



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Institutional Master Plan

HEARING DATE: APRIL 16, 2015

Date: March 10, 2015
Case No.: **2014.0095I**
Project Address: **1563 Mission Street**
Zoning: C-3-G (Downtown-General District)
120-R-2 Height and Bulk District
Block/Lot: 3511/031
Project Sponsor: Vitka Eisen
HealthRIGHT 360
1735 Mission Street
San Francisco, CA 94103
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **No action necessary – informational item**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND ON INSTITUTIONAL MASTER PLANS

HealthRIGHT 360 (or the “Sponsor”) has submitted an Institutional Master Plan (“IMP” or the “Plan”) for consideration by the Planning Commission (“Commission”) as required by Section 304.5 of the Planning Code.

Planning Code Section 304.5 requires post-secondary educational and medical institutions in the city to provide the Planning Commission with a long range development plan every 10 years, with updates provided every two years. An IMP requires a description of the following: the institution’s physical plant; employment characteristics; services provided and service population; ownership of properties throughout the City and County of San Francisco; the impact on the “Eight Priority Policies” of Planning Code Section 101.1; and parking availability and other relevant general information.

The purpose of the IMP is to provide this information to the Commission and the public. The IMP is available for public review, and has been posted on the Planning Department’s website. Any proposed changes in land use described in an IMP would require separate review and approval by the Commission and/or department staff, as applicable.

PROJECT DESCRIPTION

The project is the submission of an IMP for HealthRIGHT 360. This is the Sponsor’s first IMP; one of its predecessor organizations, Haight Ashbury Free Clinics, Inc., last submitted an Abbreviated IMP in 2006.

SUMMARY OF THE CONTENTS OF THE IMP

Background: HealthRight 360 is a non-profit, public-benefit organization that provides a range of healthcare and social services throughout California. The organization provides medical, mental health, and substance abuse treatment to vulnerable populations, including helping clients find stable housing, offering education and employment services, as well as family reunification and parenting classes.

The Sponsor has a distinguished history of service in San Francisco which spans nearly 50 years. In 2011, Haight Ashbury Free Clinics, Inc. (HAFCI) merged with Walden House, Inc., and then in 2012 the combined entity changed its name to HealthRIGHT 360. Both HAFCI and Walden House, Inc. began in the 1960s to address the thousands of adolescents and young adults that were streaming into San Francisco at that time. HAFCI was founded in 1966 as one the first free medical clinics in the country. In addition to the original clinic at 558 Clayton Street in the Haight-Ashbury neighborhood of San Francisco, there is now a second clinic at 1735 Mission Street in the Mission District. Walden House, Inc. was founded in 1969 in the same Haight-Ashbury district of San Francisco to help homeless and runaway adolescents with substance use disorder problems.

On January 1, 2014, Asian American Recovery Services, Inc. (AARS) merged with HealthRIGHT 360. AARS began in 1985 to provide culturally specific services to the Asian and Pacific Islander population in San Francisco, working with both adults and youth.

Population Characteristics: Services are provided by the Sponsor in various locations throughout San Francisco. Based on a sampling of population served in all facilities for the most recent 11 months, 31% of clients served resided in the 94103 and neighboring 94102.

The Sponsor employs a total of 633 employees, of which 144 are employed at its San Francisco facilities.

Facilities: At present, HealthRIGHT 360 owns or leases a total of twenty-two (22) facilities throughout San Francisco. Facilities are located in the following neighborhoods: Haight, Western Addition, Bayview Hunters Point, Mission, and Treasure Island—neighborhoods which have historically had high rates of substance use disorder, alcoholism and homelessness. The Sponsor owns four (4) facilities: 152 Coleridge Street (Bernal Heights); 815 Buena Vista Avenue West (Haight); 214 Haight Street (Haight); and 890 Hayes Street (Western Addition).

Parking and Access to Facilities: None of the twenty-two (22) facilities owned or leased by HealthRIGHT 360 provide off-street parking; each of the facilities is accessible by public transportation.

Current Projects/Future Expansion:

HealthRIGHT 360 has applied for entitlements to relocate its facilities at 1735 Mission Street (33,811 SF), two blocks away, and 1885 Mission Street (24,600 SF), three blocks away, to 1563 Mission Street (41,535 SF). The entitlements will include adaptive reuse of an existing building at 1563 Mission Street, which will consolidate a primary care medical clinic, dental services, outpatient mental health services, substance use disorder services, job and housing resources, and education classes (e.g., GED), in one building. The square footage of the building at 1563 Mission, upon completion would total 49,297 SF.

The Sponsor will perform interior alterations and build-out of a mezzanine to a full floor, and minor façade improvements. Upon build-out of the mezzanine, the facility will be five-stories. The approximate allocation of uses in the building will be as follows: 30,000 SF for medical services; 10,000 SF for social

services; and 10,000 SF for administration. The Sponsor proposes to split the project into two phases: Phase 1 consists of a seismic retrofit of the existing building; while Phase 2 consists of converting the use of the building from PDR (production, distribution, and repair) to medical and social services with accessory administrative office use for its employees. Additionally, as part of Phase 2, the project sponsor wishes to pursue a variance to reduce and keep the existing curb cut for the existing loading dock and off-street parking area.

HealthRight360's proposed development plans at 1563 Mission Street promote the recommendations and guidelines of the San Francisco Health Care Services Master Plan (HCSMP) (dated October, 2013).

On June 16, 2014, the Sponsor submitted a HCSMP Determination Application for review by the San Francisco Department of Public Health (SFDPH) and the Health Commission. Upon review at two Health Commission hearings—one on August 5, 2014, and a second on September 2, 2014—SFDPH staff reviewed the Sponsor's application and recommended a finding of "Consistent and Recommended for Incentives" on September 2, 2014. Based on the SFDPH recommendations/findings, the Planning Department has made a determination that the Project is "Consistent with the HCSMP and Recommended for Incentives."

The proposed project at 1563 Mission will expand availability and accessibility of primary care services to vulnerable sub-populations. The project is anticipated to provide 18,500 medical visits to 7,400 unique patients on an annual basis.

The proposed project at 1563 Mission would rely on public transit and the project scope does not provide off-street parking. No change is expected in transit demand or traffic levels, since the services to be provided are currently being provided within close proximity to the project site. The project site is located on various existing public transit lines which will encourage use of these resources.

Lastly, the proposed project at 1563 Mission have no impact on existing housing as the existing property is not currently used for housing.

ENVIRONMENTAL REVIEW STATUS

The Project is categorically exempt from the California Environmental Quality Act ("CEQA"), Section 15301 (Class 1, Minor Alternations to Existing Structures).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 27, 2015	March 25, 2015	22 days
Posted Notice	20 days	March 27, 2015	March 27, 2015	20 days
Mailed Notice	10 days	April 6, 2015	April 6, 2015	10 days

PUBLIC COMMENT

No public comment has been received by the Department since the filing of the application.

REQUIRED COMMISSION ACTION

The item is an informational item, and no action is required. However, the Planning Commission has the discretion under Planning Code Section 304.5(d) to hold or not hold public hearing on an IMP. If the Commission requests a hearing, it will be scheduled for a later date.

