

Pre-Application Narrative:

New Medical Office Building and Parking Structure on Montgomery Dr. & Sotoyome St.

Project Description

12/15/16

Summary

Santa Rosa Memorial Hospital is proposing a Project to develop a new four story medical office building (MOB) with a total of 92,000 square feet and an associated new 600 stall, 6 level parking structure. The new MOB will include a hospital licensed outpatient diagnostic imaging clinic on the first floor and the upper floors will have doctors' offices. Access to the new parking structure is proposed to be from both Montgomery Drive and Sotoyome Street. This will evenly distribute traffic.

Goal

The anchor tenants in the new MOB's will be Santa Rosa Memorial Hospital's (SRMH) outpatient diagnostic imaging clinic and their affiliated physician medical group. The affiliated physician medical group is a multi-specialty group practice that is currently located in individual medical office buildings in the surrounding area. In order to respond to the current and future medical delivery trends, consolidation of these physicians and growth of the group is important to improve patient access, improve quality and control costs. Co-locating the doctors' offices with the diagnostic imaging clinic allows for easy access to diagnostic testing for the patient's convenience without having to drive to another location. Additionally, the construction of a parking structure to serve the parking needs of the new medical office building will be situated on a corner to allow access to two streets.

Property Use

The Project site is zoned CO (Office Commercial), and SRMH owns all individual parcels within the Project boundaries. It is anticipated that lot line adjustment(s), lot merger, and/or recorded easement(s) may be necessary to satisfy the Project's ultimate building and site configuration.

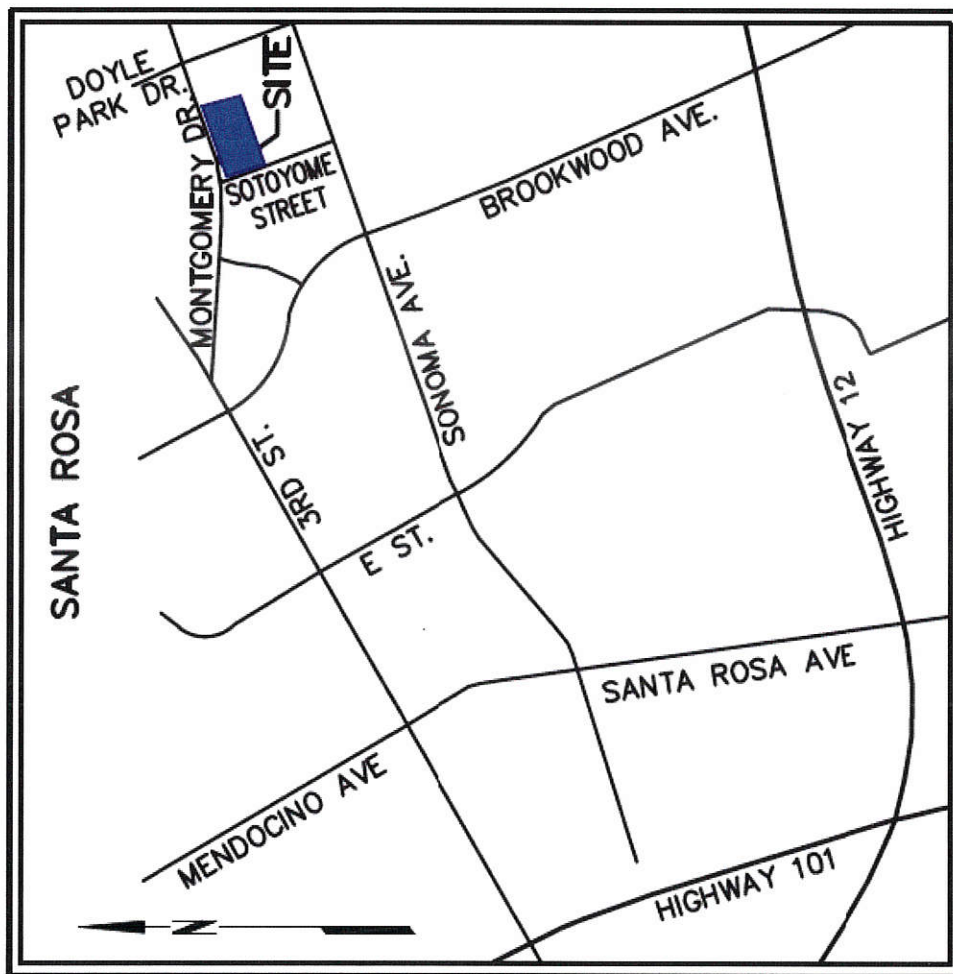
The majority of the 1st floor will contain a diagnostic imaging clinic providing basic radiographic services along with MRI, Nuclear Medicine, Mammography, Ultra-Sound, and CT services. Floors 2, 3, and 4 provide medical office services for the medical group. The MOB will provide physician office space, exam rooms, clinical support space and administrative support space for physicians working in a group practice environment. All services will be outpatient in the MOB as well as for the diagnostic imaging clinic (these occupancies will not be under OSHPD jurisdiction). The parking garage will provide parking for patients, visitors, and staff. A small coffee shop or café could be provided in the MOB as an accessory use to serve the visitors and staff working in the building. Similarly, a retail pharmacy may be located on the first floor to accommodate patients. Relocation of the credit union currently located on the Project site may be a tenant in the MOB or Project site.

Property Development

The new MOB will be four stories and approximately 55 feet in height to the top of the parapet with an additional 5 feet to the roof top mechanical screen. The parking garage will be six levels and approximately 52 feet in height to the top of the upper level parapet wall and 62 feet in height to the top of the elevator enclosure.

Per the City's zoning ordinance, medical office uses will be parked at a ratio of 1 space per 200 square feet and the diagnostic Clinic will be parked at a ratio of 1 space per 300 square feet. Curb cuts along Sotoyome Street and Montgomery Drive will be removed since access to the Project site will be consolidated to a single curb cut entrance on Montgomery and one curb cut on Sotoyome. Service and vehicular access may be gained from the driveway at Sotoyome Street or Doyle Park Drive. The applicant will collaborate with the City in determining the appropriate scope of work for offsite improvements.

The Project developer has engaged a team of professionals that specialize in the design of medical office buildings and parking structures. The team includes local design professionals that are familiar with the City of Santa Rosa's entitlement process. A partial list of these local professionals includes BKF, Les Perry, Quadrica, Jean Kapolchok, Walker Associates, W-Trans, and Boulder Associates.



VICINITY MAP

NOT TO SCALE

Neighborhood Context Map

