelve month accelerated Bachelor of Nursing program preparing students for licensure as an RN.

Samuel Merritt University's San Francisco Learning Center will occupy the entire 13,000 square feet of floor area on the sixth floor at 135 Main Street. The University will completely vacate the current San Francisco location at 55 San Jose as soon as the new space is available for occupancy. Classes at the facility will be held primarily Monday through Friday during day hours with some classes extending into the evening. In addition to classroom sessions, students also have skills laboratory sessions on-site.

The student population of 96 students at the San Francisco Learning Center is 75% female and is moderately ethnically diverse with Asian students representing the largest non-white population. Students come from throughout California and the Bay Area and all are enrolled full-time. Samuel Merritt University does not provide student housing. The Learning Center will be staffed by nine full-time faculty and four staff members.

Samuel Merritt University has access to one off-street parking space in the garage of the building at 135 Main Street. Several public parking garages and lots are available in the area for student and faculty parking. The facility is in a transit rich area with the Embarcadero BART and MUNI Metro station slightly more than a block away, and several MUNI bus lines available near or adjacent to the site on Mission and Main Streets. Students and faculty from throughout the San Francisco and the Bay Area should have no problem accessing the site via public transit.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

PUBLIC COMMENT

The Department is not aware of any opposition to this project.

REQUIRED COMMISSION ACTION

This item is an informational item, and no action is required. However, the Planning Commission has the discretion under Planning Code Section 304.5(d) to hold or not hold a public

hearing on an Abbreviated IMP. If the Commission requests a hearing, it will be scheduled for a later date.

BASIS FOR RECOMMENDATION

- The AIMP meets all the requirements of Planning Code Section 304.5,
- The proposed location for Samuel Merritt University is consistent with the Planning Code and General Plan,
- The proposed new location for the University's San Francisco facility is well served by public transit.

RECOMMENDATION: Do not require a public hearing on this AIMP

Attachments:

Samuel Merritt University Abbreviated Institutional Master Plan
Reduced Plans

Abbreviated Institutional Master Plan (Planning Code Section 304.5)

For: Samuel Merritt University

Location: 135 Main Street, San Francisco, CA 94105

1. Purpose of the Institutional Master Plan

This abbreviated Institutional Master Plan (AIMP) is submitted pursuant to Planning Code section 304.5 for Samuel Merritt University, currently located at 555 San Jose Avenue, San Francisco, California. Samuel Merritt University is filing this AIMP because of their proposed occupancy of new space at 135 Main Street, San Francisco, California - as more fully discussed below. This information is accurate as of the date set forth below.

2. Samuel Merritt University

A. Purpose

Originally founded in 1909, Samuel Merritt University (SMU) is a fully accredited health sciences institution located in Oakland, California. The University offers degrees in nursing, occupational therapy, physical therapy, physician assistant, and podiatric medicine. Samuel Merritt University is an affiliate of Sutter Health and Alta Bates Summit Medical Center.

Student enrollment is over 1,400, with campuses in Oakland, Sacramento, San Francisco, and San Mateo. The University strives to reflect the community it serves by recruiting students with a variety of ethnic, cultural, and economic backgrounds.

Samuel Merritt has a strong reputation for personalized instruction because of its outstanding faculty, who bring impressive academic and clinical backgrounds to life-long learning, and a deep commitment to students and to the community.

Due to the University's reputation for academic and clinical excellence, its graduates are heavily recruited, and have one of the highest rates of employment within one year of graduation.

Samuel Merritt University is the largest source of new registered nurses in California. The University is also the largest provider of physical and occupational therapists, physician assistants, and podiatric physicians in the greater East Bay.

Samuel Merritt University graduates' passing scores on licensure and certification exams exceed state and national rates.

Samuel Merritt University offers two clinical doctoral programs, including podiatric medicine and physical therapy. A Doctor of Nursing Practice degree will enroll its first class in January 2011 pending approval by the Western Association of Schools and Colleges.

B. Curriculum

The curriculum at SMU-San Francisco Learning Center provides a 12-month accelerated Bachelor of Science in Nursing program preparing students for licensure as an RN generalist and entry-level practice in nursing. The curriculum emphasizes the knowledge, values and skills required for success in the field of nursing. Classes are held primarily Monday-Friday during day hours although some courses extend into the evenings. In addition to classroom sessions, students will also have skills laboratory sessions on-site. Clinical practices are held in healthcare agencies throughout San Francisco and the broader Bay Area.

C. Accreditation & Licensing:

Samuel Merritt University is accredited by the Accrediting Commission for Senior Colleges and Universities of the Western Association of Schools and Colleges (WASC). WASC is located at 985 Atlantic Avenue, Suite 100, Alameda, CA 94501; phone 510.748.9001.

D. Student Population and Characteristics

The student population currently at the San Francisco Learning Center is approximately 96 students. Cohorts of 48 students are admitted each April and each November. Students come from throughout the Bay Area and the state of California. The student population is 75% female and is moderately ethnically diverse, with Asians representing the largest non-White population. All students are enrolled full-time.