STAFF RECOMMENDATION

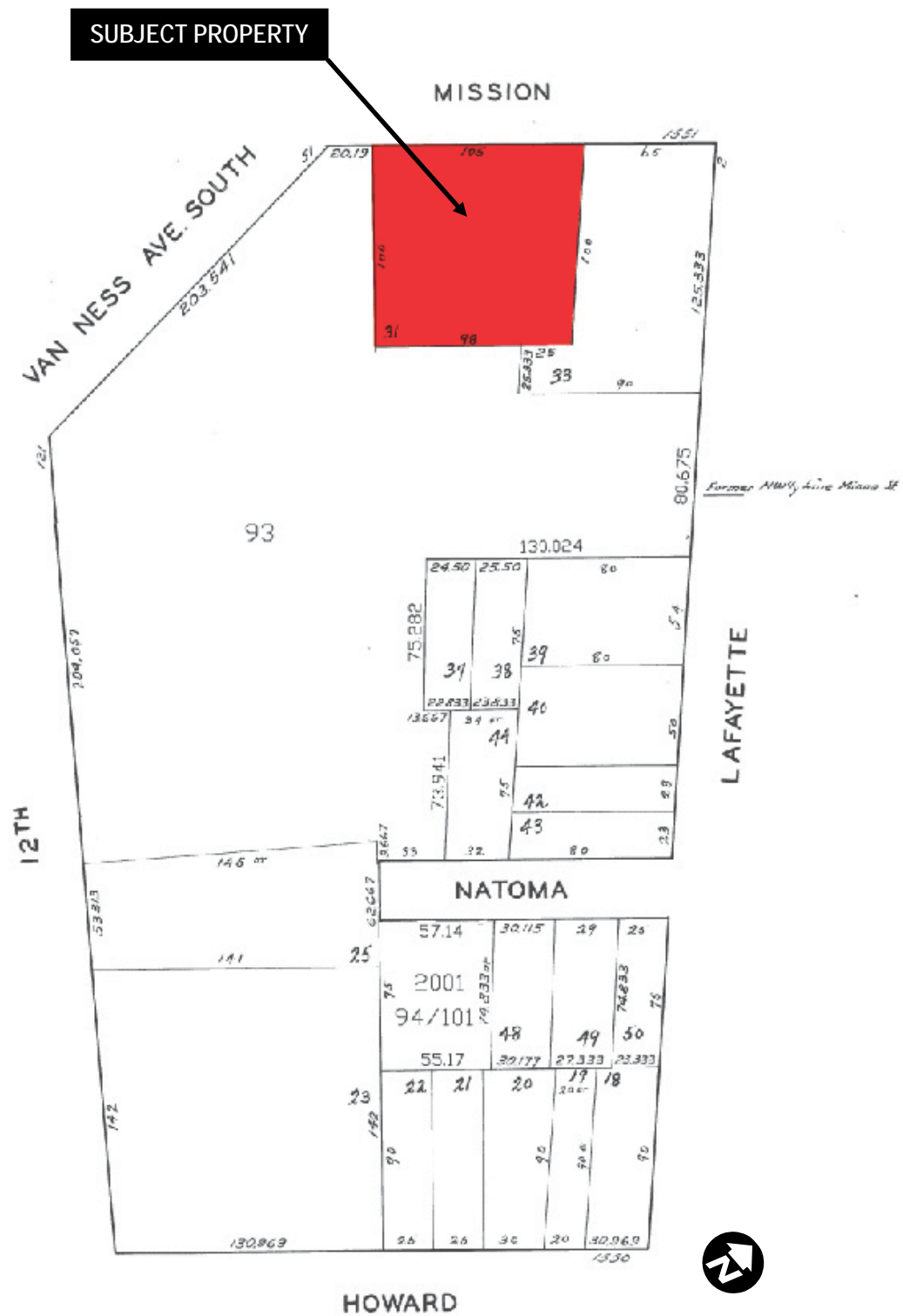
The IMP for HealthRIGHT 360 includes all information required by Planning Code Section 304.5. The staff recommendation is to accept the IMP as submitted and **not hold** a hearing.

RECOMMENDATION:	Do not require a public hearing on this IMP
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photo
Context Photographs
HealthRIGHT 360 Institutional Master Plan (IMP)
Floor Plans

Parcel Map



Institutional Master Plan Hearing
Case Number 2014.0095I
1563 Mission Street

Sanborn Map*



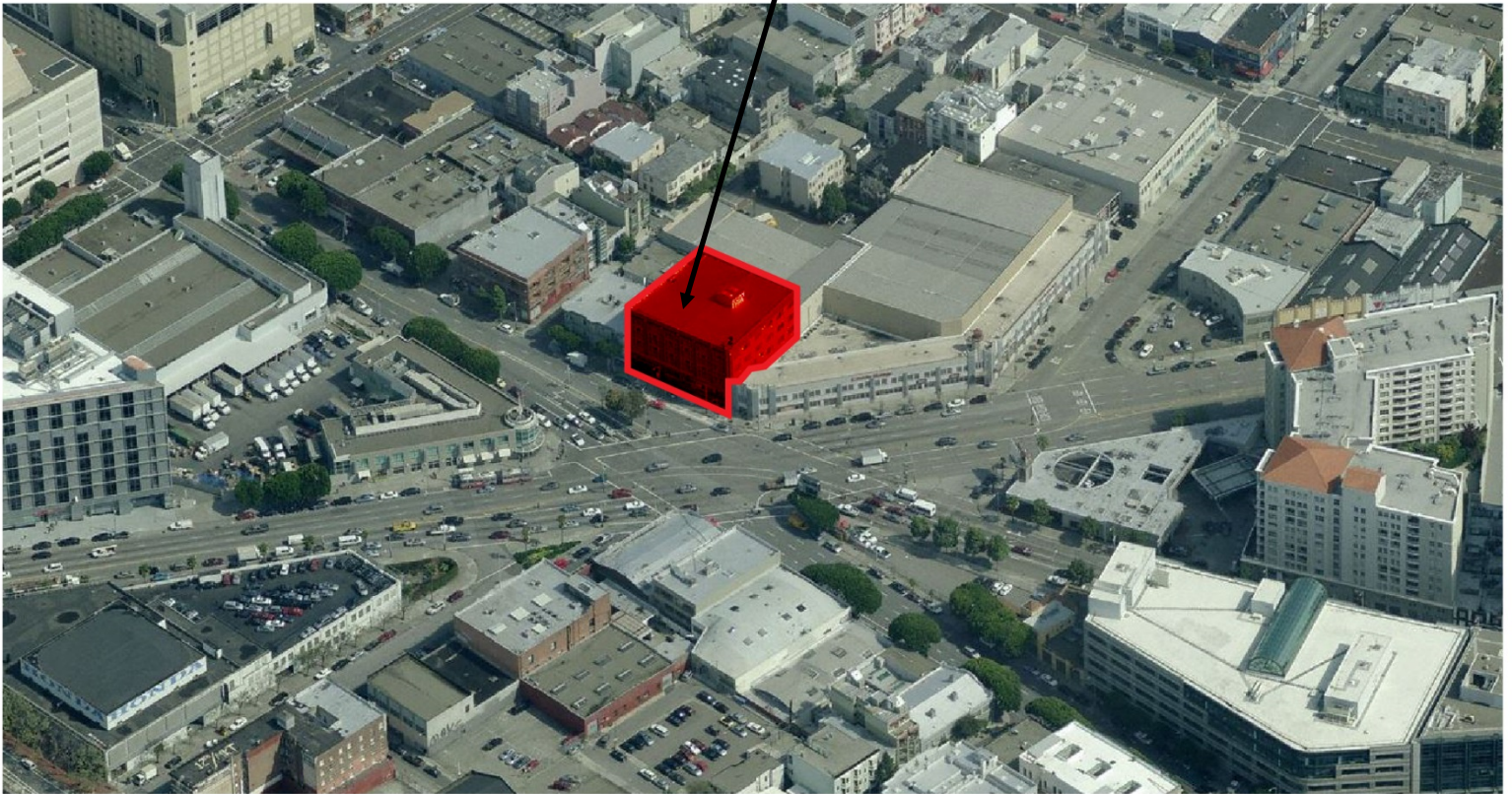
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Institutional Master Plan Hearing
Case Number 2014.00951
1563 Mission Street

Aerial Photo

SUBJECT PROPERTY



Institutional Master Plan Hearing
Case Number 2014.0095I
1563 Mission Street

Zoning Map



Institutional Master Plan Hearing
Case Number 2014.0095I
1563 Mission Street

Site Photo



Street View of 1563 Mission Street

Institutional Master Plan Hearing
Case Number 2014.0095I
1563 Mission Street

Site Photo



Street View of 1563 Mission Street

Institutional Master Plan Hearing
Case Number 2014.0095I
1563 Mission Street



Institutional Master Plan

prepared for the

City and County of San Francisco

Date: July 28, 2014

HealthRIGHT 360
1735 Mission Street, Suite #2050
San Francisco, CA 94103

Vitka Eisen, President & CEO

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Section 1 Institutional Overview

1.1 Nature of the Institution

HealthRIGHT 360, a California nonprofit public benefit organization, provides a wide range of healthcare and social services throughout California. HealthRIGHT 360 is exempt under section 501(c)(3) of the Internal Revenue Code. As an organization, we seek to provide not only medical, mental health, and substance abuse treatment to vulnerable populations, but to tend to the entire person as a whole, which includes helping clients find stable housing, offering education and employment services, as well as family reunification and parenting classes.

