



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 26, 2014

Previous Planning Commission Hearing July 12, 2012

Date: June 19, 2014
Case No.: **2008.0762EMZC**
Project Address: **835-845 JACKSON STREET**
Zoning: Chinatown Residential Neighborhood Commercial District
65-N Height and Bulk District
Block/Lot: 0192/041
Project Sponsor: Michelle Malone
Chinese Hospital Association
835-845 Jackson Street
San Francisco, CA 94133
Staff Contact: Kate Conner – (415) 575-6914
kate.conner@sfgov.org
Recommendation: **No Recommendation. 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

The project includes demolition of the existing Medical Administration Building at 835 Jackson Street and construction of a new hospital building at that location. The project also includes the renovation of the existing hospital building at 845 Jackson Street. The new hospital will be an acute care hospital with 54 acute care beds and a new skilled nursing facility with 22 beds. The new hospital building will be seven-stories over a basement and approximately 91 feet tall with a floor area of approximately 101,545 square feet. As part of the project, the Project Sponsor will create a landscaped usable open space on Jackson Street that would wrap around the replacement hospital and include a portion of James Alley. The Chinese Hospital replacement project was identified in the most recent Institutional Master Plan for Chinese Hospital that was accepted by the Planning Commission on May 19, 2011. The project will create a new, seismically secure hospital that complies with current laws and regulations, such as SB 1953 (the Alfred E. Alquist Hospital Seismic Safety Act of 1983) and Office of Statewide Health Planning and Development (OSHPD) requirements. The project will increase the availability of healthcare services and of medical professionals in Chinatown, and would better prepare the Chinatown neighborhood for emergencies and pandemics.

On July 12, 2012, the Planning Commission approved Case No. 2008.0762EMZC to allow construction of a Hospital and Medical Center use on all floors of a building with a floor area exceeding 2,500 square feet in area and 35 feet in height within the Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District. The Conditional Use Authorization (Motion No. 18664) included several conditions of approval regarding the design of the project which resulted in numerous meetings with the Project Sponsor and Planning staff after Planning Commission approval. The conditions of approval in Motion 18644 that required further design collaboration with the Planning Department included: *Condition Nos. 6: Final Materials, 7: Final Design, 8: Streetscape Plan, and 9: Open Space.* The Project Sponsor was instructed to work with Planning Department staff to refine the design and programming of the open

space plazas on Jackson Street and James Alley. Condition No. 7 required that the final approved plans for the project be presented to the Planning Commission at a future meeting as an informational item. In general, there was direction that the project design be revised to respond to the cultural context.

CURRENT PROPOSAL

There are a number of enhancements to the previous design which have occurred at the north elevation, east elevation, and James Alley since the Planning Commission hearing on July 12, 2012. The north elevation includes revisions to the terraces to add more planters, remove stairs, and add natural stone pavers. Low-relief medallions designed with Chinese iconography have been added at the 3rd, 4th, 5th, and 6th floors. The stair glazing on the north elevation has been revised to incorporate silkscreen historic images of the old hospital. Donor signage was added to the back of the terrace and red color was added to window frames on the upper floors.

The east elevation has been enhanced to include low-relief medallions designed with Chinese iconography at the 3rd, 4th, 5th, and 6th floors. Red color was added to window frames on the upper floors.

James Alley has been enhanced to include pavement matching the terrace pavers, planters along the alley, bicycle rails and seating. Additional lighting has been incorporated to allow use of the alley in the evening. Along the east elevation, an art mural has been incorporated covering the entire length of the wall. The mural will cover and mask all doors and louvers.

CURRENT PROGRESS AT THE SITE

The permits for construction are reviewed by Office of Statewide Health Planning and Development (OSHPD) and do not require Planning Department approval. The Conditional Use Authorization (Case No. 2008.0762EMZC) was approved by the Planning Commission in general conformance with plans on file, received on June 26, 2012, and stamped "EXHIBIT B." This revised set dated May 7, 2014 will be included in the case file with this memorandum.

OSHPD has approved structural plans including the aforementioned design revisions for the new hospital at 835 Jackson Street. The existing Medical Administration Building at 835 Jackson Street has been demolished and new hospital building is under construction. The interior remodeling proposed for 845 Jackson Street will not commence until 2017 when the work is completed at 835 Jackson Street.

REQUIRED COMMISSION ACTION

This is an informational item only and does not require any Commission action.

RECOMMENDATION: No Planning Commission action required. Informational item.

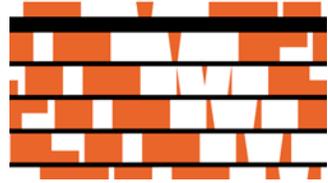
Attachments:

Letter dated Friday, May 9, 2014 from David Wilson, MEI Architects

Table of Contents dated May 7, 2014

Revised Plan set dated May 7, 2014

Previous Design Submission by Jacobs Architects



Re: Chinese Hospital
835-845 Jackson Street
Block & Lot # 0192/041

Friday, May 9th, 2014

To: Jeff Joslin, Director of Current Planning
Kate Conner, Planner
San Francisco Planning Department
1650 Mission Street # 400
San Francisco, CA 94103

CC: Michelle Malone - Chinese Hospital
Cliff Lowe – Cliff Lowe Landscape Architects
David Lem – Lem Construction

List of Enhancements to Old Design

North Elevation Enhancements:

Terrace revised to add more seating, remove stairs, and add planters.
Terrace pavers revised to tie James Alley and Terrace together.
Terrace revised to add natural stone panels at back of Terrace, and around columns.
Low Relief Medallions added at 3rd, 4th, 5th, and 6th floors.
Medallion designs are of Chinese iconography and echo the old hospital railings below windows.
Stair Glazing revised to add silkscreen historic images of old hospital.
Donor signage at back of terrace added.
Some window frames revised to red color on upper floors.

