

St. Mary's Medical Center San Francisco, California

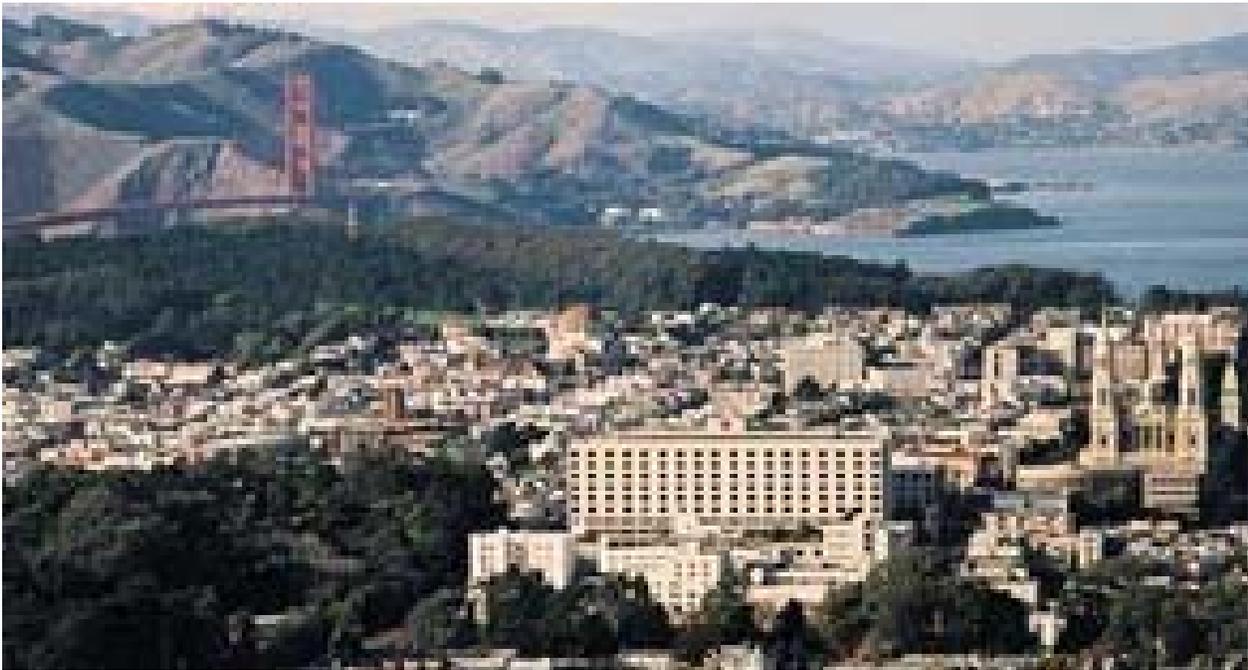
Institutional Master Plan



July 27, 2009

St. Mary's Medical Center San Francisco, California

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Project Sponsor:

Anna Cheung
Hospital President

Dennis Morris
Chief Operating Officer

St. Mary's Medical Center
450 Stanyan Street
San Francisco, CA 94117
(415) 750-5888

Land Use Attorney:

Pamela Duffy
Coblentz, Patch, Duffy & Bass, LLP
One Ferry Building, Suite 200
San Francisco, CA 94111
(415) 772-5721

Architect:

Mike Moores
Ellerbe Becket, Inc.
501 Second Street, Suite 701
San Francisco, CA 94107
(415) 908-6100

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SECTION 1 - INTRODUCTION

St. Mary's Medical Center (SMMC) submits this Institutional Master Plan (IMP) to update its 1987 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. In addition, SMMC operates an Adult Day Health Center (ADHC) in the Excelsior District through leased space.

1987 IMP Properties and Facilities

The 1987 IMP identified the following existing SMMC facilities:

1. North Wing
(Currently referred to as "Hospital")
450 Stanyan Street
2. McAuley Institute
(Currently referred to as "McAuley Behavioral Health Institute")
2200 Hayes Street
3. South Wing
(Currently referred to as "Medical Professional Building")
2250 Hayes Street
4. Clinic Building
(Currently referred to as "Sister Mary Philippa Clinic")
2235 Hayes Street
5. St. Mary's Hall
2255 Hayes Street
6. Mercy Professional Building
(proposed under 1987 IMP, Built in 1992)
One Shrader Street
7. Various residential properties
near SMMC
(sold since 1987)

1987 IMP Development Programs

The 1987 IMP described the following development projects:

- **Phase 1**

Proposed constructing three floors of medical office space and clinics and six floors of parking at the corner of Fulton and Shrader Streets. This project was completed in 1992 and is now referred to as the Mercy Professional Building located at One Shrader Street. In 1994 the 2000 gross square feet (gsf) Magnetic Resonance Imaging addition was also completed.

Ongoing/Anticipated Projects

The 1987 IMP anticipated two subsequent phases of development that have not been constructed, although they still represent the most likely long-range development plan for SMMC.

- **Phase 2 – 1995 Target Start Date (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.

- **Phase 3 – 1997 Target Start Date (Not Built)**

This phase proposed constructing a replacement facility on the site of St. Mary's Hall at 2255 Hayes with 65,600 gsf of built area that would include 2 levels of parking and 4 levels of occupied space.