1.2 History of Growth

HealthRIGHT 360 has a distinguished history of service which spans nearly 50 years. In 2011, Haight Ashbury Free Clinics, Inc. merged with Walden House, Inc., and then in 2012 the combined entity changed its name to HealthRIGHT 360. Both Haight Ashbury Free Clinics, Inc. and Walden House, Inc. began in the 1960s to address the thousands of adolescents and young adults that were streaming into San Francisco at that time. Haight Ashbury Free Clinics, Inc. (HAFCI) was founded in 1966 as one of the first free medical clinics in the country. During the first week of operation over 400 patients were seen.

HAFCI has been an innovator in delivering primary health care services to many of the people who can least afford them. “Health Care is a Right, Not a Privilege” has been the guiding principle of the organization. In addition to the original clinic at 558 Clayton Street in the Haight-Ashbury neighborhood of San Francisco, there is now a second clinic at 1735 Mission Street in the Mission District.

Walden House, Inc. was founded in 1969 in the same Haight-Ashbury district of San Francisco to help homeless and runaway adolescents with substance use disorder problems. Today, through its Walden House programs, HealthRIGHT 360 treats people with mental health and substance use disorder problems at several residential facilities and an outpatient center in San Francisco, providing drug and alcohol treatment and mental health, vocational and housing services for people transitioning back into their communities. Like HAFCI, Walden House has always served people who are uninsured, homeless and socio-economically disenfranchised, including those with HIV/AIDS.

On January 1, 2014, Asian American Recovery Services, Inc. (AARS) merged with HealthRIGHT 360. AARS began in 1985 to provide culturally specific services to the Asian and Pacific Islander population in San Francisco, working with both adults and youth. The AARS programs focus on substance use disorder and mental health treatment, as well as prevention.

Although part of the HealthRIGHT 360 family of programs, the AARS programs continue to operate with its original name and the HealthRIGHT 360 brand as: “Asian American Recovery Services, a program of HealthRIGHT 360” in order to maintain their culturally sensitive approach.

1.3 Physical Changes in the Neighborhood as a Result of Such Growth

Among other locations, HealthRIGHT 360 leases and owns property in the Haight, the Western Addition, Bayview Hunters Point, and the Mission areas of San Francisco. These areas have high rates of substance use disorder, alcoholism and homelessness. HealthRIGHT 360's provides primary care, behavioral health and substance use disorder services (both treatment and prevention) with the intention of seeking to stabilize the local communities. HR360's programs have also been a factor in preventing the escalation of aforementioned problems.

HealthRIGHT 360 seeks to have a positive impact by working with the homeless, the underserved and those individuals suffering from substance use disorders with the goal of fostering overall beneficial results in the community.

1.4 Services Provided

Overview of Services Provided

HealthRIGHT 360 delivers high-quality, culturally competent, non-judgmental, comprehensive services to vulnerable and marginalized populations throughout California.

As an institution HealthRIGHT 360 offers:

- Ease of access for clients at the single entry point.
“Any Door is the Right Door” for treatment.
- Substance use disorder and mental health treatment
- Primary medical care to San Franciscans who are uninsured or underinsured.
- Fully integrated care for clients that includes gender-specific for residential treatment, outpatient programming, primary medical care, re-entry services and family advocacy and reunification
- Employment, housing, and educational support programs for all clients.
- Triage and treatment at Bay Area concerts, Forty Niners football games, and public events, with the Rock Medicine program.

1.5 Service Population

Services are provided in various locations throughout San Francisco, based on a sampling of population served in all facilities for the most recent 11 months, 31% of clients served resided in the 94103 and neighboring 94102

The following data are for San Francisco only and include clients active during FY 2012-2013. This fiscal year (FY12-13) is the period from July 1, 2012 to June 30, 2013. Summaries are based upon 3,668 unique clients.

Service Category Definitions (FY12-13)

Category	Program
Detox	Detox - North
Outpatient	Adult Outpatient - Bridges
Outpatient	Adult Outpatient - Keys To Freedom
Outpatient	Adult Outpatient - Keystone
Outpatient	Adult Outpatient- North
Outpatient	Case Management- Second Chance
Outpatient	Day Services- STEPS
Outpatient	Family Services- Family Strength
Outpatient	Financial Services
Outpatient	Mental Health - North
Outpatient	Resource Center
Residential	Adult Residential- North
Residential	Residential Parent w/Children- FOTEP - North
Residential	Supportive Housing
Residential	Transitional Outpatient
Residential	Transitional STEPS

Contacts by Service Category and Type (FY12-13)

Category	Contact Type	Contacts
Outpatient	Group	39,158
Outpatient	Individual	19,494
Residential	Group	111,984
Residential	Individual	17,728

Age Range by Service Category (FY12-13)

			Detox	Category Outpatient	Residential
Age Range	18-29	Count	152	280	177
		% within Category	10.5%	11.5%	11.9%
	30-39	Count	318	625	435
		% within Category	22.0%	25.7%	29.3%
	40-49	Count	449	682	450
		% within Category	31.1%	28.0%	30.3%
	50-59	Count	421	655	354
		% within Category	29.2%	26.9%	23.8%
Total	60+	Count	104	194	69
		% within Category	7.2%	8.0%	4.6%
		Count	1,444	2,436	1,485
			100.0%	100.0%	100.0%

Gender by Service Category (FY12-13)

				Category		
				Detox	Outpatient	Residential
Gender	Female	Count	246	780	503	
		% within Category	17.0%	32.0%	33.9%	
	Intersex	Count	2	8	6	
		% within Category	0.1%	0.3%	0.4%	
	Male	Count	1,166	1,585	927	
		% within Category	80.7%	65.1%	62.4%	
	Trans FTM	Count	6	15	7	
		% within Category	0.4%	0.6%	0.5%	
	Trans MTF	Count	24	48	42	
		% within Category	1.7%	2.0%	2.8%	
Total		Count	1,444	2,436	1,485	
		% within Category	100.0%	100.0%	100.0%	

Race by Service Category (FY12-13)

				Category		
				Detox	Outpatient	Residential
Race	No Answer	Count	0	2	0	
		% within Category	0.0%	0.1%	0.0%	
	Asian/Pacific Island	Count	50	101	51	
		% within Category	3.5%	4.1%	3.4%	
	Black/African American	Count	655	1,068	609	
		% within Category	45.4%	43.8%	41.0%	
	Hispanic/Latino(a)	Count	119	251	158	
		% within Category	8.2%	10.3%	10.6%	
	Mixed Race	Count	52	114	88	
		% within Category	3.6%	4.7%	5.9%	
	Native American	Count	14	27	29	
		% within Category	1.0%	1.1%	2.0%	
	Other	Count	66	122	62	
		% within Category	4.6%	5.0%	4.2%	
	White/European	Count	488	751	488	
		% within Category	33.8%	30.8%	32.9%	
Total		Count	1,444	2,436	1,485	
		% within Category	100.0%	100.0%	100.0%	

Marital Status by Service Category (FY12-13)

			Category		
			Detox	Outpatient	Residential
Marital Status	NO ANSWER	Count	413	477	145
		% within Category	28.6%	19.6%	9.8%
	DIVORCED	Count	152	298	203
		% within Category	10.5%	12.2%	13.7%
	DOMESTIC PARTNER	Count	10	28	23
		% within Category	0.7%	1.1%	1.5%
	DOMESTICPARTNER (REG)	Count	1	7	8
		% within Category	0.1%	0.3%	0.5%
	MARRIED	Count	53	147	84
		% within Category	3.7%	6.0%	5.7%
	NEVER MARRIED	Count	723	1,281	864
		% within Category	50.1%	52.6%	58.2%
	SEPARATED	Count	60	143	115
		% within Category	4.2%	5.9%	7.7%
	WIDOWED	Count	32	55	43
		% within Category	2.2%	2.3%	2.9%
Total		Count	1,444	2,436	1,485
		% within Category	100.0%	100.0%	100.0%

1.6 Employment Characteristics

The following refers to the entire HealthRIGHT 360 organization in California, which includes employees outside of San Francisco:

Total Number of employees: 633

Employee subsets:

- Number of licensed Therapists/Clinicians: 52
- Clinic Staff: 25
- Maintenance/Operations: 9
- Food Service Staff: 19
- Administration: 39

1.7 Institution's Affirmative Action Program

HealthRIGHT 360 provides equal employment and advancement opportunities to all individuals. Employment decisions at HealthRIGHT 360 are based on merit, qualifications, and abilities. Except when required or permitted by law, employment decisions will not be based on an individual's race, color, religion, gender, national origin, age, disability, ancestry, medical condition, marital status, veteran status, citizenship status, sexual orientation, gender identity, genetic information or any other protective status of an individual or that individual's associates or relatives.