East Elevation Enhancements:

Low Relief Medallions added at 3rd, 4th, 5th, and 6th floors.
Medallion designs are of Chinese iconography and echo the old hospital railings below windows.
Some window frames revised to red color on upper floors.

James Alley Enhancements

Paving finish to match Terrace pavers and continue length of James Alley.
East elevation at grade to have art mural entire length of wall, mural to cover and mask all doors and louvers.
Planters added along Alley.
Bicycle rail added along planters.
Seating added adjacent to planted area.
Lighting added to allow use of Alley in the evening and increase security.

David Wilson
MEI Architects



CHINESE HOSPITAL-
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& Cliff Lowe

List of documents to be submitted to SF Planning April 2014

Proposed 5th submission	Final revisions for SF Planning comments. Revisions marked in bold.	Revision from previous submittal
Page 1	Cover Sheet	Added sheet
Page 2	Overall North Elevation Rendering with donor wall	
Page 3	Terrace Level Rendering with donor wall	
Page 4	James Alley View with donor wall, mural, planting, and planters.	
Page 5	North Elevation	
Page 6	East Elevation with planting and planters, and mural.	
Page 7	Hardscape/Landscape Site Plan	
Page 8	Enlarged landscape Plan at Terrace.	Added sheet
Page 9	Material board (Stone Panel, Type 1 Precast, Type 2 Precast)	
Page 10	Material board (Column Base and Terrace, Terrace and James Alley Paver, Metal Wall Panel & Linear ceiling)	
Page 11	Material board (Medallion drawings)	
Page 12	Material board (Etched Window, Metal wall panel, Seating Bench 1, Bench 2)	
Page 13	Material board (Medallion drawings, CCSF Chinatown image of silkscreen glass photograph)	Added sheet
Page 14	Material board (plants & James Alley lighting)	



CHINESE HOSPITAL
NEW TOWER
835-845 JACKSON STREET
SUBMISSION TO
SAN FRANCISCO
DEPARTMENT OF PLANNING
5/5/14



& CLIFF LOWE
ASSOCIATES
LANDSCAPE ARCHITECTS



CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041

OVERALL NORTH ELEVATION RENDERING



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835-845 Jackson street
Block and Lot # 0192/041

TERRACE LEVEL RENDERING



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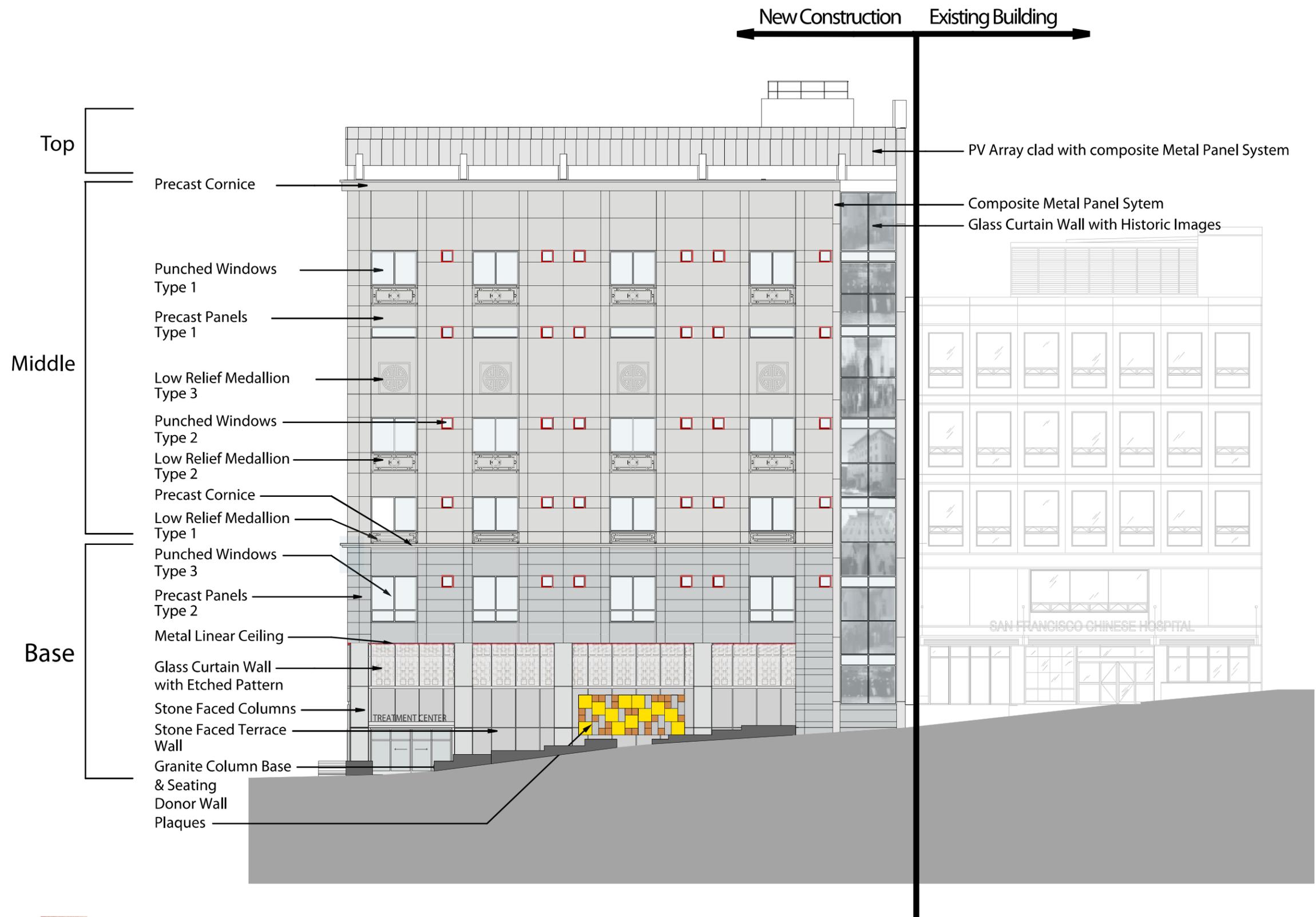


CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041

JAMES ALLEY VIEW

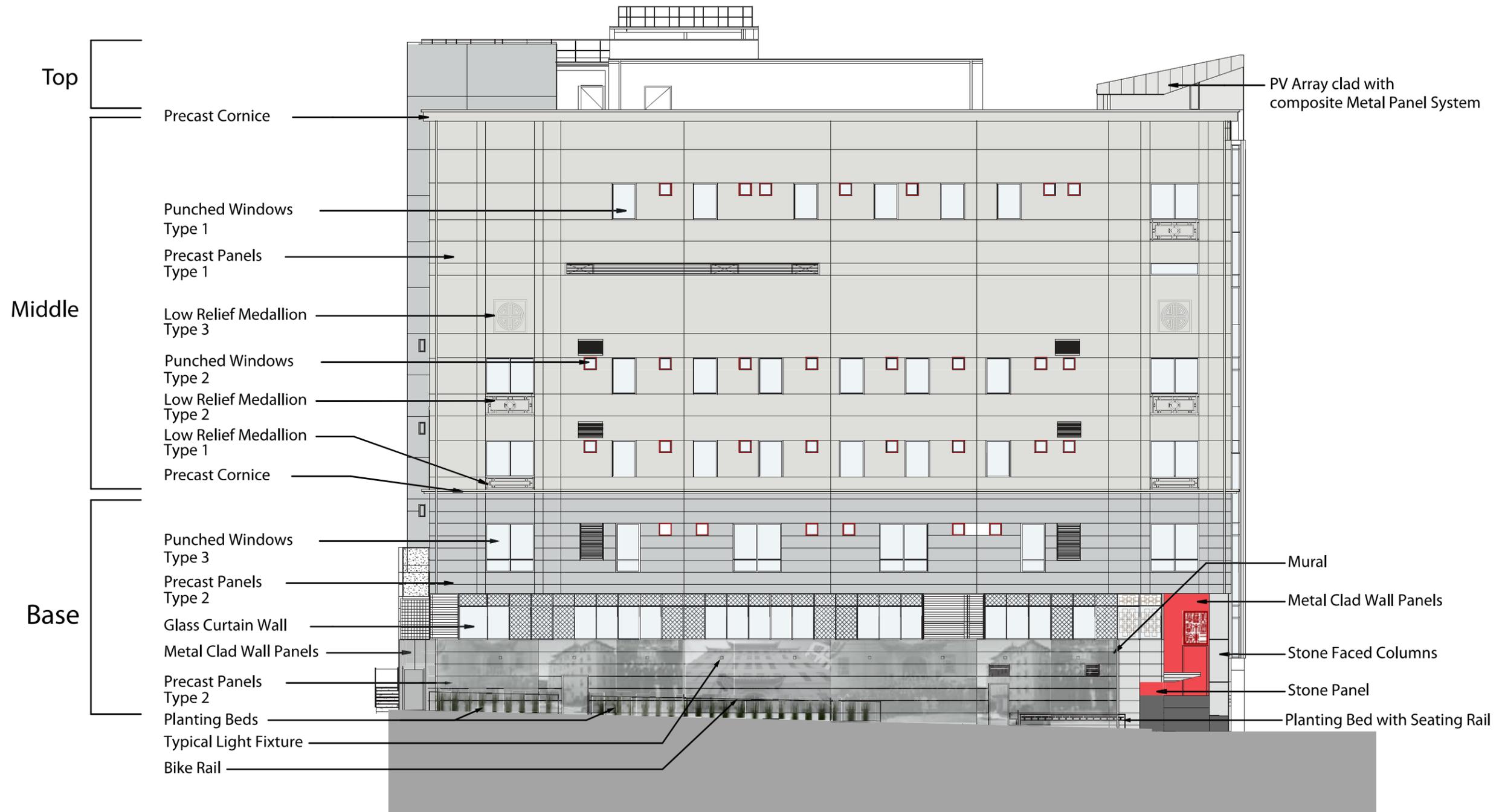


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ASSOCIATES



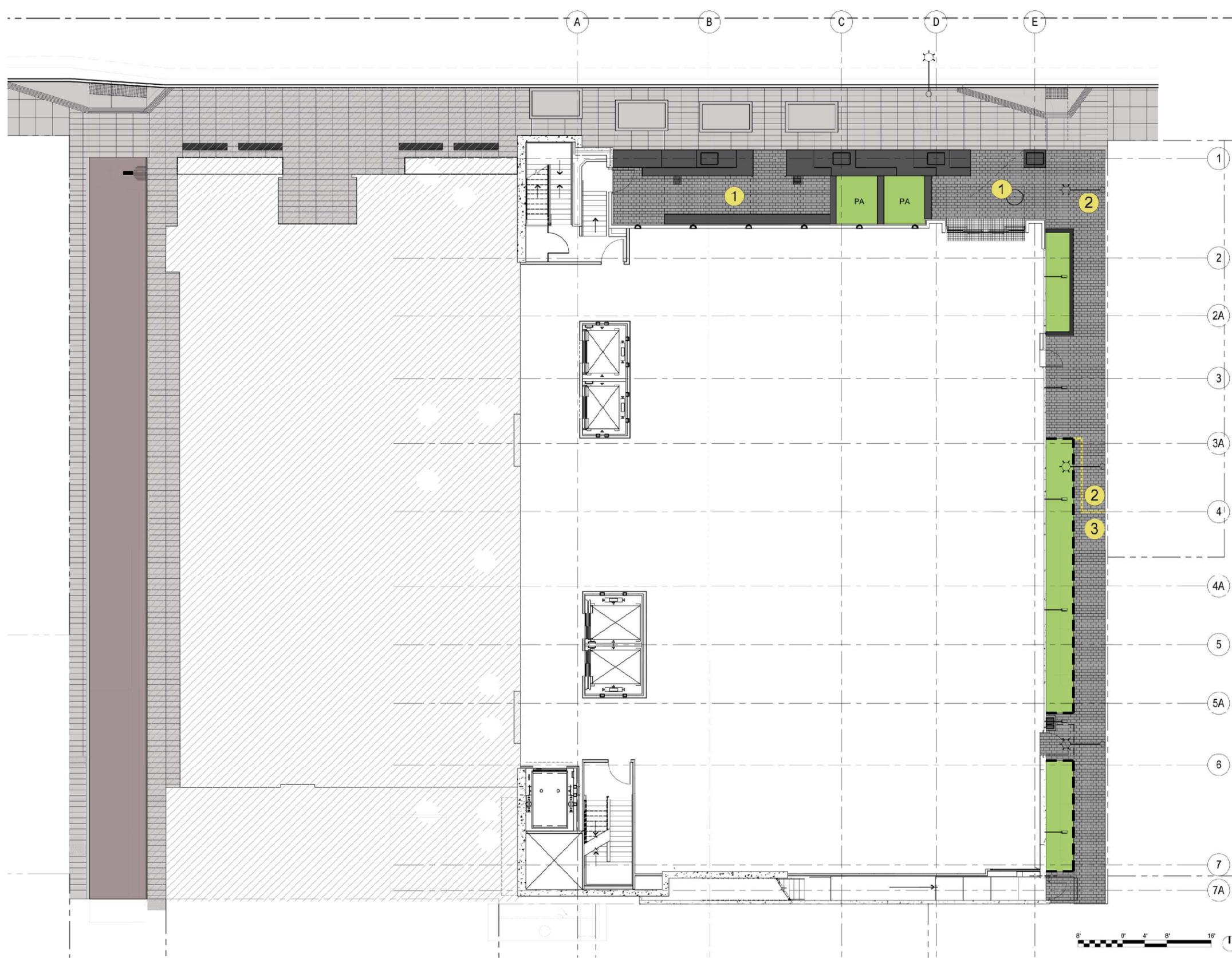
NORTH ELEVATION


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 835-845 Jackson street
 Block and Lot # 0192/041

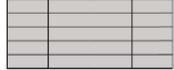
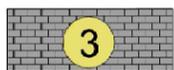
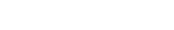
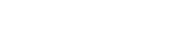



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 835-845 Jackson street
 Block and Lot # 0192/041

EAST ELEVATION



LEGEND

-  CONCRETE SIDEWALK, TYPE 1, S.C.D.
-  CONCRETE SIDEWALK, TYPE 2, S.C.D.
-  6"X12" HYDRO FLOW PAVERS ON PODIUM
-  6"X12" HYDRO FLOW PAVERS OVER SLAB, MORTAR SET
-  6"X12" HYDRO FLOW PAVERS ON FILL
-  STAMPED CONCRETE - PATTERN TO MATCH PAVERS
-  WALK OFF MAT (4' X 14')
-  BENCH, TYPE 1
-  BENCH, TYPE 2
-  SEAT WALL
-  PLANTING AREA
-  LIGHTING - UPLIGHT
-  LIGHTING AT ALLEY
-  LIGHTING - EX COBRA HEAD
-  GUARD RAIL/BIKE RAIL