Current Facilities

SMMC today exists essentially as it did at the completion of the Phase 1 Development proposed in the 1987 IMP and Conditional Use Approval. SMMC totals approximately 636,100 gsf excluding the leased Adult Day Health Center.⁽¹⁾

Since 1987 there has been an overall decrease in utilization of the facility. Inpatient volumes have decreased, resulting in a reduction of 128 licensed beds to 403. As a result total employment and visitors have also decreased over that period of time. As a result of this decrease in utilization, there has not been an immediate need to develop the replacement of St. Mary's Hall proposed in the 1987 IMP.

SMMC has also sold all residential property owned at the time of the prior IMP.

(1) The difference from the 592,000 gsf indicated in the 1987 IMP is a result of the addition of approximately 52,400 gsf for the Medical Office Building located at One Shrader authorized in the subsequent Conditional Use Permit, 2000 gsf Magnetic Resonance Imaging addition and the deduction of 10,300 gsf of calculation differences and Mechanical Space as permitted in the SF Planning Code Section 102.9.

SECTION 1 - INTRODUCTION

The following describes the current facilities:

- | | |
|--|--|
| <p>1. Hospital
(Referred to as “North Wing” in 1987 IMP)
450 Stanyan Street</p> | <p>4. Sister Mary Philippa Clinic
(Referred to as “Clinic Building” in 1987 IMP)
2235 Hayes Street</p> |
| <p>2. McAuley Behavioral Health Institute
(Referred to as “McAuley Institute” in 1987 IMP)
2200 Hayes Street</p> | <p>5. St. Mary’s Hall
2255 Hayes Street</p> |
| <p>3. Medical Professional Building
(Referred to as “South Wing” in 1987 IMP)
2250 Hayes Street</p> | <p>6. Mercy Professional Building
(New Addition since 1987 IMP)
One Shrader Street</p> |

In addition to the St. Mary’s Medical Center Campus, SMMC also leases and operates an Adult Day Health Center in the city at 35 Onondaga Street.

The following table summarizes key factors about SMMC for 1987 and 2009.

Facility Description	Zoning ⁽¹⁾	1987		2009	
		Block/Lot	Approximate Square Footage	Block/Lot	Approximate Square Footage ⁽²⁾
1) Hospital 450 Stanyan Street (referred to as North Wing in 1987 IMP)	RM-2/RH-3	1191/039,040	384,000	1191/041	380,600
2) McAuley Behavioral Health Institute 2200 Hayes Street (referred to as McAuley Institute in 1987 IMP)	RM-2	1191/039,040	40,300	1191/041	40,100
3) Medical Professional Building 2250 Hayes Street (referred to as South Wing in 1987 IMP)	RM-2	1191/039,040	73,700	1191/041	73,300
4) Sister Mary Philippa Clinic 2235 Hayes Street (referred to as Clinic Building in 1987 IMP)	RM-2	1213/014	28,400	1213/014	26,800
5) St. Mary’s Hall 2255 Hayes Street	RM-2	1213/011,011A	65,600	1213/011,011A	62,900
6) Mercy Professional Building One Shrader Street (new addition proposed in 1987 IMP)	RH-3	1191/038	0	1191/038	52,400
Total Built Square Footage			592,000		636,100

(1) Zoning has remained the same since 1987 IMP.

(2) The square footage difference indicated in the 1987 IMP is a result of the addition of approximately 52,400 gsf for the Medical Office Building located at One Shrader authorized in the subsequent Conditional Use Permit, 2000 gsf Magnetic Resonance Imaging addition and the deduction of 10,300 gsf of calculation differences and Mechanical Space as permitted in the SF Planning Code Section 102.9.

Proposed Development Program

This 2009 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

- Cancer Services Renovation
- Vascular Suite Renovation

Ten Year Plan (Implementation of 1987 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. (1987 IMP Phase 2)
- Replacement of St. Mary's Hall and/or Sister Mary Philippa Clinic with facilities of comparable size and parking capacities. (1987 IMP Phase 3)

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

St. Mary's Medical Center (SMMC), a leading provider of health services in the San Francisco Bay Area, is an acute care facility and teaching hospital with 7,066 annual inpatient admissions, 556 physicians, 1,193 employees, and 256 volunteers. Along with 24-hour emergency care and renowned medical and surgical services, the hospital offers a range of programs that ensures the well being of the community, including resident training programs for internal medicine, orthopedics, and podiatry.

Founded 152 years ago 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 affiliated with Catholic Healthcare West (CHW), a system of 42 hospitals in California, Arizona, and Nevada. CHW, headquartered in San Francisco, is a national leader in non-profit health care.

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.*

Care for Those in Need and Community Services

In FY 2008, SMMC provided \$5 million in charity care and \$41 million in community benefit programs. SMMC is one of the largest providers of free medical care to the needy in San Francisco, and their community benefit services are directed to improve one's health status at the point of prevention or the earliest stages of illness.

The Sister Mary Philippa Clinic is a centerpiece of SMMC care for the needy. For over 85 years, the clinic has been the most comprehensive and largest free private clinic in San Francisco. It has 2,669 patients, provides over 29,000 outpatient visits, and serves 890 patients with neither government nor private insurance.

Community benefit programs include health fairs, senior meals, HIV/AIDS services, diabetes classes, palliative care, adult day health care, and additional services that seek to improve 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

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health department. For nearly 25 years, the Adult Day Health Center has served participants who are low-income, frail, elderly and disabled. It ensures that 59 people have the capacity for self-care at home, and postpones or eliminates their placement into a nursing home or residential care facility.

