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**TMG PARTNERS PLANS REDEVELOPMENT OF
CALIFORNIA PACIFIC MEDICAL CENTER/SUTTER
HEALTH, CALIFORNIA CAMPUS**
*Developer Submits Preliminary Project Application and
Environmental Evaluation for up to 250 Units in Presidio Heights*

SAN FRANCISCO (March 17, 2017) – TMG Partners, one of the San Francisco Bay Area’s largest mixed-use property developers, today submitted a Preliminary Project Application and Environmental Evaluation for a proposed residential project at the California Pacific Medical Center (CPMC) Sutter Health, California Campus. The proposal for up to 250 units was informed by an 18-month community visioning and planning process.

"TMG prides itself on working with local communities to develop unique plans for projects that reflect the surrounding neighborhood and we look forward to continuing this close neighborhood planning work as the process unfolds with the City," said Matt Field, Chief Investment Officer, TMG Partners. "We are proud of the carefully thought-out, family-oriented design that we submitted today to launch the official public process. We are also very grateful for the hours spent by the dedicated neighbors who are working with us to weave this new development into the existing neighborhood."

The project, designed by the renowned architecture and urban planning firm Robert A.M. Stern Architects (RAMSA), carries forward the architectural character of the surrounding neighborhood. The proposal is one of the few new projects in San Francisco to be oriented towards family housing, with more than 80% of units having two or more bedrooms. The RAMSA plans feature almost 40 individual townhouses and apartment buildings, ranging from 35 to 80 feet in height, consistent with site zoning and the scale of the surrounding neighborhoods. Building heights, setbacks, rooflines, and architecture were carefully tailored based on discussions between the project team and neighbors. Adequate parking has been provided below ground to keep cars off city streets.

The project’s design team developed its proposal through eighteen months of interactive design meetings with project neighbors, including a Visioning Advisory Committee made up of neighborhood association representatives, as well as with San Francisco City staff. The designs

reflect the housing types surrounding the project site rather than a generic “project” that could be anywhere.

“TMG has been an ideal development partner,” added Jenifer Turnbull, VP Facility Development, Sutter Bay Area. “They have closely and carefully worked with the local community to develop a well-supported project of which CPMC/Sutter Health is proud.”

The Project includes:

- Demolition of most existing CPMC/Sutter Health hospital facility buildings
- Conversion of the original Marshall Hale building at 3698 California to residential uses
- Retention of the existing 401 Cherry apartment building and current residents
- Construction of up to 37 new buildings, below-grade parking, and project amenities
- Building heights of approx. 35’-80’ and 3-7 stories.
- Up to 250 units with plans currently showing 240 units including 26 single-family homes and 214 multi-family units

About TMG Partners

TMG Partners, founded in 1984 and headquartered in San Francisco, is a full-service real estate development and management company. TMG has developed more than 25 million square feet of property throughout the San Francisco Bay Area, including Emeryville, Marin City, Novato, Palo Alto, San Bruno, San Jose and San Francisco. One of the most active developers in this area, the company has developed a variety of office, retail, residential and industrial properties, ranging from office campus and multi-story properties in urban, infill locations to mixed-use retail and single-story suburban buildings. For detailed information, visit: www.tmgpartners.com

About Robert A.M. Stern Architects, LLP

Robert A.M. Stern Architects, LLP, is a 300-person firm of architects, landscape designers, interior designers, and supporting staff. Over its forty-eight-year history, the firm has established an international reputation as a leading design firm with wide experience in residential, commercial, and institutional work. The firm's widely varied planning work includes two of the most important projects of our time: the new town of Celebration, Florida, and the revitalization of the theater block of New York's 42nd Street. The firm maintains an attention to detail and commitment to design quality which has earned international recognition, numerous awards and citations for design excellence, including National Honor Awards of the American Institute of Architects, and a lengthening list of repeat clients. The firm's experience in San Francisco includes the Gap Inc. Offices at Two Folsom Street, the renovation of 100 Montgomery Street, houses on Pacific Heights and Russian Hill, and the residential development at 875 California Street for Grosvenor. For detailed information visit www.ramsa.com.

About CPMC/Sutter Health

Sutter Health is one of the nation’s top five largest health systems thanks to its integrated network of physician, employee and volunteer pioneers—more than 60,000 people strong.

Rooted in Sutter Health’s not-for-profit mission, these team members partner to deliver exceptional care that feels personal. From physician offices to hospitals to outpatient care centers and home services, they proudly support and learn from the more than 3 million people in their care—nearly 1 percent of the U.S. population, in one of the most diverse and innovative regions in the world. Sutter pioneers adopt new technologies, make novel discoveries and embrace creative thinking to help patients and communities achieve their best health. From its street nurse program that provides check-ups for homeless people, to telemedicine-aided specialist consultations, to walk-in care clinics, to smart glass technology, the Sutter Health team goes beyond traditional models to make care more convenient and to nurture and empower people throughout their medical journey. For more information about the Sutter Health network visit: sutterhealth.org | facebook.com/sutterhealth | youtube.com/sutterhealth | twitter.com/sutterhealth.

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