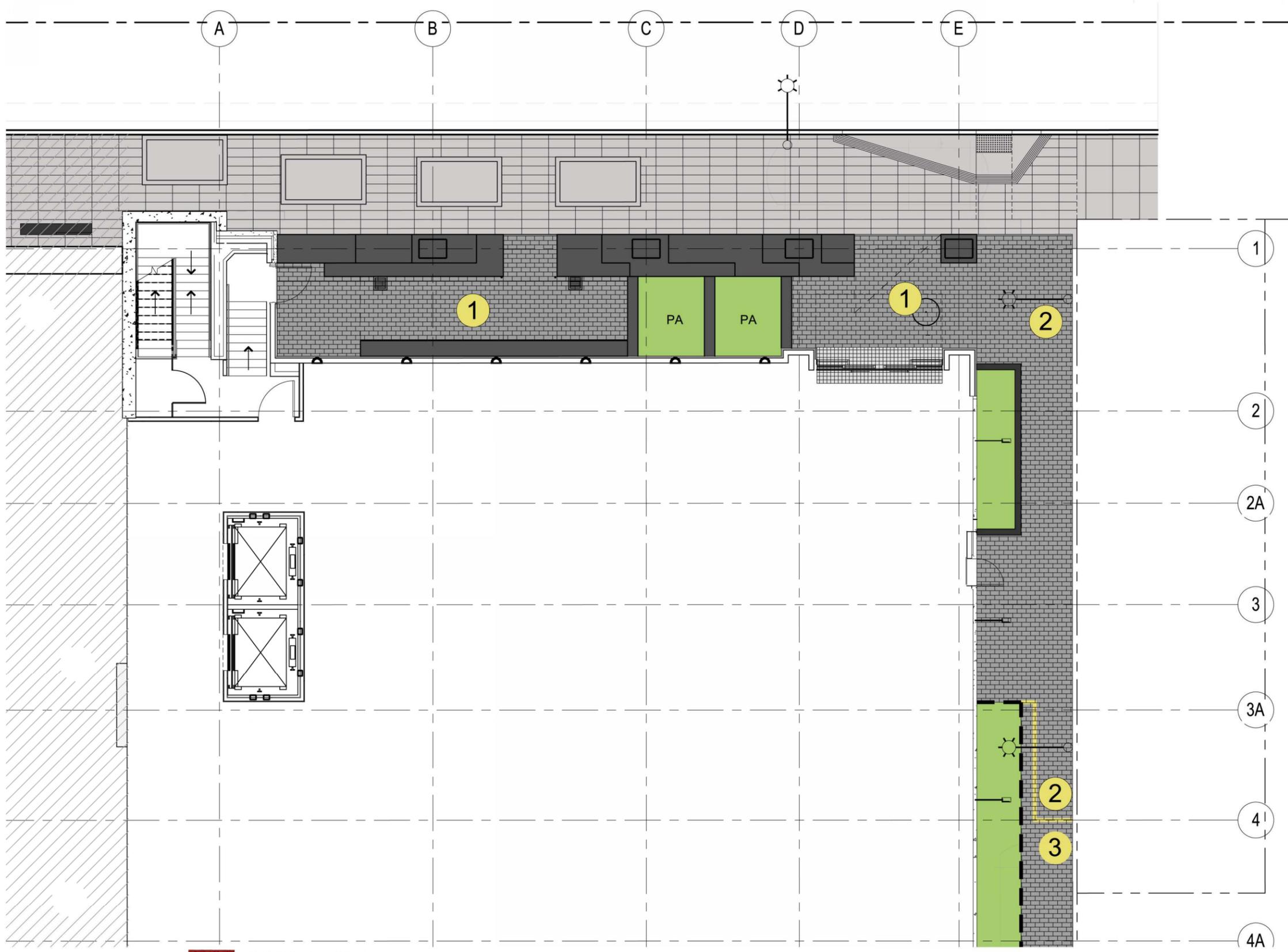


CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041

HARDSCAPE/LANDSCAPE SITE PLAN



CLIFF LOWE ASSOCIATES



LEGEND	
	CONCRETE SIDEWALK, TYPE 1, S.C.D.
	CONCRETE SIDEWALK, TYPE 2, S.C.D.
	6"X12" HYDRO FLOW PAVERS ON PODIUM
	6"X12" HYDRO FLOW PAVERS OVER SLAB, MORTAR SET
	6"X12" HYDRO FLOW PAVERS ON FILL
	STAMPED CONCRETE - PATTERN TO MATCH PAVERS
	WALK OFF MAT (4' X 14')
	BENCH, TYPE 1
	BENCH, TYPE 2
	SEAT WALL
	PLANTING AREA
	LIGHTING - UPLIGHT
	LIGHTING AT ALLEY
	LIGHTING - EX COBRA HEAD
	GUARD RAIL/BIKE RAIL


 CHINESE HOSPITAL
 835-845 Jackson street
 Block and Lot # 0192/041

ENLARGED HARDSCAPE/LANDSCAPE SITE PLAN


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 ASSOCIATES



STONE PANEL

MANUFACTURER - STONE PANEL
MODEL - BATEIG GRAY



TYPE 1 PRECAST

MANUFACTURER - CLARK-PACIFIC
MODEL - OFF WHITE



TYPE 2 PRECAST

MANUFACTURER - CLARK-PACIFIC
MODEL - GREY



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835-845 Jackson street
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MATERIAL BOARD



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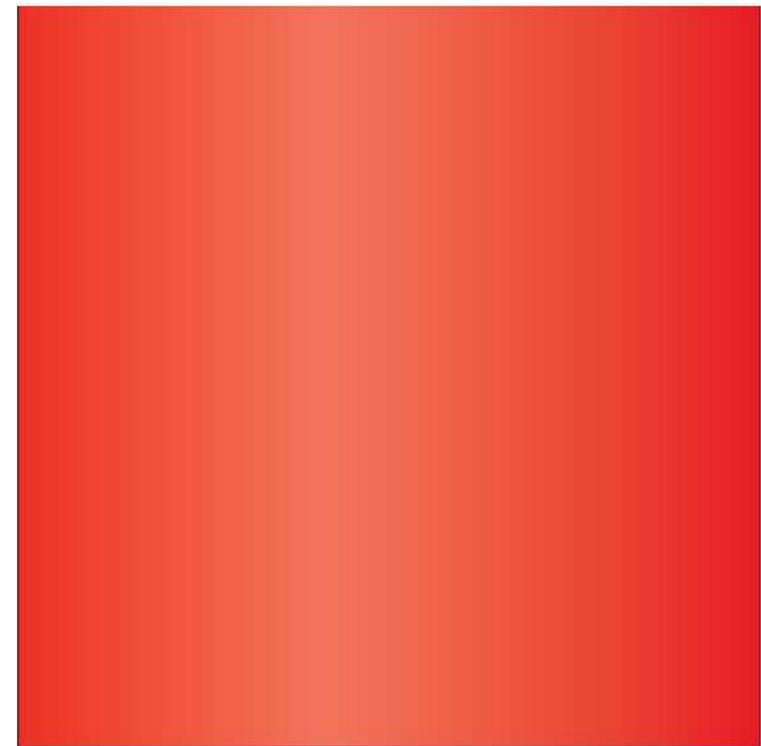
COLUMN BASE & TERRACE
SEATING GRANITE

MANUFACTURER - COLD SPRINGS GRANITE COMPANY
MODEL - MESABI BLACK



TERRACE & JAMES
ALLEY PAVER

MANUFACTURER - HYDRO-FLOTECHNOLOGY
MODEL - B6 TAHOE GRANITE (GREY CHAR)