The Sister Mary Philippa Clinic is a significant provider in the Healthy San Francisco Universal Health Care program. As of May 2009, the hospital provided primary and specialty care for 906 Healthy SF patients. The annual cost for treating these patients is approximately \$1.4 million. The majority of these are not new patients to SMMC, but were longtime Clinic patients who recently enrolled in the Healthy SF program.

Financial Assistance

SMMC recognizes that the cost of health care is not always within one's ability to pay. For individuals who must seek medical care, SMMC implements a generous financial aid program for the uninsured, under-insured, and those ineligible for government insurance, such as MediCare or MediCal. Those who are unable to pay are reviewed and assessed within the following parameters:

- Patients with income at or below 200% of the Federal Poverty Level (FPL) are 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;
- Patients with income above 350% but not more than 500% of the FPL are eligible to receive services at discounted rates; and
- Patients with income over 500% of the FPL are eligible to receive discounted rates depending on their individual circumstances.

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

SECTION 2 - NATURE OF THE INSTITUTION

Behavioral Health Institute was constructed at 2200 Hayes Street and offered comprehensive psychiatric treatment for children.

The 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

As part of the Phase 1 development proposed in the 1987 IMP, 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 as proposed in the 1987 IMP. 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.

SMMC has sold all of the residential properties it owned at the time of the prior IMP. Since 1987, bed capacity has been reduced from 531 to 403 licensed beds as a result of declining inpatient census. Physically this has been achieved through consolidation of beds from the 2250 Hayes Street facility to the Main Hospital at 450 Stanyan Street, by converting double rooms to single rooms and converting former patient rooms to support functions. This has resulted in an overall decrease in patient, visitor and staff populations at SMMC.

No physical changes have been identified in the neighborhood as a result of these changes.

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

SMMC operates two locations 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.

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 two floors 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.

SMMC leases approximately 6,000 square feet at 35 Onondaga Avenue in the Excelsior District where it operates an Adult Day Health Center.

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), San Francisco, is a general acute care hospital comprised of 300 licensed intensive care and medical/surgical, 35 acute adolescent psychiatric, 36 rehabilitation, and 32 skilled nursing for a total of 403 licensed beds. SMMC offers inpatient care, outpatient clinical services for primary and specialty care, diagnostic services, and emergency care. Key services include orthopedics/surgical, cardiac/vascular and oncology.

SMMC has 14 functioning surgical suites and performed approximately 6,300 inpatient and outpatient surgeries in Fiscal Year 2008 from 7/1/07 to 6/30/08. A wide variety of surgeries are performed, including hand surgery, orthopedic surgery, plastic and reconstructive surgery, eye surgery, ear, nose, and throat surgery, neurosurgery, and vascular and thoracic surgery. SMMC has one designated critical care unit.

In Fiscal Year 2008, SMMC had 7,066 inpatient admissions and 133,258 outpatient visits. In 1980, there were 12,180 inpatient admissions. Over the past 28 years, inpatient admissions have declined by approximately 42 percent.

Services & Utilization, for Fiscal Year 2008	
Inpatient Admissions:	7,066
Outpatient Visits:	133,258
Inpatient Days:	
General Acute Care, Including Rehab	32,386
Skilled Nursing	8,959
Adolescent Psychiatry	3,073
Total Inpatient Days	<u>44,418</u>
Average Stay:	5.16 Days
Surgeries	
Inpatient:	1,881
Outpatient:	4,391
Total Surgeries	<u>6,272</u>
Emergency Room Visits	
Inpatient:	3,228
Outpatient:	15,432
Total Emergency Room Visits	<u>18,660</u>
Diagnostic Visits:	36,509
Laboratory Tests:	
Lab Tests:	125,343
Pathology Tests:	6,302
Total Outpatient Tests	<u>131,645</u>

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

1. **Acute Rehabilitation** – Each year, the Acute Rehabilitation Unit serves more than 400 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 higher possible level of independence and quality of life. The Acute Rehabilitation Unit has undergone a \$500,000 renovation, which was funded entirely through donations from the community.
2. **Adolescent Psychiatry** – SMMC provides inpatient psychiatry services to adolescents in the McAuley Institute located on the SMMC campus. Each year approximately 480 adolescents are treated. The Adolescent Inpatient Psychiatry Program serves adolescents from 11 to 17 years of age with mental and emotional problems, including major affective disorders, psychosis, and severe behavioral disorders that impair safe and normal societal functioning. Specifically, this unit addresses such adolescents' needs for an increase in the structure and intense therapeutic services to resolve ongoing difficulties in school, family and peer settings.
3. **Adult Day Health Center** – The center provides health maintenance and rehabilitation services for adult and frail elderly patients with disabling medical problems. Each year approximately 150 participants utilize the services of the center, with a typical daily attendance of 40. The program is open to all severely impaired adults. In a typical year our clients range in age from 18 to 98, with the average age being 75. Patients spend anywhere from a few months to many years attending the center, depending on personal needs and disabilities.
4. **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. Each year approximately 1,100 patients are treated.
5. **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.
6. **Emergency Services** – The Emergency Department is a level II receiving facility for the City and County of San Francisco. 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. The Emergency Department treats approximately 18,700 patients each year. 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.

