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Santa Rosa Medical Office Building

Santa Rosa Memorial Hospital

Santa Rosa, California

Parking Analysis

January 16, 2017

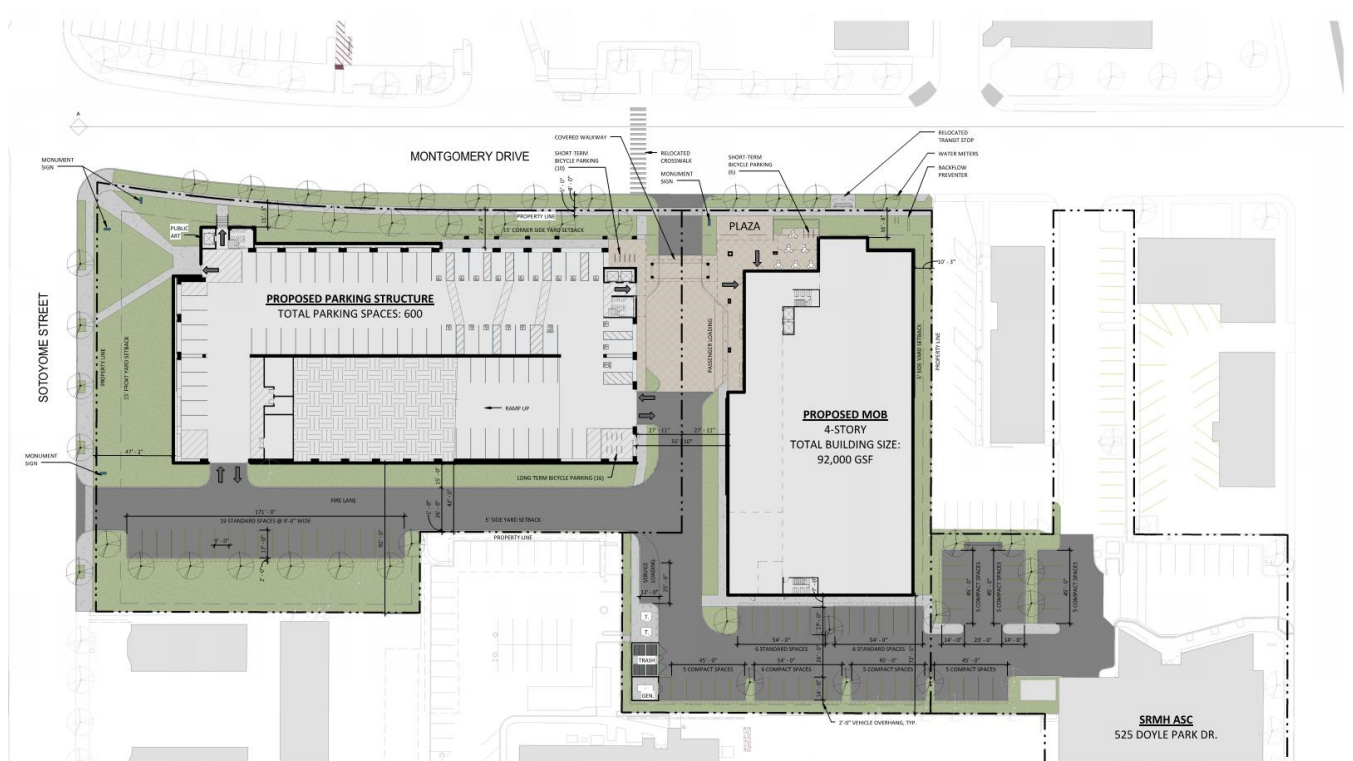
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Santa Rosa MOB – Site Circulation/Parking

The parking for the project will be provided in a 6-level structure located at the corner of Montgomery and Sotoyome. Parking will be free, with the lower levels intended for visitors and patients and the higher levels intended for employees. Siting the structure on the corner allows for parking access from the adjacent two streets, easing vehicular entry and exit flow throughout the day. The parking structure will be located immediately adjacent to the MOB and a pedestrian canopy between the two will be provided. The site circulation allows for vehicular and pedestrian connections to other properties on this block. There are numerous advantages to this including, simplifying circulation, reduced on street traffic, and improved wayfinding. There will be cross access agreements to allow on-site vehicular and pedestrian access to the Ambulatory Surgery Center (ASC) property at 525 Doyle Park Drive. 48 existing parking stalls for the ASC will be reconfigured as the result of this. Cross access agreements and cross parking agreements will be executed allowing for access and parking across the parcels.



