

To: Scott Sanchez, Zoning Administrator, City and County of San Francisco

From: Geoffrey Nelson, CPMC

Date: April 9, 2013

Re: IMP Update

Background:

Section 304.5 (“Institutional Master Plan”) of the Planning Code requires that an Institutional Master Plan (IMP) be filed with the Planning Department and thereafter be periodically updated or modified.

Because of significant changes from its previously filed 2004 Institutional Master Plan, CPMC filed a full IMP in December, 2008. This IMP was reviewed by Planning and the Department of Public Health, resulting in Planning Commission action to close public hearing and accept the 2008 IMP as complete on November 19, 2009. Per the requirements of Section 304.5(f), an update is required every two years or sooner, the content of which is described below. CPMC filed its last update on October 28, 2011.

2013 Update to the 2008 Institutional Master Plan:

Section 304.5 requires that an IMP Update include a description of all projects that:

- 1) have been completed since the most recent submission [i.e.; October 2011],
- 2) are ongoing, including estimated timetables for completion,
- 3) are scheduled to begin within the coming 24 months, or
- 4) are no longer being considered by the institution

Projects that have been completed since the most recent submission:

- Various minor physical renovations to waiting areas, clinical areas, operating rooms, etc... (generally described in IMP as ‘ongoing projects’), including replacement of an existing oxygen tank serving the St. Luke’s Campus.
- The final interior work related to the previously undertaken 2006-2008 seismic retrofit of the Davies Campus North Tower was completed in early 2012.

Ongoing projects

- Various minor renovations to medical center facilities (finishes and furniture, mechanical systems replacement, etc...)
- Various Americans with Disabilities Act (ADA) upgrades continue to be evaluated and completed across all campuses.

Projects Scheduled to begin in next 24 months

- The main near-term elements of the LRDP (Hospital and MOB at Cathedral Hill, Davies Neurosciences Institute, and the hospital at the St. Luke’s Campus) are projected to commence within the next 24 months.

- CPMC received input on the LRDP as part of Planning Commission hearings in April 2012 and again during hearings of the Land Use Committee of the Board of Supervisors in the summer of 2012.
- During the pendency of an appeal filed on the Planning Commission's certification of the EIR for the LRDP, CPMC entered into discussions with members of the San Francisco Board of Supervisors, the Mayor's Office and members of the community on potential revisions to the Project. On February 25, 2013, and as further revised on March 1, 2013, CPMC transmitted to the City proposed revisions to the LRDP consistent with these discussions. The proposed revisions consisted of reducing the size of the proposed hospital at the Cathedral Hill campus from 555 to 274¹ beds, and increasing the size of the proposed replacement hospital at the St. Luke's Campus from 80 to 120 beds.
- On March 12, 2013, the Board of Supervisors acted to affirm the Planning Commission's certification of the EIR appeal and, by Resolution No. 77-13, endorsed a term sheet for a revised CPMC LRDP Project and directed city staff to effect changes to the relevant approval documents consistent with the proposed changes to the LRDP.
- Under the proposed revisions, the hospital at the Cathedral Hill Campus would be reduced by three stories (39 feet) and 251 licensed beds, while the St. Luke's Campus hospital would be increased by two stories (43 feet) and 40 licensed beds. The proposed revisions would not modify any other projects previously proposed at these or other CPMC Campuses.
- Under the Revised Project, parking at the hospital at Cathedral Hill would be reduced by 237 spaces in order to reduce parking at the entire campus to 990 spaces or less. However, CPMC is studying the best way to achieve the reduction of 237 spaces on the campus and may ultimately choose to remove some or all of this parking from the proposed Medical Office Building instead of/in addition to the hospital.
- The proposed footprint and site plan for the hospital and MOB at the Cathedral Hill Campus, and the pedestrian and vehicle access and circulation, as well as the proposed tunnel would remain the same. Ingress and egress points would remain as originally proposed and analyzed.
- The footprint, site plan, parking and site access/circulation at the St. Luke's Campus would remain the same as originally proposed. Ingress and egress points would remain as originally proposed, as would "public realm" improvements surrounding the entire hospital block.

Projects no longer being considered

- No changes since the 2011 Update.

¹ The hospital initial buildout would be 274 beds, with shelled space sufficient to accommodate an additional 30 beds (for a total of 304 beds).