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7. **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 CHW hospitals such as Saint Francis Memorial Hospital.
8. **Orthopedics**– Well known for hip, knee, shoulder, and elbow replacements, St. Mary's surgeons 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 have developed two types of hip replacements that are used nationwide. Each year over 600 patients are treated.
9. **Sister Mary Philippa Clinic** – The Sister Mary Philippa Health Center is at the core of St. Mary's Medical Center's response to community needs. The Health Center provides a coordinated program of comprehensive outpatient health services. These services include a broad spectrum of care including, but not limited to, adult primary care, medical and surgical specialties, HIV care, advice nurse, social services, translation services, patient advocacy, diabetes education, nutrition, and pharmacy services. The Health Center supports the Hospital mission by treating all patients in our geographic area regardless of their race, country of origin or their ability to pay. Approximately 1,100 of our patients receive their care free of charge or at a reduced rate.
10. **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.
11. **Radiology** – SMMC provides a full set of radiology services including x-ray, ultrasound, computed tomography, magnetic resonance imaging, mammography and interventional angiography.
12. **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.

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

<u>Services</u>	<u>2009 Approximate Gross Square Footage</u>
Adolescent Psych (Outpatient Services)	12,200
Cardiology Services	16,800
Emergency Department	11,400
Gastro Intestinal Lab	4,400
Laboratory	14,100
Misc. Diagnostic & Treatment Services	1,300
Nuclear Medicine	2,900
Nursing Services	200,000
Offices/Administrative Functions	159,500
Outpatient Imaging & Lab	5,800
Outpatient Services/Clinics	30,000
Pharmacy	5,100
Radiation Therapy	8,800
Radiology	18,000
Rehabilitation (Outpatient Services)	13,900
Respiratory/Pulmonary	3,800
Spine Clinic	10,100
Sister Mary Philippa Clinic/HIV Clinic	21,700
Support Services (including Food Service, Sterile Supply, Housekeeping, etc)	66,700
Surgery	<u>29,600</u>
Total^{(1) (2)}	<u>636,100</u>

(1) All of the above services were provided in 1987, 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.

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

St. Mary's Medical Center served a total of 40,951 patients in fiscal year 2008. 72 percent of SMMC patients were San Francisco residents. The chart below shows a comparison by gender, ethnicity and age of SMMC's patients:

Patients Gender:

Female – 52.5%

Male – 47.5%

Total 100 %

Distribution by Ethnicity		
Ethnicity	St. Mary's	San Francisco Residents
White	58.8%	43.6%
African-American	6.4%	7.6%
Hispanic	5.8%	14.1%
Asian Pacific Islander	21.6%	31.1%
Native American	0.1%	0.3%
Other-Unknown	7.3%	3.3%
Total	100%	100%

Distribution by Age		
Age	St. Mary's	San Francisco Residents
<=24	12.9%	12.8%
25-34	14.3%	15.8%
35-44	13.9%	14.1%
45-54	15.6%	13.9%
55-64	15.4%	13.7%
65-74	11.7%	11.2%
75-84	10.6%	11.8%
85-94	5.1%	6.1%
95-104	0.5%	0.6%
>= 105	0.0%	0.0%
Total	100%	100%

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 Employees – 1193
50% of Employees are San Francisco Residents

Breakdown by Sex:
28.60% Male
71.40% Female

Breakdown by Ethnicity:

42.40% White
40.60% Asian or Pacific Islander
9.90% Hispanic
7.00% Black
0.10% American Indian or Alaskan Native

Breakdown by Position:

55.50% Professionals
14.90% Service Workers
12.30% Office and Clerical
11.30% Technicians
4.80% Officials and Managers
1.20% Craftworkers

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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 1987 IMP, additions to SMMC have been limited to the Mercy Professional Building built in 1992 located at One Shrader Street (Phase 1 of 1987 IMP) and the MRI Addition built in 1994 to the Hospital at 450 Stanyan of 2,000 square feet. Refer to footnote (1) on Page2.



Hospital

(Referred to as “North Wing” in 1987 IMP)
450 Stanyan Street

- Built in 1971
- Accommodate Inpatient Beds and Inpatient and Outpatient Diagnostic and Treatment services
- 381 Licensed Beds
- 11 Stories, 3 below grade
- Approximately 380,600 gsf



McAuley Behavioral Health Institute

2200 Hayes Street

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



Medical Professional Building

(Referred to as “South Wing” in 1987 IMP)
2250 Hayes Street

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

SECTION 3 - FACILITIES OVERVIEW



Mary Philippa Clinic

(Referred to as “Clinic Building” in 1987 IMP)

2235 Hayes Street

- Built in 1966
- 2 floors 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)