PARKING SUMMARY

PROPOSED MOB

TOTAL VEHICLE PARKING COUNT			
	REQUIRED	PROVIDED	COMMENTS
PARKING STRUCTURE			
STANDARD		344	9'x19'
COMPACT		256	9'x16'
ACCESSIBLE (STANDARD)	16	16	9'x18' W/5' WIDE ACCESS AISLE
ACCESSIBLE (VAN)	2	2	9'x18' W/8' WIDE ACCESS AISLE
SURFACE PARKING			
STANDARD		19	
TOTAL	422	619	FLOOR 1 (CLINIC): 1/300 SF MINIMUM FLOOR 2-4 (OFFICE): 1/200 SF MINIMUM
ACCESSIBLE PARKING SUMMARY			
*CBC 11B-208.2			
	REQUIRED	PROVIDED	COMMENTS
FLOOR 1 (HOSPITAL OUTPATIENT)	6		10% OF VISITOR PARKING
FLOOR 2-4	11.23		2% OF PARKING PROVIDED
TOTAL	17.23	18	(16 STANDARD, 2 VAN)
BICYCLE PARKING SUMMARY			
*CALGREEN 5.106.4			
	REQUIRED	PROVIDED	COMMENTS
SHORT TERM	16	16	5% OF VISITOR PARKING
LONG TERM	16	16	5% OF STAFF PARKING
SHOWERS/DRESSING ROOMS	2	2	1 PER GENDER PER SRCC 20-36.090-D
LOCKERS	16	16	SAME COUNT AS LONG TERM BICYCLES

*PER SANTA ROSA NON-RESIDENTIAL CALGREEN TIER 1 CHECKLIST & 2016 CALGREEN CH. 5
10% OF PARKING WILL BE DESIGNATED FOR CLEAN AIR VEHICLES
6% OF PARKING WILL BE DESIGNATED EV CAPABLE FOR FUTURE INSTALLATION OF EVSE

The project will provide a total 619 new parking stalls to support the new 92,000 SF Medical Office Building. This is in addition to the 48 reconfigured parking stalls serving the existing ASC. 600 parking spaces will be provided in the parking structure and 19 spaces will be provided on grade for the MOB. Santa Rosa code minimum parking for this building is based on medical office and clinic use and totals 422 stalls. The area has a history of a parking problem and the owner wishes to provide additional capacity to help resolve this issue.

Parking need is difficult to predict until the exact users are in place and the building is operating on a predictable schedule. Using metrics based on generalized observations of similar occupancies can lead to unpredicted parking issues. While the exact mix of physicians for this building is presently unknown, some physician practices are staff intensive and some have relatively heavy volume with quick patient turnaround time, both of which can lead to increased parking need. In addition, needs vary overtime as schedules and staffing change to meet new healthcare regiments. The Santa Rosa zoning code minimum requirement of 5 parking stalls per 1000sf for medical office space is somewhat in the middle range of ratios used by municipalities across the state. The range generally varies from 4 to 7 spaces per 1000sf with many municipalities at the higher end of the range including Roseville at 6.66, Tustin at 6.0, Fullerton at 5.5 and Irvine at 5.55.

This area has historically had staff or visitor parking inappropriately on surrounding residential streets. The project wants to make sure that patients and employees can find parking in a convenient and accessible manner to avoid any spillover parking on the surrounding streets. In addition it is the owner's desire for this parking structure be sufficiently sized to move parking that is not associated with this specific building and is currently inappropriately happening in surrounding residential areas into this structure.

Finally, satisfaction surveys almost always identify lack of parking as one of the most numerous complaints of patients regarding their physician visit. In the current era of healthcare reimbursement, patient satisfaction is crucial to gaining the highest level of payment for services. Reimbursement is based on among other things, quality and a component of quality is patient satisfaction ratings. Higher patient satisfaction scores results in increased reimbursement leading to better service and better healthcare outcomes; a desirable community benefit. Better customer service, including ease of access, is foundational to St. Joseph Health System. Planning for ease of customer parking rather than just the code minimum provides community commitment, foresight and serves to future proof the project.