1.8 Property Owned or Leased by the Institution in the City and County of San Francisco

SF Facility	Location Neighborhood	Address	Owner or Leased
(1)	Bayview	1601 Donner Ave. #3	Leased
(2)	Bayview	1464 Carroll Ave.	Leased
(3)	Bernal Heights	152 Coleridge St.	Owned
(4)	Haight	815 Buena Vista Ave. W	Owned
(5)	Haight	558 Clayton St.	Leased
(6)	Haight	214 Haight Street	Owned
(7)	Mission	1885 Mission St.	Leased
(8)	Mission	1735 Mission St.	Leased
(9)	Mission	2261 Bryant St.	Leased
(10)	South of Market	509 6th St.	Leased
(11)	Treasure Island	852 Ave. D	Leased
(12)	Treasure Island	1225 Northpoint Dr.	Leased
(13)	Treasure Island	1254 13th St.	Leased
(14)	Treasure Island	1318 Gateview Ave.	Leased
(15)	Treasure Island	1440 Chinook Ct.	Leased
(16)	Treasure Island	1442 Chinook Ct.	Leased
(17)	Treasure Island	1445 Chinook Ct.	Leased
(18)	Treasure Island	1447 Chinook Ct.	Leased
(19)	Western Addition	890 Hayes St.	Owned
(20)	Western Addition	2020 Hayes St.	Leased
(21)	Western Addition	2022 & 2024 Hayes St.	Leased
(22)	Western Addition	2166 Hayes St.	Leased

Section 2 Facilities Overview

As listed in section 1.8, HealthRIGHT 360 owns 4 facilities and leases 18 facilities throughout the city and county of San Francisco. The size and uses of these facilities vary from site to site, section 2 outlines the size, use, traffic circulation patterns and general parking description for each location.

San Francisco Facility #:	1
Address:	1601 Donner Ave. #3, San Francisco, CA 94124
Location:	Bayview
Owned or Leased:	Leased
Building Area (Square Feet):	3,636 square feet
Land Uses on Adjacent Properties:	Warehouse and Commercial
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking
Primary Program Service:	Outpatient

Programs at this Facility:	Southeast Health Opportunities Project (SHOP), African American Healing Center (AAHC)
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Program Descriptions:

Southeast Health Opportunities Project (SHOP)

HealthRIGHT 360 provides outpatient services to residents in the communities of Southeast San Francisco, including Bayview Hunters Point, Potrero Hill, and Sunnydale. Outpatient services provided include substance use disorder outpatient treatment and free HIV testing, education, prevention and counseling. Clients may also receive referrals to the full spectrum of HealthRIGHT 360 services, including residential drug and alcohol treatment, mental health services, and primary healthcare clinics, as well as additional local re-entry services related to computer literacy, job search, and housing assistance.

African American Healing Center (AAHC)

HealthRIGHT 360 addresses the primary contributors to violence including stress, anger, substance and alcohol abuse, and mental health issues, working with clients to prevent and reduce violence in our communities. Services are designed to meet the needs of people with all backgrounds, while proactively serving communities of color with programs that honor African-American history and that are sensitive to the cultural context of each client. Clients may also receive referrals to the full spectrum of HealthRIGHT 360 services, including residential drug and alcohol treatment, mental health services, and primary healthcare clinics, as well as additional local re-entry services related to computer literacy, job search, and housing assistance.

San Francisco Facility #:	2
Address:	1464 Carroll Ave., San Francisco, CA
Location:	Bayview
Owned or Leased:	Leased
Building Area (Square Feet):	11,000 sq ft
Land Uses on Adjacent Properties:	Warehouse and Commercial
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking
Primary Program Service:	Warehouse

Program Descriptions:

HealthRIGHT 360 receives donated goods which are used for charitable purposes for organization clients. Some of these goods are stored in this warehouse on an interim basis.

San Francisco Facility #:	3
Address:	152 Coleridge St., San Francisco, CA
Location:	Bernal Heights
Owned or Leased:	Owned
Building Area (Square Feet):	5,795 sq ft
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking
Primary Program Service:	Supported Housing

Program at this Facility: HOPWA

Program Description:

Housing Opportunities for Persons with AIDS (“HOPWA”) provides supported housing to eligible persons.

San Francisco Facility #:	4
Address:	815 Buena Vista Ave. W, San Francisco, CA
Location:	Haight
Owned or Leased:	Owned
Building Area (Square Feet):	28,744 sq ft
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking

Primary Program Service: Non-medical Residential Substance Use Disorder Treatment

Program Description:

Treatment within the community consists of individual and group sessions on a range of behavioral health and other topics. The scope of specialized care may include gender responsive services for males, females or transgender clients, services for persons with HIV/AIDS, and trauma informed care. Services are based upon evidence-based practices, so that the therapeutic environment and the clinical interventions are appropriate and effective for the needs of each individual.

San Francisco Facility #:	5
Address:	558 Clayton Street, San Francisco, CA
Location:	Haight
Owned or Leased:	Leased
Building Area (Square Feet):	1,773 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Heavy
Parking:	Street Parking
Primary Program Service:	Primary Care Medical Services

Program Description:

In 1966, Haight Ashbury Free Medical Clinic became the first free clinic in the United States and is still used as a model for free clinics world-wide. Today, HealthRIGHT 360 serves clients who are homeless, low-income, uninsured and the increasing numbers of the under-insured. As a safety-net provider, clients are also referred to us through Healthy San Francisco, where clients select us to be their medical home. Seventy-eight percent of our clients have incomes below the Federal Poverty Level.

San Francisco Facility #:	6
Address:	214 Haight Street, San Francisco, CA
Location:	Haight
Owned or Leased:	Owned
Building Area (Square Feet):	24,000 sq ft
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking
Primary Program Service:	Non-medical Residential Substance Use Disorder Treatment

Program at this Facility:

Women’s Residential Behavioral Health Treatment

In order to respond to the needs of women with substance use disorders in San Francisco, HealthRIGHT 360 created a gender responsive and trauma informed residential program for women. This holistic program is built upon evidence-based and expert-developed practices that recognize and account for the complex factors that contribute to women’s addictive behaviors. Program services include interventions and activities that address substance use, trauma, health and wellness, spirituality, culture, relationships, family reunification, employability, homelessness, sober living skills, and aftercare.

Transgender Recovery Program

HealthRIGHT 360 specialized Transgender (TG) program offers services for six months to a year, designed to be a safe, specialized treatment environment for TG individuals with substance use disorders. The program provides TG-specific interventions in a trauma-informed treatment environment, with dedicated self-identifying TG program staff supported by other clinicians who are well trained in TG issues. Groups, activities, and other services foster a sense of community, belonging, and validation for this population which so often comes to treatment with marginalization, victimization, and dehumanizing experiences.

Services address addiction, trauma, and related issues, increase skills, manage stressors, develop meaningful links to needed services and ultimately build a foundation for lasting recovery. Case management strategies link participants internally to the HealthRIGHT 360 Clinic and HIV testing and counseling, and externally to other key providers including legal advocacy, and increase the availability and use of social support. Therapists provide individual, group, and family sessions for participants who have coexisting mental health needs.

San Francisco Facility #:	7
Address:	1885 Mission Street, San Francisco, CA
Location:	Mission
Owned or Leased:	Leased
Building Area (Square Feet):	24,600 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Heavy
Parking:	Street Parking
Primary Program Service:	Social Services
Programs at this Facility:	Re-entry Services, Bridges, STEPS

Program Descriptions:

Re-Entry Services

The goal of HealthRIGHT 360 Re-Entry Services is to empower individuals who struggle with low literacy, histories of homelessness, limited work histories, criminal records, substance use disorders, and physical and mental health concerns to attain self-sufficiency, wellness, and the realization of their ultimate potential by building skills, providing support, and role modeling professional behavior. The Re-Entry Center provides education services, employment services, housing services, and economic and supportive services. HealthRIGHT 360 provides quality, accessible, targeted services to participants who face multiple barriers to reaching their education and employment goals. We combine quality in-house classes, workshops, and counseling with our strong community connections in order to create a bridge for our participants to achieve their goals.