Adult Day Health Center

35 Onondaga Avenue

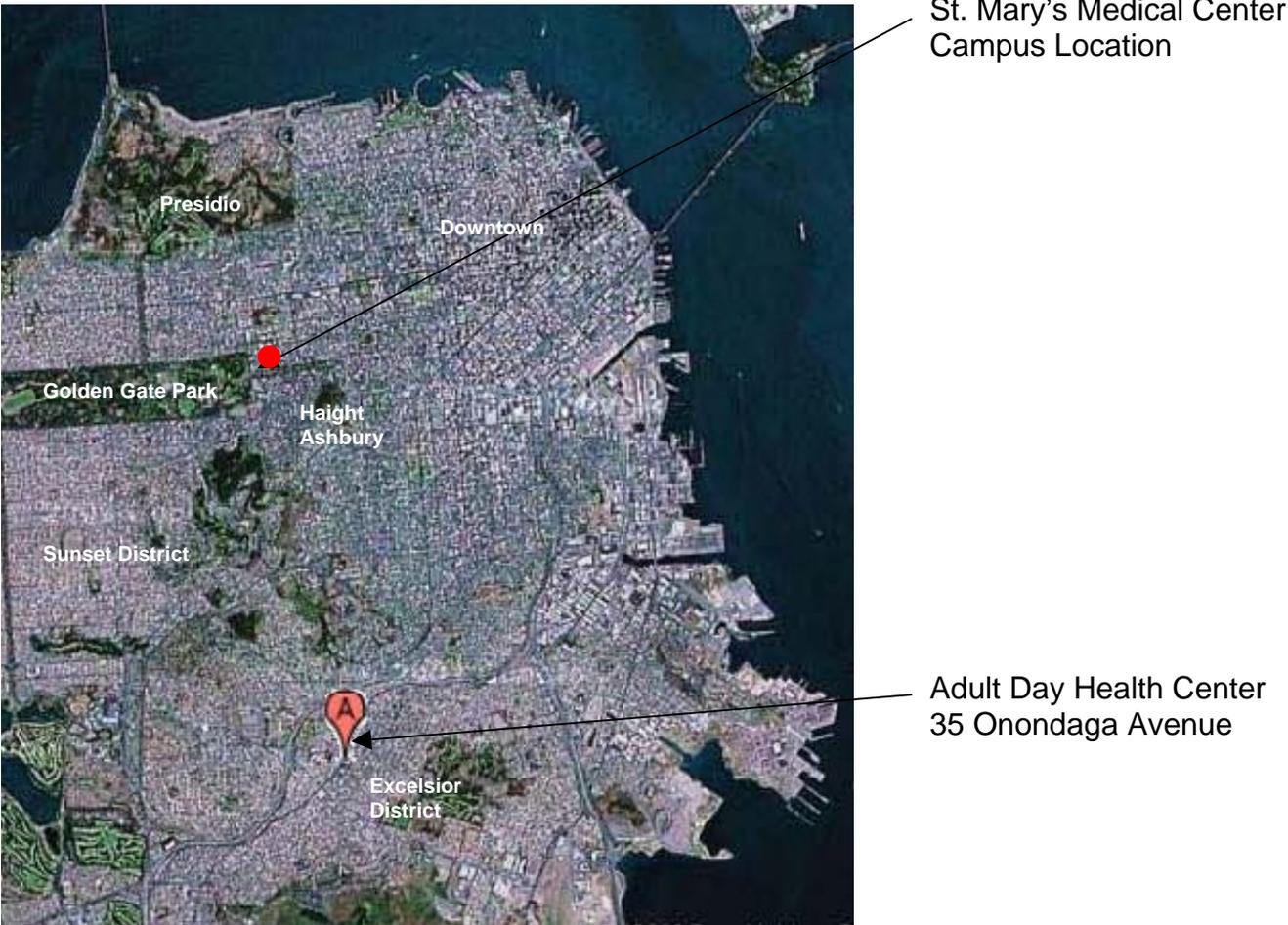
- Only facility not located on Medical Center Campus
- Outpatient/Health Maintenance and rehabilitation services for adults and frail elderly patients
- Approximately 6,000 gsf

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 also operates an Adult Day Health Center at 35 Onondaga Avenue in the Excelsior District.



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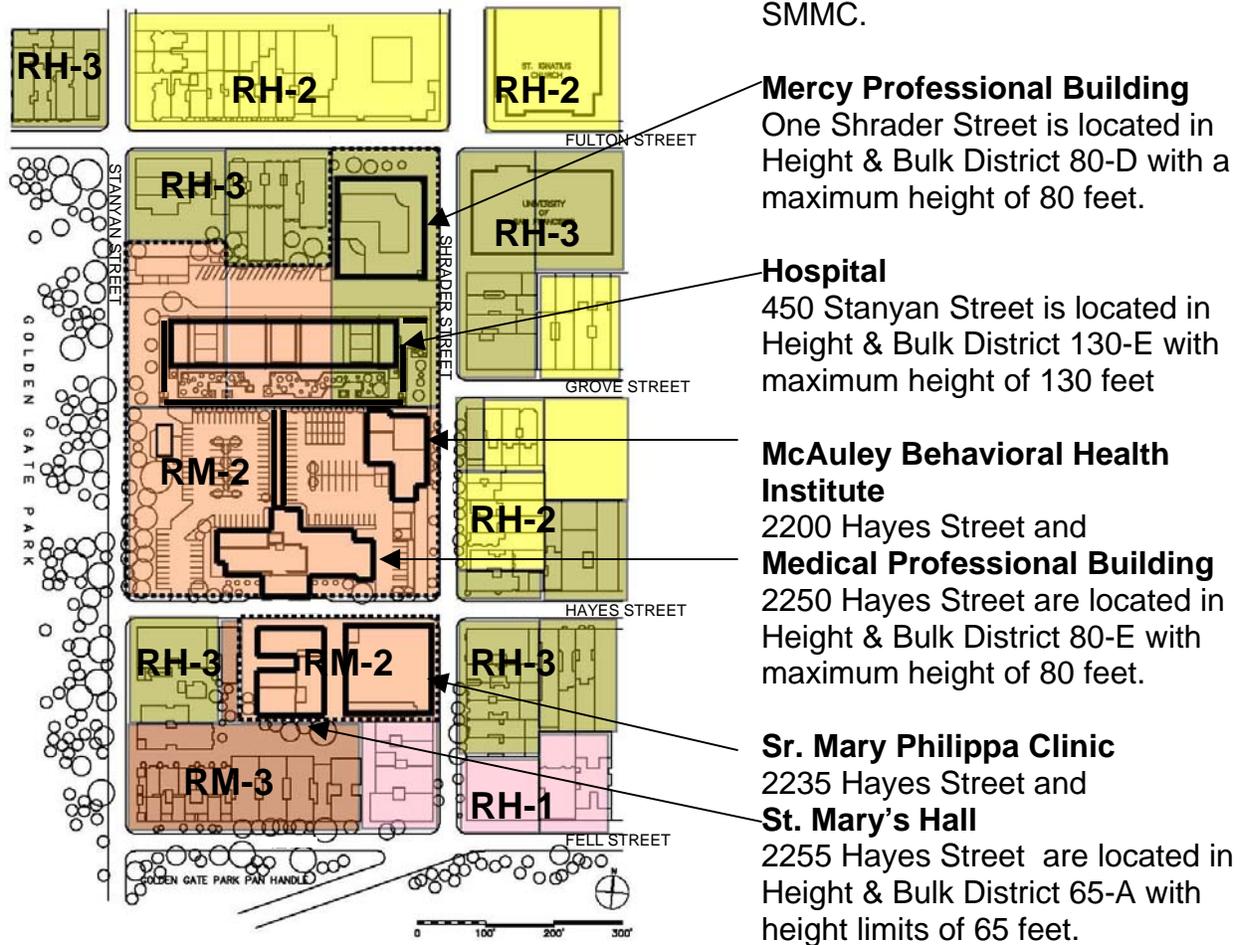
C. ZONING, HEIGHT AND BULK LIMITS - Section 304.5 (c) (2)