In the last academic year, 82% of students in this campus received financial aid of a total of more than \$4M. Over 70% of this financial aid is in the form of student loans with the remainder being federal loans and scholarships.

E. Student Housing

SMU does not provide student housing.

F. Staff and Faculty

The San Francisco Learning Center employs 9 full-time faculty and 4 staff members.

G. Affirmative Action

Samuel Merritt University does not discriminate on the basis of sex, race, age, color, ethnic or national origin, disability or handicap, religion, marital status, sexual orientation, or status as a veteran in the administration of employment, admission, financial aid, or educational programs. Nondiscrimination is consonant with the principles and practice of the University.

H. Extra-Curricular Activities

As a health-care program, students and faculty in the Learning Center provide direct services to the residents of the county.

I. About Samuel Merritt University

SMU is a private, not-for-profit institution located in Oakland, California, with learning centers in Sacramento, San Francisco, and San Mateo. The University offers degrees in five disciplines: nursing, physical therapy, occupational therapy, physician assistant, and podiatric medicine. The Accelerated Bachelor in Science in Nursing program is the only program offered at the San Francisco and San Mateo Learning Centers.

SMU began 100 years ago as a diploma school of nursing sponsored by Samuel Merritt Hospital. The founding in 1909 is attributed to the vision of Dr. Samuel Merritt, considered at the time one of the most prominent civic leaders in the San Francisco Bay Area. The thirteenth mayor of Oakland and one of the original Regents of the University of California, he influenced the development of the city's public and cultural services and spaces. Dr. Merritt dedicated his estate to enriching the quality of life in Oakland including the resources that established the School of Nursing.

Since its inception, SMU has graduated over 10,000 women and men. The Samuel Merritt Hospital School of Nursing was renamed Samuel Merritt College during the 1980s, and received initial accreditation from WASC in 1984. In 1990, the institution established its first graduate degree program, followed by the establishment of the departments of physical therapy, occupational therapy, and physician assistant. SMU merged with the California College of Podiatric Medicine (CCPM) in 2002 thus introducing its second doctoral degree program to complement its existing Doctor of Physical Therapy (DPT) programs.

In addition to the Accelerated Bachelor of Science in Nursing program, the Oakland and Sacramento Learning Centers also offer two additional pre-licensure nursing programs, three Master of Science in Nursing tracks, and a Doctor of Nursing Practice (DNP) program. There are approximately 850 total nursing students, making SMU one of the largest schools of nursing in California

3. Current Facilities

SMU currently leases and occupies all or portions of buildings in Oakland, San Mateo, San Francisco and Sacramento.

A. Size and Location

- i. 3100 Telegraph Ave, Oakland, CA. This location is both their Oakland campus and administrative headquarters and is 195,705 rentable square feet.
- ii. 1720 South Amphlett Boulevard, San Mateo, CA. This Learning Center consists of faculty offices, classrooms, training room, computer room, break areas and other common areas. It consists of 12,749 rentable square feet.
- iii. 2700-2710 Gateway Oaks Drive, Sacramento, CA. These two buildings make up one Learning Center. These buildings comprise 9,678 rentable square feet and include faculty offices, training rooms, classrooms, library, administrative offices, server room and common areas.
- iv. 555 San Jose Avenue, San Francisco, CA. This Learning Center is small and doesn't offer the space to accommodate all of SMU's programs. It is 7,239 rentable square feet.

B. Total Occupied Space

The total space occupied by SMU in its four Learning Center's is 225,371 rentable square feet.

C. Ownership of Occupied Space

SMU does not own its occupied space.

D. Parking

SMU has the right to one parking space in the building garage. There are other garage and parking lot options in the neighborhood. It is anticipated most students will take public transportation to the campus. The subject building is one block from BART and MUNI and adjacent to the Trans Bay Terminal.

4. Proposed Changes

A. Purpose

SMU's need to relocate the San Francisco Learning Center from 555 San Jose Avenue to 135 Main St. is primarily due to the inadequate square footage in the existing building and no additional space being available on the St. Luke's Hospital campus. Secondly, the existing space is of an age that limits the effective function of HVAC, technology, and restrooms. In addition to classrooms, the site requires

skills laboratory, computer lab, library, lounge, workroom, and offices. Additional requirements for the Learning Center include safe and close access by public transportation and nearby restaurants or food service.

B. New Facilities

As described in Section 3. A. iv, above, SMU is in discussions to lease space at 135 Main St., San Francisco.

C. Removed Facilities

SMU plans to completely vacate its current San Francisco location at 555 San Jose Avenue as soon as new space is available for occupancy.

D. Remaining Facilities

SMU plans to occupy the entire 6th floor of 135 Main St. once the space is improved to meet their needs. The renovations are expected to be completed by the end of 2011. The 6th floor is approximately 13, 000 square feet.

E. Total Size at Completion

Upon completion of tenant improvements SMU will occupy approximately 13,000 rentable square feet at 135 Main St.