Bridges

In collaboration with the San Francisco Department of Public Health, HealthRIGHT 360 provides intensive mental health day treatment services to parolees who have serious mental illnesses. Because this population is extremely vulnerable to homelessness, chronic health and substance use disorder problems, and the cycle of re-arrest and re-incarceration, the intensive day treatment model functions as a haven (a safe place for parolees to spend their days, away from risky neighborhoods and encounters) as well as a source of treatment and supportive services.

Bridges case managers provide therapy and counseling, schedule appointments to HealthRIGHT 360 clinic for primary and dental care, help with maintaining or finding affordable housing, and advocacy with Parole and other law enforcement officials, with the goal of each individual's healthy and stable reintegration into the community.

Services to Enhance Parolee Success (STEPS)

This program in the San Francisco Mission District provides parolees with case management, substance use disorder education, vocational and educational services, housing assistance, and linkage to a rich network of supportive services in the community to parolees. The program aims to help parolees through the vulnerable period of community re-entry so that they can avoid re-arrest and recidivism and instead find jobs, housing, and the support they need to establish or resume productive, law-abiding lifestyles in our community.

San Francisco Facility #:	8
Address:	1735 Mission Street, San Francisco, CA
Location:	Mission
Owned or Leased:	Leased
Building Area (Square Feet):	33,811 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking

Primary Functions:

Primary Care Medical Clinic, Adult Outpatient Services, Administration

Program Descriptions:

Primary Care Medical Clinic

At its clinic at 1735 Mission Street, HealthRIGHT 360 serves clients who are homeless, low-income, uninsured and the increasing numbers of the under-insured. As a safety-net provider, clients are also referred to us through Healthy San Francisco, where clients select us to be their medical home. Seventy-eight percent of our clients have incomes below the Federal Poverty Level.

Adult Outpatient Services

HealthRIGHT 360 has provided outpatient programs for behavioral disorders since 1985. Using a comprehensive case management model, the program meets the varied needs of participants using low, moderate, and high threshold treatment tracks. Participants and their case managers work together to design an individualized treatment experience that is tailored to serve the participant's own needs and goals.

San Francisco Facility #:	9
Address:	2261 Bryant St, San Francisco, CA
Location:	Mission
Owned or Leased:	Leased
Building Area (Square Feet):	7,341 sq ft
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking
Primary Program Service:	Residential Substance Use Disorder Treatment

Program at this Facility:

Women's Hope

This program offers specialized care to the underserved female population of San Francisco, including low-income African American and Latina women and their families/children, with a special focus on pregnant and parenting women with co-occurring substance use and psychiatric disorders. The program is gender responsive and trauma informed, addressing substance use, trauma, mental illness, health and wellness, family reunification, parenting education, employability, homelessness, and sober living skills.

San Francisco Facility #:	10
Address:	509 6 th St., San Francisco, CA

Location:	South of Market
Owned or Leased:	Leased
Building Area (Square Feet):	3,000 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Heavy
Parking:	Street Parking
Primary Program Service:	Case management and outpatient services
Program at this Facility:	San Francisco Drug Court

Program Description:

Through the San Francisco Drug Court Program and in collaboration with the San Francisco Department of Public Health’s Community Behavioral Health Services, HealthRIGHT 360 provides administrative oversight for the provision of case management and outpatient services.

San Francisco Facility #:	11
Address:	852 Ave. D, San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	2,000 sq ft (approx)
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Services:	Outpatient
Program at this Facility:	FOTEP - Treasure Island

Program Description:

HealthRIGHT 360 offers residential treatment and re-entry programming for adult female parolees at the Female Offender Treatment and Education Program on Treasure Island. This location at 852 Ave. D provides outpatient services and administrative functions for the FOTEP program. The program provides a gender-responsive and trauma-informed environment, using evidence-based and best practices that recognize and account for the role that trauma frequently plays in the addictive and criminal histories of female offenders. This specialized treatment approach works with each woman holistically to address her health, emotional, educational, vocational, family and legal concerns alongside her substance abuse, mental health and behavioral issues. Women who participate in FOTEP are able to reunite with their children, including in-program residency with some children, which creates valuable opportunities for parenting education, family activities and therapy, and healthy bonding and growth within families.

San Francisco Facility #:	12
Address:	1225 Northpoint Dr., San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3,600 sq ft (approx)
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Service:	Transitional Housing

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

San Francisco Facility #:	13
Address:	1254 13 th Street, San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3600 sq ft (approx)
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Services:	Outpatient and Transitional Housing

Programs at this Facility:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

San Francisco Facility #:	14
Address:	1318 Gateview Ave., San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3,600 sq ft (approx)
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light

Parking:	Street Parking
Primary Program Service:	Non-medical Residential Substance Use Disorder Treatment
Program at this Facility:	FOTEP - Treasure Island

Program Description:

HealthRIGHT 360 offers residential treatment and re-entry programming for adult female parolees at the Female Offender Treatment and Education Program on Treasure Island. The program provides a gender-responsive and trauma-informed environment, using evidence-based and best practices that recognize and account for the role that trauma frequently plays in the addictive and criminal histories of female offenders. This specialized treatment approach works with each woman holistically to address her health, emotional, educational, vocational, family and legal concerns alongside her substance abuse, mental health and behavioral issues. Women who participate in FOTEP are able to reunite with their children, including in-program residency with some children, which creates valuable opportunities for parenting education, family activities and therapy, and healthy bonding and growth within families.

San Francisco Facility #:	15
Address:	1440 Chinook Ct., San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3,600 sq ft (approx)
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Service:	Transitional Housing

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

San Francisco Facility #:	16
Address:	1442 Chinook Ct., San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3,600 sq ft (approx)
Land Uses on Adjacent Properties:	Residential

Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Service:	Non-medical Residential Substance Use Disorder Treatment
Program at this Facility:	FOTEP - Treasure Island

Program Description:

HealthRIGHT 360 offers residential treatment and re-entry programming for adult female parolees at the Female Offender Treatment and Education Program on Treasure Island. The program provides a gender-responsive and trauma-informed environment, using evidence-based and best practices that recognize and account for the role that trauma frequently plays in the addictive and criminal histories of female offenders. This specialized treatment approach works with each woman holistically to address her health, emotional, educational, vocational, family and legal concerns alongside her substance abuse, mental health and behavioral issues. Women who participate in FOTEP are able to reunite with their children, including in-program residency with some children, which creates valuable opportunities for parenting education, family activities and therapy, and healthy bonding and growth within families.

San Francisco Facility #:	17
Address:	1445 Chinook Ct., San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3,600 sq ft (approx)
Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Service:	Transitional Housing

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

San Francisco Facility #:	18
Address:	1447 Chinook Ct., San Francisco, CA
Location:	Treasure Island
Owned or Leased:	Leased
Building Area (Square Feet):	3,600 sq ft (approx)

Land Uses on Adjacent Properties:	Residential
Traffic Circulation Patterns:	Light
Parking:	Street Parking
Primary Program Service:	Transitional Housing

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

San Francisco Facility #:	19
Address:	890 Hayes, St., San Francisco, CA
Location:	Western Addition
Owned or Leased:	Owned
Building Area (Square Feet):	32,352 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Heavy
Parking:	Street Parking
Primary Program Service:	Non-medical Residential Substance Use Disorder Treatment
Program:	Men's Residential Behavioral Health Treatment

Program Description:

HealthRIGHT 360 offers variable length residential treatment services for six months to a year, designed to serve men with substance use disorders, some who also have co-occurring mental health disorders, and/or HIV/AIDS. Program services address addiction and related issues, increase skills, manage stressors, develop meaningful links to needed services, and build a foundation for lasting recovery. Individualized case management makes linkages with key providers to increase the availability and use of social support. Services include individual, group and family therapy, case management, treatment planning, drug and alcohol counseling, re-entry and aftercare.

San Francisco Facility #:	20
Address:	2020 Hayes St., San Francisco, CA
Location:	Western Addition
Owned or Leased:	Leased
Building Area (Square Feet):	2,915 sq ft
Land Uses on Adjacent Properties:	Commercial

Traffic Circulation Patterns:	Heavy
Parking:	Street Parking
Primary Program Service:	Outpatient Services

Program Description:

Asian Drug and Alcohol Prevention and Treatment (ADAPT)

A Program of Asian American Recovery Services

Project ADAPT is a comprehensive multi-cultural and multi-lingual adult outpatient program that provides integrated substance abuse and mental health treatment services. Recognizing that recovery is a lifelong process, our healing approaches address the physical, mental and emotional health of individuals and families. The program's unique history of being established in the 1990's to address substance use disorder among the Asian Americans and immigrants has laid a strong foundation for working with diverse populations.

