

EXHIBIT I-3**California Campus Community Visioning Plan**

This Exhibit I-3 describes the community visioning plan for the California Campus. The text in Section 1 is provided for context only and summarizes the primary activities that CPMC is currently contemplating at the California Campus. All initially capitalized terms have the meaning given in the Definitions section of the Agreement unless otherwise defined in this Exhibit I-3.

1. Planning Context.

The 4.9 acre California Campus borders the Presidio Heights, Laurel Heights and Jordan Park neighborhoods. Medical services have been provided at this location for over 120 years. There are nine buildings on the California Campus, with the most prominent being the six-story 3700 California Street Hospital. CPMC's Near-Term Projects include construction of two state-of-the-art acute care hospitals, one at the St. Luke's Campus and the other at Van Ness and Geary Streets (Cathedral Hill Campus), and a major renovation at the Davies Campus. The California Campus will play an important role during the transition phase by allowing medical services to continue while other facilities are built and renovated. Once work on the Near-Term Projects is complete at approximately the end of 2018, acute care services from the 3700 California Street building will be transferred to the Cathedral Hill Campus. In early 2020, as part of the Near-Term Project implementation activities, CPMC plans to transfer other current California Campus services to that building, including but not limited to Alzheimer's residential care and medical support services such as pre-and post-ambulatory surgery, outpatient laboratory services, and physical and occupational therapy.

As part of the Long-Term Projects in approximately 2020, CPMC will begin construction of the ACC Addition on the Pacific Campus. In approximately 2024, when the ACC Addition is complete, CPMC plans to transfer substantially all of its remaining current California Campus functions, which could include but are not limited to, the Breast Health Center, MRI, imaging services and pathology and additional laboratory space, to the Pacific Campus.

2. California Campus Visioning Advisory Committee.

Future uses are currently unknown. Community members, including neighbors and businesses from the surrounding area, have expressed interest in being part of the planning process for the transition and reuse of the California Campus, and ensuring that it includes uses that are compatible with the neighborhood. To facilitate early community input, CPMC will establish a California Campus Visioning Advisory Committee ("Cal VAC") as described below.

a. **Purpose and Functions.** The Cal VAC is the community advisory group that will assist CPMC with community outreach, information dissemination and public education efforts regarding the visioning process for eventual reuse of the California Campus. CPMC is beginning a series of early educational meetings and presentations with California Campus

neighborhood and merchant groups to explain the Near-Term and Long-Term Projects and provide a foundation for the Cal VAC's activities.

b. Cal VAC Members; Term. On the date that is the later of (i) six (6) months after Approvals and any Subsequent Approvals for CPMC's Near-Term Projects have been Finally Granted; and (ii) completion of the Phase II work described in Section 3b-Research and Stakeholder Interviews, CPMC will appoint the Cal VAC. It is anticipated that the Cal VAC will consist of representatives from various established surrounding neighborhood and merchant groups listed below, or successor groups that may be appointed from time to time. They will be invited to nominate one representative each to participate in the Cal VAC, with the number of participants not to exceed nine (9).

- a. Jordan Park Improvement Association
- b. Lake Street Residents Association
- c. Laurel Village Improvement Association
- d. Laurel Village Merchants Association
- e. Neighborhood Association of Presidio Planning
- f. Pacific Heights Residents Association
- g. Presidio Heights Association of Neighbors
- h. Sacramento Street Merchants
- i. Supervisor, District 2

Where several individuals represent one group, that group must identify one member to represent it on the Cal VAC. Other individuals can be alternates. All members must live, work, own property or own a business in San Francisco. The Cal VAC will continue until the earlier of the date of termination of the Development Agreement or completion of the initial entitlements process for redevelopment of the California Campus.

c. Meetings. Once the Cal VAC is established, CPMC and Cal VAC members will agree to a regular meeting schedule, with a frequency of not less than quarterly or more than monthly through the completion of the Community Visioning Process described in Section 3. Thereafter, CPMC and Cal VAC will agree to a meeting schedule that is appropriate for the scope of the issues that are before the Cal VAC for consideration. The Cal VAC may also conduct special meetings as needed. All meetings will be open to the public. The agendas for meetings will be set jointly by CPMC and Cal VAC leadership. CPMC will facilitate and provide logistical support for all meetings, including scheduling and providing meeting space if needed.

