

# \$1.4 billion plan for Van Ness hospital complex

## Cal Pacific first to use city's health impact report

BY MARJORIE BEGGS

**R**ALPH Marchese was upbeat as he told the October Tenderloin Futures Collaborative about California Pacific Medical Center's \$1.45 billion plan for a new hospital at the site of the Cathedral Hill Hotel, formerly the Jack Tar. His Marchese Co. is the consulting real estate developer.

But he didn't say anything about organized opposition to the plan, brewing since early last year among Cathedral Hill neighbors, or about all the legal and policy hoops CMPC has yet to negotiate — from amendments to height limitations to participation in the city's first-ever use of a Healthcare Impact Report (HIR).

CPMC, Marchese explained, wants to raze the 10-story hotel, which fills the square block bounded by Van Ness, Geary, Franklin and Post, and build a 20-story, 490- to 650-bed hospital that would become the primary acute care and inpatient treatment facility for the four-hospital California Pacific system.

And directly across Van Ness it plans to demolish five two- and three-story buildings, on properties it's already purchased, and erect a nine-story medical office.

The hospital and office building, with a total 1.9 million square feet, would be connected by a tunnel under Van Ness. A thousand underground parking spaces are part

of the plan.

"CPMC is the largest health provider in San Francisco," Marchese said. "It has 1,500 physicians, 47,000 ER visits, 5,904 births, 415,643 outpatient cases and 19,000 ambulatory surgery cases."

It operates four hospitals here — in Pacific Heights, Presidio Heights, Duboce Triangle and the Mission — but all, he added, are out of date and must be seismically upgraded to meet state mandates.

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*Illustration of how CPMC's proposed hospital would sit on the site, courtesy of Cathedral Hill Neighborhood Association.*



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St. Anthony serves up a milestone

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Redevelopment Agency negotiating for Hugo

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# CENTRAL CITY

# EXTRA

SAN FRANCISCO

## 'WORST' INFESTATION



PHOTO BY LENNY LIMJOCO

**Tenderloin Playground** Director Kay Rodrigues shows the garbage door's steel plate and black box trap that are used to fight the rat infestation.

# It's rat season

## Tenderloin parks, playground staff shocked at numbers

BY TOM CARTER

**W**HEN Rec and Park custodian Hugo Berrios returned to Tenderloin Children's Playground from a three-week vacation in August he was shocked to discover four large rats jumping around the garbage cans in the back. Among the 100 children who visit the playground daily, some had seen rats in the grass outside or traveling along the top of the fence.

Berrios notified Rec and Park headquarters and its pest control officers came out, set traps and caught two. But the problem, the worst infestation in the park's 11-year history, he said, isn't over.

Two blocks away, Boeddeker Park Director Al Wimberly announced at the Oct. 12 Friends of Boeddeker Park meeting that he had found five dead black rats in traps set inside the clubhouse.

Rec and Park had set the large spring-operated traps in the corners and a few black box traps with poison outside. The very next day he had a record catch. In his five years at the park, there have never been this many rats, he said.

"We had a few in January and I spent my own money to buy traps," Wimberly said. "But this is the worst I've seen it."

The Extra reported the park's rat problem in October, but the story was based on sightings outside the building by next-door residents at Presentation Senior Community. Rats that journeyed across the Presentation patio for a drink from the fountain were thought to be nesting in the grass and weeds near the park's locked gate on Ellis Street, and fed by food tossed over the fence from sidewalk encampments.

There's that, plus it's rat season. Fall is a time that appeals to the roof rat that lives above ground and the sewer rat that cavorts below it. Both types, going where their hunger takes them, are in abundance in San Francisco.

"Roof rats are more visible in autumn," said Helen Zverina, environmentalist with the Department of Public Health. "They are fattening up for winter with fruits and

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