METAL WALL PANEL &
LINEAR CEILING

MANUFACTURER - ALUCABOND-CUSTOM COLOR
MODEL - TERRACOTTA



CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041

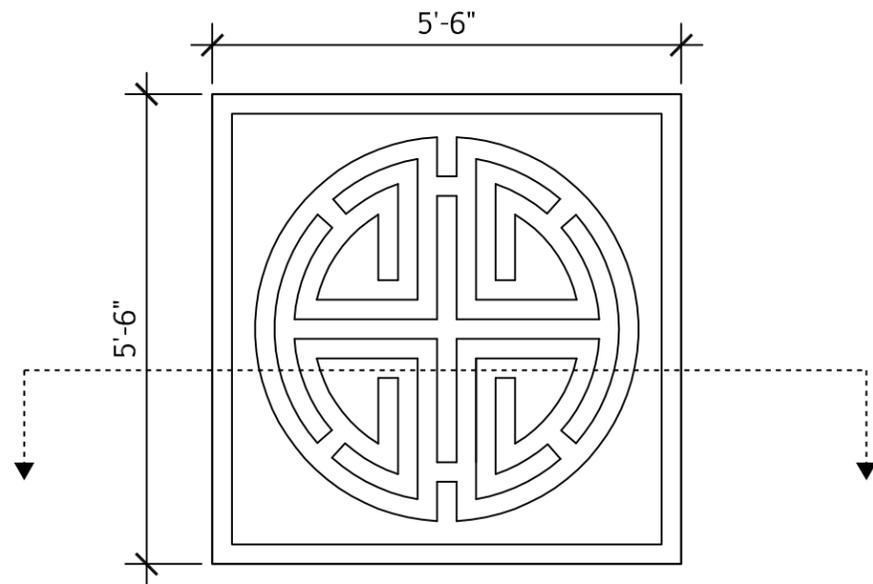
MATERIAL BOARD



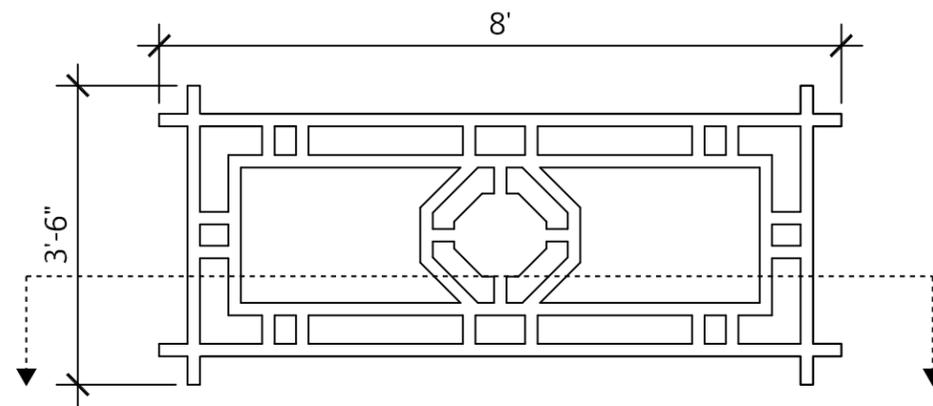
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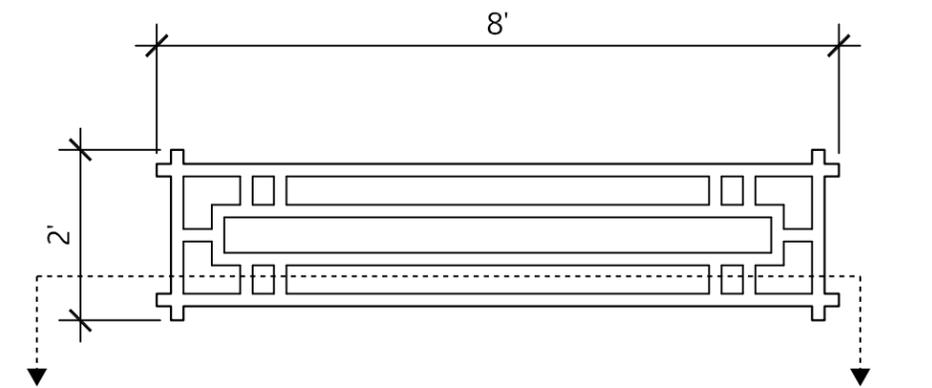
MOCKUP OF LOW RELIEF MEDALLION TYPE 1



LOW RELIEF MEDALLION TYPE 1



LOW RELIEF MEDALLION TYPE 2



LOW RELIEF MEDALLION TYPE 3



CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041

MATERIAL BOARD



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SAMPLE IMAGE QUALITY:
STAIR TOWER WITH CURTAIN WALL SYSTEM WITH SILK
SCREEN CERAMIC IMAGE OF
HISTORIC CHINESE HOSPITAL PHOTOGRAPHS.
EXAMPLE OF QUALITY TO MATCH IS
CCSF CHINATOWN CAMPUS, 808 KEARNY STREET