Project ADAPT is open to San Francisco residents 18 year and older with a substance use disorder and/or mental health needs. Services include screening and assessment, individual and group counseling, process and psycho-education groups, case management, relapse prevention, recreational activities and continuing care. ADAPT has structured activities which encourage clients to build independence, self-sufficiency, confidence, pride and supportive relationships within the community setting and thereby reduce use of substances.

San Francisco Facility #:	21
Address:	2022 & 2024 Hayes St., San Francisco, CA
Location:	Western Addition
Owned or Leased:	Leased
Building Area (Square Feet):	5,172 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Heavy
Parking:	Street Parking
Primary Program Service:	Non-medical Residential Substance Use Disorder Treatment

Program Description:

AARS Residential Recovery Services

A Program of Asian American Recovery Services

Since its inception in 1985, AARS Residential Recovery Services has provided support and guidance to individuals in developing a renewed sense of pride and responsibility with a self-help approach that assists the client in regaining self and mutual respect within family and community. The program is a comprehensive, drug-free residential drug and alcohol treatment program. The program consists of individual, group and family counseling, educational

seminars, recreational activities, art and drama therapy, and vocational/educational development. It offers a unique focus on family, community and culturally oriented approaches as part of its therapeutic community concept. The target populations are San Francisco residents ages 18 and over.

San Francisco Facility #:	22
Address:	2166 Hayes St., San Francisco, CA
Location:	Western Addition
Owned or Leased:	Leased
Building Area (Square Feet):	3,800 sq ft
Land Uses on Adjacent Properties:	Commercial
Traffic Circulation Patterns:	Moderate
Parking:	Street Parking
Primary Program Service:	Outpatient

Programs at this location: Comprehensive Outreach Program for Pacific Islander and Asian Substance Abusers (COPPASA), Project Reconnect, and Lee Woodward Counseling Center (LWCC)

Program Descriptions:

Comprehensive Outreach Program for Pacific Islander and Asian Substance Abusers (COPPASA)

A Program of Asian American Recovery Services

Comprehensive Outreach Program for Pacific Islander and Asian Substance Abusers (COPPASA) is the adult outreach, prevention and intake team for San Francisco programs. The program provides prevention, health education and information along with referrals to appropriate services primarily related to substance use and co-occurring emotional or mental health problems. In addition, our team conducts intakes for Project ADAPT and Residential Recovery Services.

Project Reconnect

A Program of Asian American Recovery Services

Project Reconnect provides a safe and respectful counseling space for youth ages 12 to 21 with alcohol and/or other drugs use and those at risk. Services are open to San Francisco residents. The goals are to reduce and eliminate the impact of substance use, trauma, and difficult life circumstances on youths and improve school functioning, emotional regulation skills, and problem solving skills. We are committed to providing high quality of services by implementing Evidence-Based Practices including Motivational Interviewing, Seeking Safety, and Motivational Enhancing Therapy/Cognitive Behavioral Therapy for Adolescents (MET/CBT 5) to our services.

Lee Woodward Counseling Center (LWCC)

A Program of Asian American Recovery Services

Lee Woodward Counseling Center (LWCC) is a comprehensive multi-cultural and multi-lingual adult women's outpatient program that provides integrated substance abuse treatment services. Recognizing that recovery is a lifelong process, our healing approaches address the physical, mental and emotional health of individuals and families. Our program goals include providing a safe and respectful counseling space for people from all walks of life, reducing and eliminating substance misuse, and improving mental health conditions that lead to healthy and meaningful lives.

Clients receive individualized, client-centered and culturally competent treatment and case management. Services include intake and assessment, individual and group counseling, process and psycho-education groups, relapse prevention, recreational activities, and continuing care. Alternative therapies are also available (yoga, acupuncture, and mindfulness). Clients move through each phase of recovery to build independence, self-sufficiency, confidence, pride, supportive relationships, and family reunification by reducing and eliminating the misuse of substances.

Section 3 Development Plans of the Institution

3.1 Overview:

In alignment and in support of San Francisco’s Health Care Services Master Plan, HealthRIGHT 360 foresees the following capital developments within the next 10 years:

- Purchase of 1563 Mission Street Building in the South of Market district.
- Adaptive reuse of the 1563 Mission Street building currently used as light manufacturing.
- Relocation of primary care medical services from 1735 Mission to 1563 Mission
- Relocation of behavioral health and supportive social services from 1885 Mission to 1563 Mission

3.2 Project Description:

In 2014 HealthRIGHT360 identified a property located at 1563 Mission Street for acquisition. The area surrounding the corner of Mission Street and South Van Ness Avenue is comprised primarily of low-income residents residing in a commercial district, zoned C-3-G (Downtown-General) along with a variety of commercial, office, and retail uses. The five corners of this intersection are occupied by a large self-storage facility, a car wash, the Planning Department, offices, several auto repair garages, a car rental agency, a carpet store, and a Goodwill outlet. There are a significant number of single-room occupancy hotels in the vicinity, which are low-income housing. There are no other significant healthcare services in the area. The property is located in the 94103 zip code which has well documented health disparities and a disproportionate percentage of population living under 200% of federal poverty levels when compared to similar figures for the overall city of San Francisco.

The zip codes that will be primarily served by this project will be 94103 and 94102 which is generally defined as the South of Market and Tenderloin neighborhoods. According to US Census data for 2012, these two zip codes reported higher poverty rates, higher public assistance needs, and higher rates of public health insurance or no health insurance compared to same figures for the overall county.

Measure	Zip Code 94103	Zip Code 94102	San Francisco County
Total Population	27,170	31,176	805,235
% Individuals below 125% of FPL	30.5%	38.8%	17.4%
% Individuals below 200% of FPL	45.8%	58.6%	28.8%
% with cash public assistance income	5.2%	6.2%	2.8%

% with food stamp/SNAP benefits in last 12 months	6.0%	11.2%	4.1%
Data Source: US Census Bureau, 2008-2012 American Community Survey: S1701 Poverty Status in the Past 12 Months			

HealthRIGHT360 has applied for entitlements to relocate from 1735 Mission Street (33,811 s.f.), two blocks away and 1885 Mission (24,600 s.f.), three blocks away, to 1563 Mission Street. The entitlements will include adaptive reuse of an existing building at 1563 Mission Street, which will consolidate a primary care medical clinic, dental services, outpatient mental health services, substance use disorder services, job and housing resources, and education classes (e.g., GED), in one building. The gross square footage of the building at 1563 Mission is 50,000 square feet. HealthRight360 will perform interior alterations and build-out of a mezzanine to a full floor, and minor façade improvements. With build-out of the mezzanine, the facility will be five-stories. The approximate allocation of uses in the building will be as follows:

- 30,000 square feet medical services;
- 10,000 square feet social services; and
- 10,000 square feet administration.

A substantial number of the clients served will be under 133% of the federal poverty level, and the financial model for the services offered in the 1563 Mission building will be based on Medi-Cal eligibility, medical necessity, and subsequent Medi-Cal Reimbursement, as they are in the existing facilities.

The project is expected to be completed within 15 months from receipt of all entitlements and permits, scheduled completion date is currently September 2016.

3.3 Conformity to the Comprehensive Plan (Master Plan) of the City and County of San Francisco

Per section 210.3 of the San Francisco Planning Code, the project site is zoned C-3-G. The code allows for a variety of commercial uses, this project conforms to the stated allowable uses. Per section 249.33 of the San Francisco Planning Code, the project site is located in the Van Ness & Market Downtown Residential Special Use District. The code allows for non-residential uses, residential uses, and opens space. This project is an adaptive reuse project and as such conforms with the use controls as outlined in section 249.33(b)(1) Use Controls.

HealthRight360's proposed development plans at 1563 Mission Street promote the recommendations and guidelines of the San Francisco Healthcare Services Master Plan as follows (all references are to the final Healthcare Services Master Plan dated October 2013):

1. Health Priority 3.1, Page 174 –
 - Increase access to appropriate care for San Francisco's vulnerable populations.

The proposed development will increase access and availability to various primary care, dental, and behavioral healthcare services in a neighborhood that has documented health disparities.