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.

There are a total of four Height and Bulk Districts that exist at SMMC.



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 three bicycle routes near SMMC. 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 22)

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

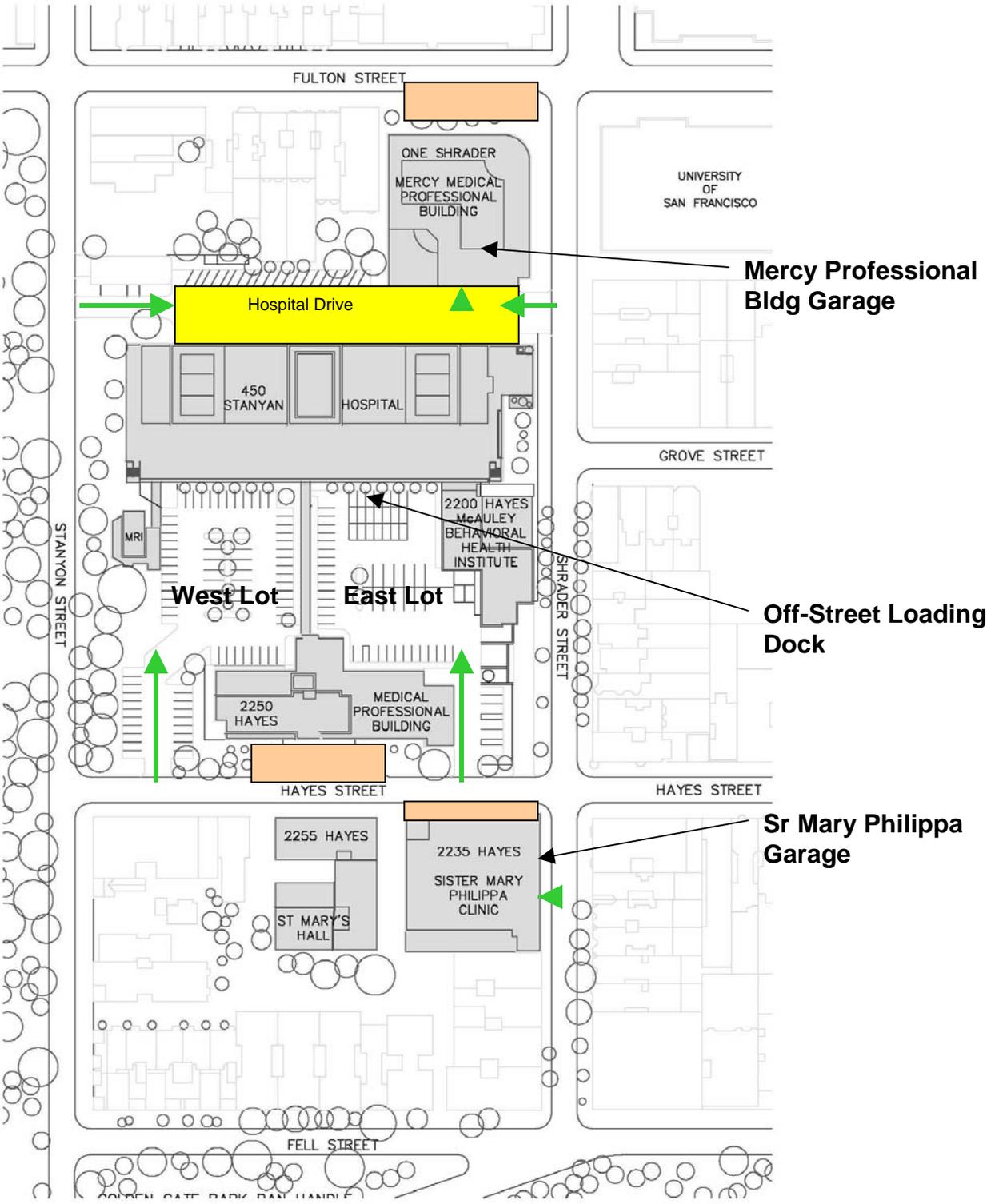
Service Access

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



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 1987 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 “Zip 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 CHW system and SMMC continue to evaluate and prioritize the physical and operational needs of the institution and the system as a whole. SMMC is currently in the process of evaluating its response to the seismic compliance requirements of Senate Bill 1953 and will continue to evaluate ongoing operational and infrastructure needs for the facility in conjunction with any recommendations resulting from that analysis. As a result SMMC recognizes the need for flexibility in future planning and the potential IMP updates that may result.