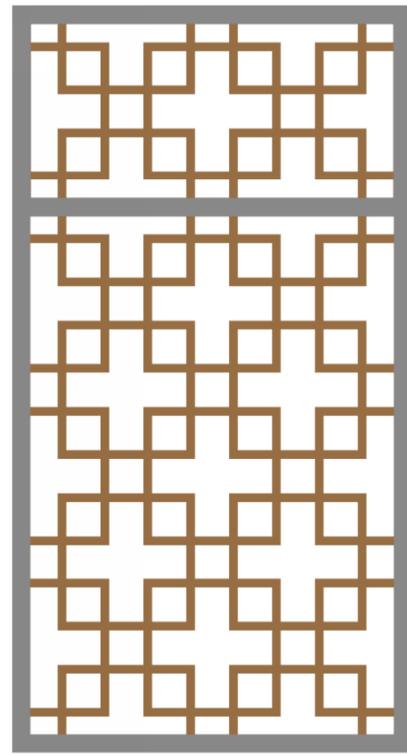


CHINESE HOSPITAL
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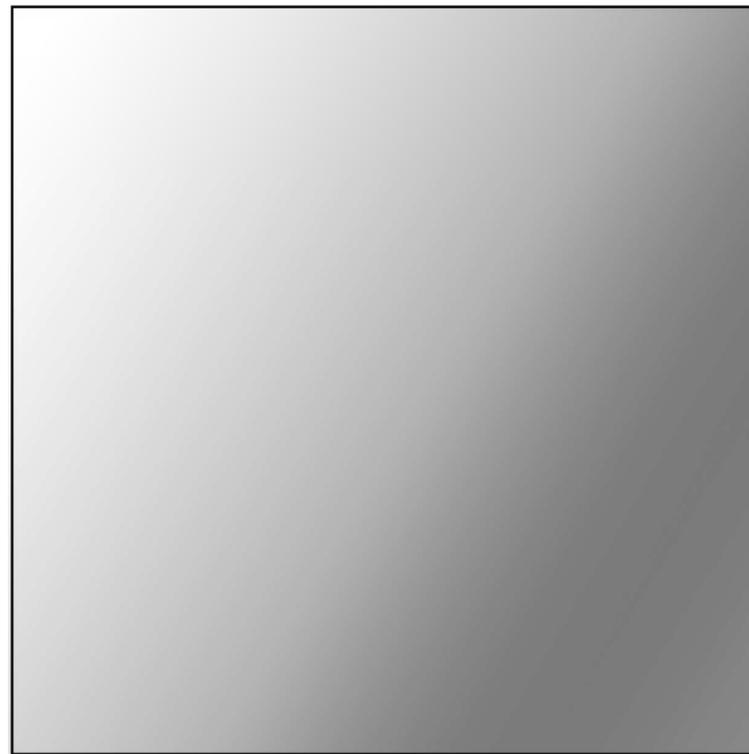


