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Brookwood Medical

Conditional Use Permit Project Description

March 21, 2022

Proposed Uses

The proposed Brookwood Medical Building, located at 101 Brookwood Avenue, City of Santa Rosa ("Building") is to be an Integrated Medical Health Center. The Building and some or all of the medical offices contained therein will be open to the public during normal business hours, including Saturdays, and may be supported by and/or affiliated with a regional medical center/hospital. The Building will include Physician offices which will be staffed by Physicians, Physician Assistants, and Nurses. Medical uses may include, but are not limited to the following: Primary Care, Orthopedics, Internal Medicine, Ophthalmology, Pulmonology and Pulmonary Rehabilitation, Pediatric, Bariatric, Renal Care, Dermatology, Oncology, Ambulatory Surgery Center ("ASC") including Cyberknife, Dialysis, Physical Therapy ("P/T"), Nutritional Counseling, Multi Modality Radiology (including a Linear Accelerator ("LINAC")), Lab, Compounding Pharmacy, Oral Surgery, both General and Cosmetic Dentistry. Additionally, up to 25% of the gross building area may be used for offices and meeting/conference space for administrative staff of the tenant(s).

The Brookwood Medical Building will exclude retail (excepting Pharmacy or Compounding, service coffee, snack, or deli), and other non-medical related uses.

Project Description

Located at the edge of the Downtown Station area on the corner of Brookwood Avenue and Second Street, the proposed project is a 4-story medical office building with a detached 6-level parking garage. Originally proposed as a 3-story medical office building, the City Design Review Board suggested during a Concept Design Review that consideration be given to adding another floor to the building.

The 93,270 square foot medical office building sits at the northernmost corner of the site and is situated to maintain an urban presence and maximize visibility. The architecture responds to the urban street corner through large full-height windows at the ground level paired with a floating, framed double-height glass opening above, visually inviting the public realm, whether driving or walking by. The corner is further reinforced through a playful pattern of ceramic-fritted glass within the framed opening, creating a jewel-like effect.

The open-air concrete parking structure sits along Brookwood Avenue and aims to camouflage into the vegetated backdrop of Santa Rosa Creek. A system of trellis panels attached to the structure in a shifting alignment echoing the various window sizes of the office building forms an armature for climbing vines intended to relate to the creek vegetation.

Santa Rosa Creek is the primary landscape feature of the site and is enhanced by additional plantings in the creek setback area to extend and transition into the creek's riparian vegetation. Additionally, a creekside path connects with public sidewalks and internal site pathways to create a looped walking path roughly 1/3 mile long. Several seating and picnic areas are located along the creek path, providing space for building tenants and the general public to rest and enjoy the scenic view.