The development plans for SMMC have been categorized into 5 year and 10 year and longer horizons. The projects anticipated for the 5 year horizon consist of interior renovations of existing programs and do not involve any new development. They will occupy space within the existing facilities and will not result in any substantive change to the intensity or use of the facilities.

SMMC's 10 year and longer plan continues to anticipate the potential need for replacement of specific facilities to accommodate outpatient program needs and the potential to expand or replace specific hospital functions. Both of these needs were identified in the prior IMP as indicated in Section 1 Introduction.

B. SHORT RANGE DEVELOPMENT PLANS - FIVE YEAR HORIZON

Cancer Services Renovation at 2250 Hayes Street This project will renovate the existing radiation oncology space to accommodate state-of-the-art equipment for planning and treatment of cancer patients. The project will also improve the shielding of the existing treatment vault by adding high density concrete at the primary beam locations. The Physical Therapy area will be renovated to allow relocation of the cancer treatment infusion services from level 2 of the Hospital (non-cancer treatment infusion services will remain in the hospital). This will allow consolidation of the cancer treatments provided at SMMC into a shared location that will improve patient satisfaction, outcomes and operational efficiencies. This project is currently in review at the Department of Building Inspection and is anticipated to be completed by the end of 2010. It does not increase the gross square footage at SMMC but rather is a renovation of approximately 14,000 square feet of existing space.

Vascular Suite Renovation in the Hospital at 450 Stanyan Street The Vascular Suite Project is intended to renovate approximately 800 square feet of the current space located on Level C of the hospital to provide an updated treatment room and support space for the program. This project is anticipated to be complete by 2012. Similar to the Cancer Services Renovation, this project does not represent a significant intensification or change of use, nor does it increase the square footage on the campus.

SECTION 4 - DEVELOPMENT PLANS

C. LONG RANGE DEVELOPMENT PLANS – TEN YEARS AND LONGER

The 1987 Institutional Master Plan (IMP) included plans for phased development of the SMMC campus. This phased development included 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.
- Replacement of St. Mary's Hall and/or Sr. Mary Philippa Clinic with facilities of comparable size and parking capacities.

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
- Changes to traffic levels and circulation patterns
- Impact upon transit demand and parking availability
- Character and scale relative to the existing neighborhood

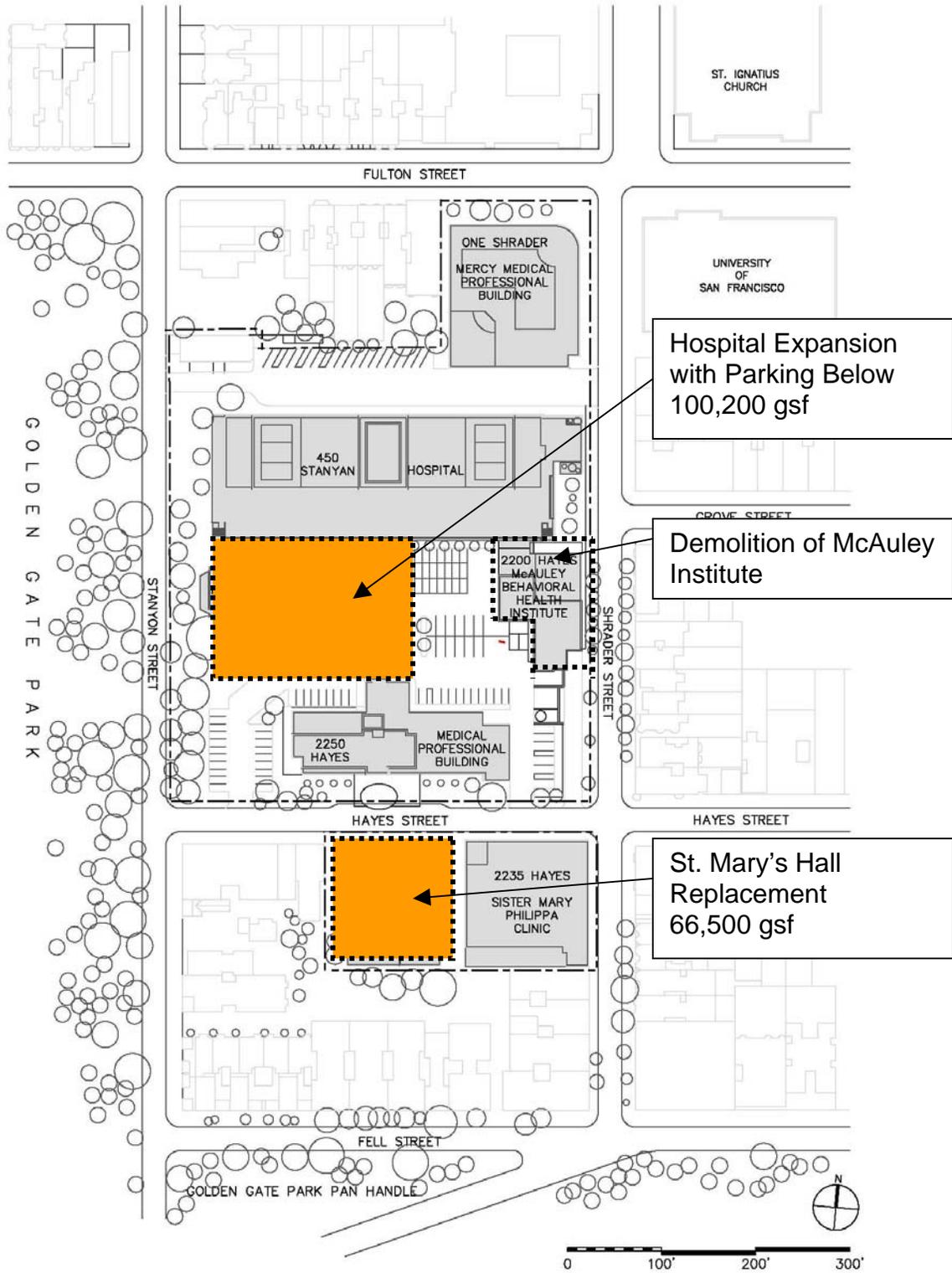
Given the limited scope and size of the two projects proposed within the 5 year horizon (Cancer Services Renovation and Vascular Suite Renovation) they are not expected to contribute any negative impact to the surrounding neighborhood, nor otherwise measurably affect the area.