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ASSOCIATES

MATERIAL BOARD - GLASS IMAGES



ETCHED WINDOW



METAL WALL PANEL

MANUFACTURER - ALUCABOND
MODEL - GREY



SEATING

MANUFACTURER - FORMS - SURFACES
MODEL - TANGENT RAIL

MATERIAL BOARD



CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041



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PLANTING

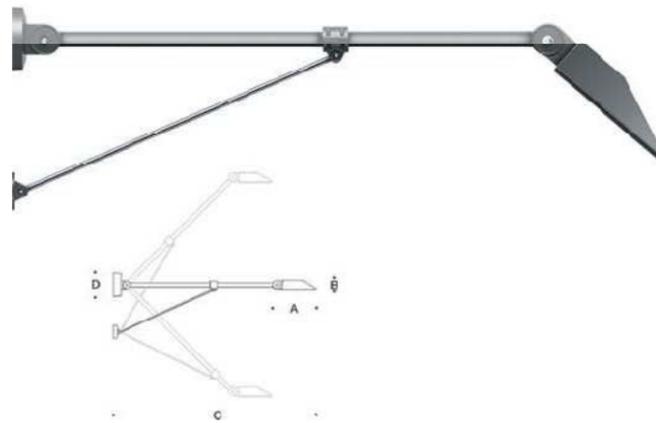


BIKE RACK



LIGHTING

MANUFACTURER - BEGA