- Increase the availability and accessibility of primary care in low- income areas. (Guideline 3.1.1)

The area surrounding the corner of Mission Street and South Van Ness Avenue is comprised primarily of low-income residents residing in a commercial district, zoned C-3-G (Downtown-General) along with a variety of commercial, office, and retail uses. The five corners of this intersection are occupied by a large self-storage facility, a car wash, the Planning Department, offices, several auto repair garages, a car rental agency, a carpet store, and a Goodwill outlet. There are a significant number of single-room occupancy hotels in the vicinity, which are low-income housing. There are no other significant healthcare services in the area.

The zip codes that will be primarily served by this project will be 94103 and 94102 which is generally defined as the South of Market and Tenderloin neighborhoods. According to US Census data for 2012, these two zip codes reported higher poverty rates, higher public assistance needs, and higher rates of public health insurance or no health insurance compared to same figures for the overall county.

Measure	Zip Code 94103	Zip Code 94102	San Francisco County
Total Population	27,170	31,176	805,235
% Individuals below 125% of FPL	30.5%	38.8%	17.4%
% Individuals below 200% of FPL	45.8%	58.6%	28.8%
% with cash public assistance income	5.2%	6.2%	2.8%
% with food stamp/SNAP benefits in last 12 months	6.0%	11.2%	4.1%
Data Source: US Census Bureau, 2008-2012 American Community Survey: S1701 Poverty Status in the Past 12 Months			

- Increase availability of healthcare services among vulnerable subpopulations including, but not limited to, Medi-Cal beneficiaries. (Guideline 3.1.2)

The proposed project will expand availability and accessibility of primary care services to vulnerable subpopulations. The project is anticipated to provide 18,500 medical visits to 7,400 unique patients on an annual basis.

The service area population has a higher rate of uninsured and higher rate public health coverage compared to rates seen for the overall city of San Francisco. HR360 has a long history providing services to this population at our current sites and recognizes the needs of the community in relation to ethnic specific, linguistic needs, and social economic dynamics.

Measure	Zip Code 94103	Zip Code 94102	San Francisco County
Total Population	27,170	31,176	805,235
% With Health Insurance – Public Coverage	35.2%	44.2%	26.2%
% With No Health Insurance Coverage	16.3%	17.4%	11.3%
Language spoken at Home other than English	47.3%	44.8%	45.2%
Foreign-born population	38.9%	37.4%	35.7%
Data Source: US Census Bureau, 2008-2012 American Community Survey: DP03 Selected Economic Characteristics US Census Bureau, 2008-2012 American Community Survey: DP02 Selected Social Characteristics in the United States			

In addition to the demographic data provided by the US Census, comparison reports available through the San Francisco Health Improvement Partnership using data from the California Office of Statewide Health Planning and Development demonstrated disparities across various measures for the South of Market neighborhood consisting of the 94103 and 94104 zip codes.

Measure	SOMA 94103 / 94104 *	San Francisco County *
Preventable Emergency Room Visits	417.0	235.1
Age Adjusted ER Rate due to Long Term Complications of Diabetes	9.2	7.5
Age Adjusted ER Rate due to Hypertension	26.2	15.0
Age-Adjusted ER Rate due to Hepatitis	1.4	0.8
Age-Adjusted ER Rate due to Diabetes	23.8	14.3
Age-Adjusted ER Rate due to Heart Failure	9.1	5.8
Age-Adjusted ER Rate due to COPD	28.8	12.1
Age-Adjusted ER Rate due to Asthma	72.4	37.6
Age-Adjusted ER Rate due to Alcohol Abuse	166.8	63.6
Age-Adjusted ER Rate due to Adult Asthma	58.6	28.3
Age-Adjusted Hospitalization Rate due to Short-Term Complications of Diabetes	8.8	4.0
Age-Adjusted Hospitalization Rate due to Long-Term Complications of Diabetes	12.3	6.7
Age-Adjusted Hospitalization Rate due to Hypertension	5.0	2.6
Age-Adjusted Hospitalization Rate due to Hepatitis	5.3	2.3
Age-Adjusted Hospitalization Rate due to Diabetes	22.1	11.3
Age-Adjusted Hospitalization Rate due to Heart Failure	41.7	24.7

Age-Adjusted Hospitalization Rate due to COPD	31.1	11.6
Age-Adjusted Hospitalization Rate due to Asthma	12.5	8.8
Age-Adjusted Hospitalization Rate due to Alcohol Abuse	26.6	8.8
Age-Adjusted Hospitalization Rate due to Adult Asthma	13.0	7.4
*Figures as shown are frequency per 10,000 population 18+ years of age Data Source: 2011-2012 California Office of Statewide Health Planning and Development; as summarized by San Francisco Health Improvement Partnership; Indicator Comparison Report: http://www.sfhip.org/index.php?module=IndicatorCompare&func=main		

- Increase the availability and accessibility of dental care in low- income areas. (Guideline 3.1.5 and 3.1.6)

The proposed project will expand availability and accessibility of dental care services to vulnerable subpopulations. The project is anticipated to provide 5,400 dental visits to 2,160 unique patients on an annual basis. The project site is expected to serve the same population that is identified above which is predominantly low-income population.

- Increase the supply of culturally competent providers serving low income and uninsured populations (Guideline 3.1.8)

The proposed site will increase the number of providers in the area who will serve the Medi-Cal, uninsured or underinsured populations. Projected staffing will include four medical providers, two dental providers, and a range of behavioral health staff. Current healthcare staff provide services in English, Spanish, and Portuguese. Support staff have additional language capacity in Mandarin and Cantonese. In addition to current staff language capacity, HealthRIGHT 360 contracts with the International Effectiveness Center for translation services that provides telephone interpretation services in the following languages: Arabic, Cambodian, Cantonese, Dari, Eriean, Ethiopian, Farsi, Hindi, Hmong, Indonesian, Japanese, Korean, Laotian, Mam, Mandarin, Mien, Pashto, Punjabi, Russian, Spanish, Tagalog, Thai, Urdu, and Vietnamese.

HealthRIGHT360 has a long standing history of providing culturally responsive services to a low income and uninsured population. In 2013, HealthRIGHT360 provided medical care to 2,939 patient of which 86.7% were below 200% of FPL and 92.5% were without healthcare insurance.

Measure	UDP	Percentage
Total Unduplicated Patients	2,939	
% Individuals below 100% of FPL	2,019	68.7%
% Individuals below 200% of FPL	2,548	86.7%
% Individuals on Medi-Cal	97	3.3%
% Individuals with no healthcare coverage	2,719	92.5%
Data Source: 2013 OSHPD Report for HealthRIGHT360's 1735 Mission Street Clinic		

HealthRIGHT360 has demonstrated a history of serving the proposed population, in 2013 of 2,719 patients served, 32.7% resided in the 94103 and 94102 zip codes.

Patient Origin for 1735 Medical - Calendar year 2013	UDP	Percentage
Primary Service Area		
94103	668	24.6%
94102	220	8.1%
Total for Primary Service Area	888	32.7%
Secondary Service Area		
94110	331	12.2%
94117	260	9.6%
94112	231	8.5%
94124	112	4.1%
94109	107	3.9%
94115	100	3.7%
All other zip codes	690	25.3%
Total for Secondary Service Area	1,956	67.3%
Total Patients	2,719	
Data Source: 2013 Unduplicated Patient Count by Zip Code for 1735 Mission Street clinic		

- Deliver and facilitate access to specialty care for underserved populations. (Guideline 3.1.10)

The proposed project will offer a wide range of services including primary medical care, dental care, onsite pharmacy, mild to moderate behavioral health services, specialty mental health, and specialty substance use disorder treatment services. Additionally, as part of the clinic operations, HealthRIGHT 360 maintains relationships with hospitals and specialty providers, predominately with San Francisco General Hospital and the San Francisco Department of Public Health.

HealthRIGHT360 also continues to explore innovative ways to remove barriers to care, including operating a fleet of vans used to transport clients from various program sites, clinics, and other social service providers. In the current fiscal year the HealthRIGHT360's transportation department will have provided over 50,000 transport stops, each stop is defined as transporting a client from one location to another. The shuttle service current transports clients from one of HealthRIGHT360's service sites to another site which can be appointments with social service providers, medical appointments, SF general hospital, etc. The transportation department proposes to offer shuttle service for clinic patients to access identified specialty providers or hospitals. HealthRIGHT360 is also piloting various projects to communicate reminders to patients including electronic communication via an online portal and text messaging.