3. Community Visioning Process.

CPMC and the Cal VAC will implement the following or another similar process to address planning for the reuse of the California Campus. At all phases, CPMC and/or the Cal VAC may invite City representatives to participate in the meetings. The Planning Department may assign staff members to participate in Cal VAC meetings as appropriate in a non-voting capacity; however, the participation of Planning Department staff shall not take the place of or supersede

the City's obligation to review and critique future proposals for the California Campus and to conduct meetings and notifications in accordance with the Planning Code and CEQA.

a. Phase I: Early Education, Engagement and Presentations (initiated in early 2011; ongoing through approximately through present day). CPMC will conduct community outreach to interested individuals and groups in and around the California Campus neighborhoods, explain the Near-Term and Long-Term Projects, and communicate general goals and opportunities for the visioning process.

b. Phase II: Research and Stakeholder Interviews (approximately early 2014 through mid-2014). CPMC will retain a third party consultant to develop survey questions and conduct interviews with up to fifty community stakeholders (such as but not limited to merchants, neighbors, local faith leaders, neighborhood schools and educators in the site's relative proximity and others from neighboring institutions, City representatives and others with relevant subject matter expertise such as urban planning, architecture and/or transportation) to seek input regarding the California Campus' future reuse. CPMC will use the information obtained from the interviews to develop a more detailed Phases III-IV scope of work (described generally below). CPMC will consult with the district Supervisor as part of this process.

c. Phase III: Cal VAC Formation and Activation (timing consistent with Section 2b, anticipated late 2014). CPMC will form the Cal VAC in accordance with Section 2b. CPMC and the Cal VAC will discuss the goals and purposes of the Cal VAC, review the results of the third party interviews and undertake comprehensive outreach and notice for the charrette/vision workshop process described below.

d. Phase IV: Vision Workshops (approximately early 2015-late 2015). CPMC, in consultation with the Cal VAC and the District Supervisor, will retain a third party consultant to facilitate a series of charrettes/vision workshops with the community as follows:

- Workshop 1: Evening community meeting to discuss visioning goals and meet participants and the District Supervisor. Consultant provides overview of existing zoning (RM-2/RH-2), neighborhood context and planning opportunities and constraints.
- Workshop 2: Working in small groups, participants from the community will identify common themes and goals for reuse of the California Campus. Each group displays the ideas and presents back to the larger group.
- Workshop 3: CPMC and the consultant synthesize community ideas and identify common themes. Following the workshop, CPMC and the consultant begin a series of conversations with the Cal VAC and others as necessary to seek additional input, leading to preparation of several alternative concept plans.
- Workshop 4: CPMC and the consultant host an open house to review results of the visioning process. The Cal VAC assists with outreach and notice. Participants recommend the community's preferred California Campus reuse vision (California Campus Community Plan) for CPMC's consideration.

e. Phase V: Community Open House. Based on the results of the charrette/visioning workshops, CPMC and the consultant will refine the California Campus Community Plan and hold a follow-up community meeting/open house to display the results.

4. California Campus Community Plan.

Following the charrette/community visioning process, the Cal VAC will meet and provide CPMC with additional feedback and recommendations regarding the community process and the California Campus Community Plan. Although the Cal VAC's input, including the California Campus Community Plan, is solely advisory, CPMC will consider the Cal VAC's recommendations as it undertakes ongoing planning activities for the California Campus.

In addition to the foregoing, any proposal to change the underlying zoning district for some of all of the California Campus, or, any proposed development project that would otherwise require neighborhood notification from the Planning Department (for Section 311 or conditional use), shall be subject to the following additional public process:

- a. Required Pre-Application, according to the Planning Department's Pre-Application procedures, but with an expanded notification radius of 500' from the California Campus boundaries, prior to any development proposal submittal to the Planning Department, and
- b. One required informational hearing at the Planning Commission, in addition to any other required public hearings, for receipt of public comment only, prior to any decision being rendered by the Planning Department or Commission.

5. Term.

This Exhibit I-3 shall remain in effect until the earlier of (i) the expiration of the Term of the Agreement, or (ii) issuance of the first construction document for redevelopment of the California Campus.