MODEL - 6822MH TYPE II.ies



 CHINESE HOSPITAL
835-845 Jackson street
Block and Lot # 0192/041

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MATERIAL BOARD



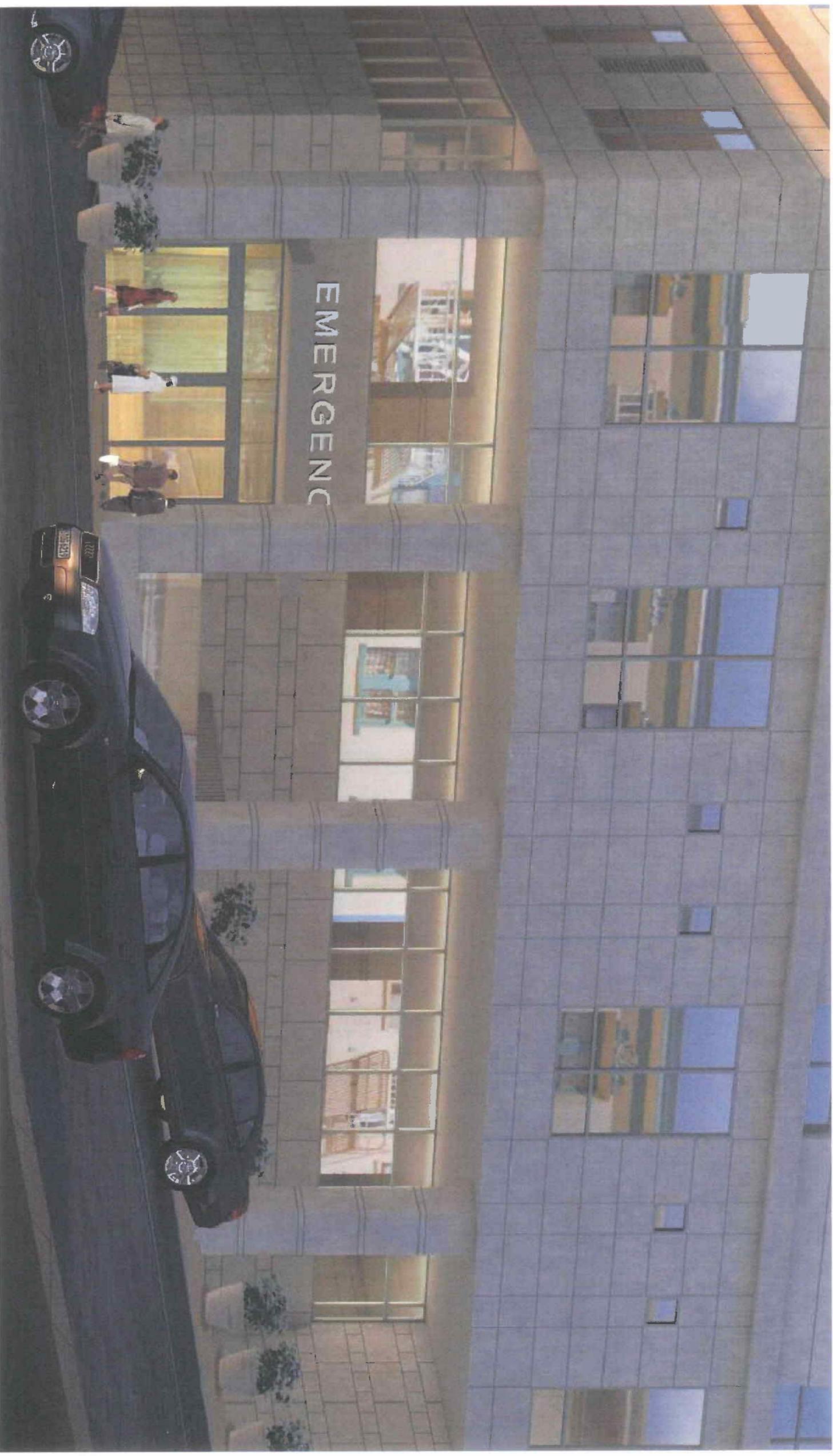
CHINESE HOSPITAL
NEW TOWER
835-845 JACKSON STREET

PREVIOUS DESIGN SUBMISSION
BY JACOBS ARCHITECTS

FOR REFERENCE ONLY



Previous Design

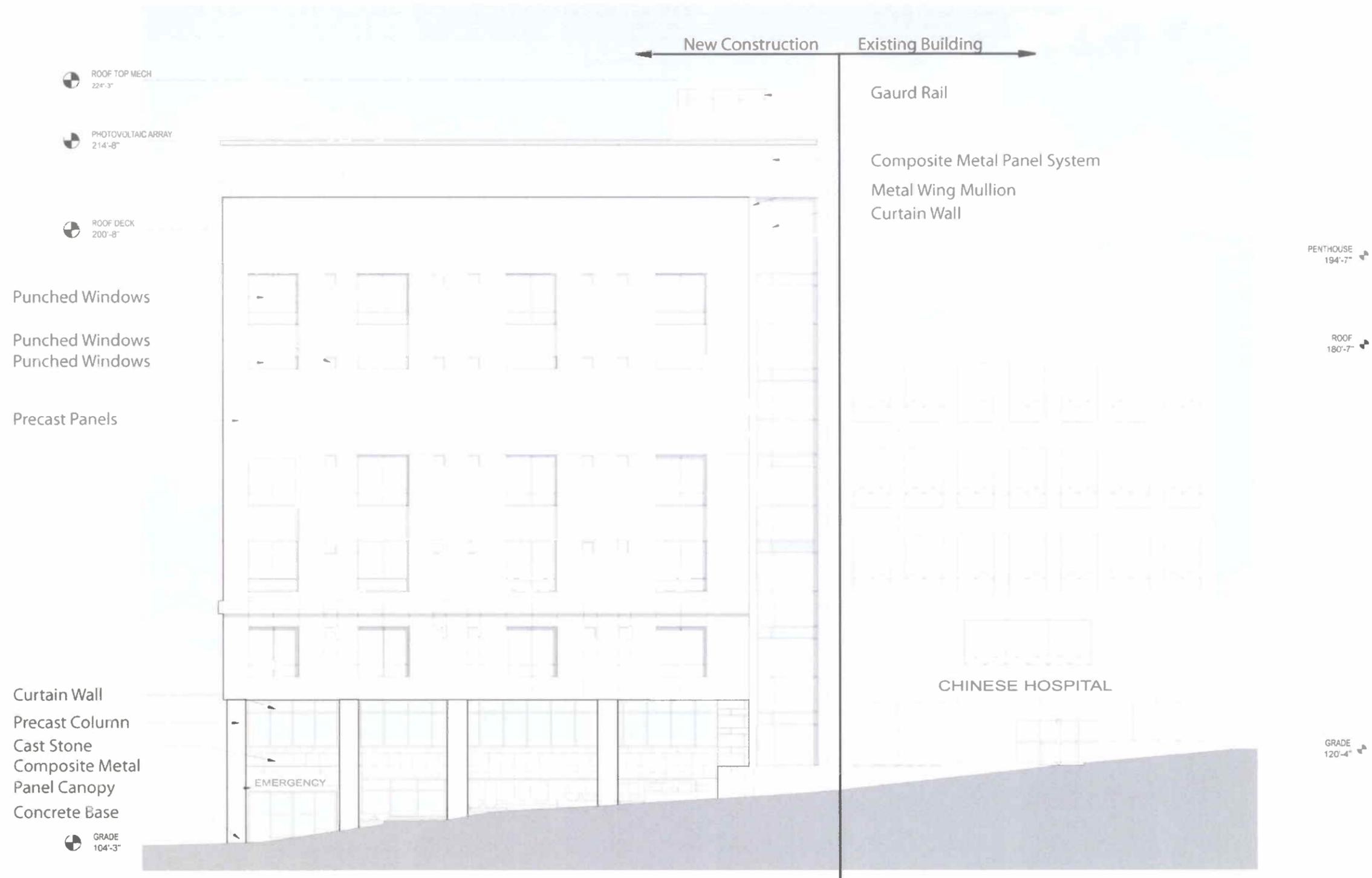


JACOBS

TERRACE

CHINESE
HOSPITAL

Previous Design



Previous Design