2. Guideline 3.2.3, page 175 – Increase the availability of behavioral health and trauma related services.

The proposed site is located in San Francisco Police Department’s Southern District. Per the 2013 COMPSTAT report, the Southern District reported disproportionately higher rates of violent crimes as follows:

Measure	Southern District	City Wide Profile
Total Population	26,145	843,402
Violent Crimes (per 1,000 of population)		
Homicide	0.27	0.06
Rape	1.49	0.34
Robbery	28.42	4.74
Aggravated Assault	22.26	4.48
Total Violent Crimes	52.44	9.63
Other Crimes (per 1,000 of population)		
Domestic Violence (DV) Abuse	8.72	1.96
Child Abuse	1.45	0.41
DV Related Order Violations	0.73	0.16
Stay Away/Court Order Violations (Non-DV)	3.94	0.76
Shot Fired	0.73	0.40
Shooting Victims	0.84	0.23
Total Other Crimes	16.41	3.92
Data Source: San Francisco Police Department – COMPSTAT Report for 12/2013 – YTD Totals		

The proposed site will increase the availability of behavioral health services by adding approximately 10,000 square feet of space that will be used for substance abuse treatment and mental health services. Staffing for these services will include licensed clinic staff, BBS registered interns, and AOD certified staff among others. We project to see approximately 1,000 unduplicated clients for AOD services annually and an additional 300 unduplicated clients for mental health counseling services annually.

3. Guideline 3.2.4, page 175 – Support expansion of community-based behavioral health services.

HealthRIGHT360 has demonstrated capacity serving a population with complex medical needs that typically utilize a range of services provided by both public agencies and community-based behavioral health providers. The project is designed to expand on HealthRIGHT360’s capacity to

provide such services but also to support other community-based behavioral health services in providing an often times missing primary care component.

3.4 Impact on Surrounding Neighborhood

The project will have no impact on existing housing as the existing property is not currently used for housing. The project is an adaptive reuse project which will include a refreshment of the exterior façade that will match existing character and scale of surrounding buildings. The project will improve the neighborhood by providing increased safety and an active pedestrian streetscape.

The facility relies on public transit and does not provide parking. No change is expected in transit demand or traffic levels, since the services to be provided are currently being provided within close proximity to the project site. The project site is located on various existing public transit lines which will encourage use of these resources.

3.5 Project Alternatives

The project as proposed is an adaptive reuse project which is designed to have minimal adverse impacts on the surrounding neighborhood. The project is not a new development and provides the best option in relation to costs and benefits. With regards to adverse impacts, there are no identified adverse impacts upon the surrounding neighborhood arising from the relocation of the two existing facilities from 1735 and 1885 Mission. Therefore, no mitigation actions are proposed.

Section 4 Projection of Related Services and Physical Development by Others

Per San Francisco Planning Code Sec. 304.5 INSTITUTIONAL MASTER PLANS

(4) A projection of related services and physical development by others, including but not limited to office space and medical outpatient facilities, which may occur as a result of the implementation of the institution's master plan;

HealthRIGHT 360 Response

HealthRight 360 is unaware of any services or physical development of related facilities by others that may occur as a result of the implementation of HealthRight360's Institutional Master Plan.

Section 5 Any other items as may be reasonably required by the Planning Department or Planning Commission

Per San Francisco Planning Code Sec. 304.5 INSTITUTIONAL MASTER PLANS

(5) Any other items as may be reasonably required by the Planning Department or Planning Commission.

HealthRIGHT 360 Response

Additional information beyond that required by Planning Code Section 304.5 has not been requested by either the Planning Department or Planning Commission at this time.



560 Mission Street, Suite 900, San Francisco, CA, 94105

HealthRIGHT 360

1563 Mission St.



PROJECT NO. 224615

DATE: 01.23.2015

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT FOR

healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA

SUBMITTAL		
SAN FRANCISCO PLANNING DEPT ENVIRONMENTAL EVALUATION APPLICATION		
MARK	DATE	DESCRIPTION
	01.23.2015	UPDATED ENTITLEMENT PLANS
	11.25.2014	UPDATED ENTITLEMENT PLANS
	05.15.2014	UPDATED ENTITLEMENT APPLICATION
	02.27.2014	UPDATED ENTITLEMENTS
	01.27.2014	ENTITLEMENTS
PROJECT NUMBER		224615
ORIGINAL ISSUE		01.27.2014
PROJECT ARCHITECT		DEAN ENELL
PROJECT DESIGNER		SARA MAE MARTENS
DRAWN BY		SMM

COVER SHEET

G-000

Updated Entitlements Set



DEPARTMENT LEGEND:

- ADMINISTRATION
- BASE BUILDING
- CIRCULATION
- CLINIC
- INTAKE
- SHARED
- STAFF SUPPORT



560 Mission Street, Suite 900, San Francisco, CA, 94105

PROJECT FOR
healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA



SUBMITTAL:
SAN FRANCISCO PLANNING DEPT
ENVIRONMENTAL EVALUATION APPLICATION

MARK	DATE	DESCRIPTION
	01.15.2015	UPDATED ENTITLEMENT PLANS
	11.25.2014	UPDATED ENTITLEMENT PLANS
	05.15.2014	UPDATED ENTITLEMENT APPLICATION
	02.27.2014	UPDATED ENTITLEMENTS
	01.27.2014	ENTITLEMENTS
PROJECT NUMBER 224615		
ORIGINAL ISSUE 01.27.2014		
PROJECT ARCHITECT DEAN ENELL		
PROJECT DESIGNER SARA MAE MARTENS		
DRAWN BY SMM		

PROPOSED GROUND
FLOOR PLAN

A-2.1

Updated Entitlements Set

PROPOSED GROUND FLOOR PLAN
1/8" = 1'-0"



- BASE BUILDING
- CIRCULATION
- RESOURCE CENTER
- SHARED
- STAFF SUPPORT


$$1/8" = 1'-0"$$

healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA

SAN FRANCISCO PLANNING DEPT
ENVIRONMENTAL EVALUATION APPLICATION[illegible]

A-2.2

Updated Entitlements Set

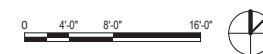


BASE BUILDING

BEHAVIORAL HEALTH

CIRCULATION

STAFF SUPPORT



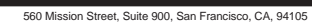
1/8" = 1'-0"

healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA



	01.15.2015	UPDATED ENTITLEMENT PLANS
	11.25.2014	UPDATED ENTITLEMENT PLANS
	05.15.2014	UPDATED ENTITLEMENT APPLICATION
	02.27.2014	UPDATED ENTITLEMENTS
	01.27.2014	ENTITLEMENTS

Updated Entitlements Set



ADMINISTRATION

BASE BUILDING

CIRCULATION

STAFF SUPPORT



PROPOSED FOURTH FLOOR PLAN

PROJECT FOR

healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA



SUBMITTAL:

SAN FRANCISCO PLANNING DEPT
ENVIRONMENTAL EVALUATION APPLICATION[illegible]

PROJECT NUMBER	22461
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PROJECT NUMBER	22-015
ORIGINAL ISSUE	01/27/20

ORIGINAL ISSUE	01.27.2014

PROJECT ARCHITECT	DEAN ENELL
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PROJECT DESIGNER	SARA MAE MARTENS
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DRAWN BY	SMI
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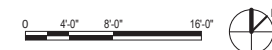
A-2.4

Updated Entitlements Set



Diagram illustrating the functional areas of the building layout:

- BASE BUILDING
- CIRCULATION
- CLINIC
- DENTAL
- STAFF SUPPORT


$$1/8'' = 1'-0''$$

healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA

SAN FRANCISCO PLANNING DEPT
ENVIRONMENTAL EVALUATION APPLICATION[illegible]

A-2.5

Updated Entitlements Set

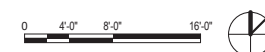


BASE BUILDING

CIRCULATION



PROPOSED ROOF & PENTHOUSE PLAN



PROJECT FOR

healthRIGHT 360
1563 Mission St.
SAN FRANCISCO, CA



SUBMITTAL :

SAN FRANCISCO PLANNING DEPT
ENVIRONMENTAL EVALUATION APPLICATION[illegible]

MARK	DATE	DESCRIPTION
PROJECT NUMBER	224615	
ORIGINAL ISSUE	01.27.2014	
PROJECT ARCHITECT	DEAN ENELL	
PROJECT DESIGNER	SARA MAE MARTENS	
DRAWN BY	SMM	

PROPOSED ROOF AND PENTHOUSE PLAN

A-2.6

Updated Entitlements Set