The anticipated projects that could occur in the 10 year and longer horizon 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 any housing occupants or of any commercial or industrial tenants. As proposed, all development in the 10 year and longer horizon occurs 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

Ten Year and Longer Development Plan



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

Five Year Plan

The projects proposed for the Five Year Plan are focused on renovation of interior space to consolidate existing programs or address operational issues of existing programs at SMMC. As indicated under Section 4B, no measurable impacts are anticipated for the surrounding neighborhoods as a result of those projects. Project funding will be from a combination of debt issuance and donations.

The alternatives considered for both of these projects was to not proceed with them and continue operations as they exist today. This approach would result in continuation of the operational inefficiencies currently in existence and would not allow the realization of any operational cost savings anticipated by the proposed projects.

Ten Years and Longer

The projects proposed for the Ten Years and Longer horizon have not been developed in detail at this time. The need and ultimate decision as to whether to proceed with these projects, although similar in some regards will be driven by very different requirements.

St. Mary's Hall Replacement

The need for this project will be driven by the facilities determination of the need to provide replacement space for current facilities that are housed in older facilities that do not have modern infrastructure (air conditioning, plumbing services, etc.) or 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 could be viewed as an optional project in that it could be postponed or never built depending upon cost, available funding and priorities as established by SMMC.

Hospital Expansion/Replacement

In addition to being influenced by changing needs of SMMC, this project will be influenced by the outcome of the ongoing SB 1953 analysis related to the 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 upgrades or replacement of acute care facilities. If that determination were made this project would become mandatory in order to maintain operation of the acute care facility.

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

SECTION 4 - DEVELOPMENT PLANS

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

Mitigation measures proposed for the projects within the Five Year horizon will include typical measures taken for these types of renovation projects and will be focused on mitigation measures taken during the construction timeframe. They will include the following:

- measures to restrict construction noise.
- limit impact of construction workers upon available parking.
- control any dust, runoff or other items related to construction activities.
- schedule materials deliveries to limit impact upon traffic.

As the long-term projects are developed specific issues that may have an adverse impact upon the neighborhood will be identified relative to each of the projects. Specific mitigation plans can then 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 referenced above, additional measures may be needed to address impact upon traffic and circulation, site deliveries, shadow impacts, operational noise resulting from the facilities air handling equipment, pumps, etc.

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

The projects proposed for the Five Year Plan of this IMP consists of projects that are primarily interior renovations and will not result in an increase of built square footage at SMMC or have substantive impacts on the utilization of services. They are anticipated to improve the operational efficiency of the programs they serve as well as contributing to improved patient satisfaction, and implement the following objectives and policies of the General Plan.

Community Safety Element

Objective 2: Reduce structural and non-structural hazards to life-safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters.

Policy 2.1: Assure that new construction meets current structural and life-safety standards.

Air Quality Element

Objective 5: Minimize particulate matter emissions from road and construction sites.

Policy 5.1: Continue policies to minimize particulate matter emission during road and building construction and demolition.

Objective 7: Enhance San Francisco's position as a national and regional center for governmental, health, and educational services.

Policy 7.2: Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3: Promote the provision of adequate health and educational services to all geographic districts and cultural groups in the San Francisco.

Ten 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 they will need to respond to. As with projects in the Five Year Plan, they 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.

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 7/27/2009: 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 7/27/2009: 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 7/27/2009: 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 7/27/2009: 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 7/27/2009: 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

SECTION 6 - EXCERPT FROM 1987 NEIGHBORHOOD AGREEMENT

space along Hayes Street in one of the two existing medical office buildings located at 2166 or 2175 Hayes Street.

Status as of 7/27/2009: 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 7/27/2009: 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 7/27/2009: 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 7/27/2009: 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 are.
 - 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

SECTION 6 - EXCERPT FROM 1987 NEIGHBORHOOD AGREEMENT

accessible directly from the public right(s) of way within or adjacent to the Hospital Campus.

Status as of 7/27/2009: In compliance.