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# **Santa Rosa Medical Office Building and Parking Structure**

**Santa Rosa Memorial Hospital**

**Santa Rosa, California**

## **Design Concept Narrative**

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

### **Project Description:**

#### **Summary**

Santa Rosa Memorial Hospital is proposing to develop a four-story medical office building (MOB) with a total of 92,000 square feet and an associated 600 stall, 6 level parking structure. The 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 parking structure is proposed to be from both Montgomery Drive and Sotoyome Street to allow for more evenly distributed access.

#### **Goal**

The anchor tenants in the new MOB 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 response to 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 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 1<sup>st</sup> floor will contain the 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 61 feet in height to the top of the parapet with an additional 7 feet to the roof top mechanical screen. The parking garage will be six levels and approximately 56 feet in height to the top of the upper level parapet wall and 70 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.

## **Context**

The project is sited on several parcels, that will be consolidated, totaling approximate 3 acres within the CO zoning district at Montgomery and Sotoyome. The general plan designates this area "office." Directly across the street is Santa Rosa Memorial Hospital which is a general plan "public/institutional" zone. These uses have a long history in this location, dating back to 1950, when the hospital was first built. The commercial office area, overtime has developed and established itself as a well-defined medical office neighborhood providing complementary ambulatory care services in support of the acute care hospital. The office area originally developed as a series of small, single specialty, and disconnected buildings. Some of the buildings have been converted from residential to commercial use and developed in an isolated and haphazard manner. These small individual medical office buildings have grown obsolete due to changes in the delivery of healthcare and need repurposing to meet contemporary healthcare delivery needs.

The redevelopment of this low density commercial area into a more efficient, connected, and integrated development, reflects the current need for healthcare delivery to be coordinated and collaborative with the goal of improving the health of the population. Medical delivery models featuring multi-specialty, group practices rather than single physician practices, and emphasizing team based medicine where patients can receive a wide variety of care in one

location is required for forward leaning community health. This approach is more convenient for the customer, reduces the number of patient trips, improves healthcare outcomes, and serves to improve the patient's experience and engagement in their health.

This project responds to this contemporary medical facility need with flexible, and universal floor plates that accommodates multiple medical specialties and diagnostic testing functioning in a collaborative environment. These multi-specialty use facilities require adequate sized floor plates and significant floor to floor heights to develop synergy, avoid obsolescence, and insure future adaptability.

The proposed design of the MOB and parking structure responds to the need for contemporary ambulatory healthcare services as well as being an infill and redevelopment project that contributes to the livability of Santa Rosa. The project design supports the General Plan's goals of retaining and expanding existing business (EV-B), fostering a compact rather than scattered development pattern (LUL-A), and preventing urban sprawl by focusing growth within the urban growth boundary (GM-A).

## **Design Review Framework:**

### **Site: Natural and Built Environment**

The visual quality of the existing built environment suffers from haphazard development that has led to a lack of clarity and understanding as to way finding and a sense of place. The existing site does not enhance the pedestrian experience and in many instances, presents less than safe conditions.

The proposed development will consolidate services into a more understandable and visually memorable place supporting the General Plan goals; LUL-A and UD-D-1 that advocates for more compact rather than scattered development. The number of curb cuts and decision points for motorists will be reduced leading to a clear separation of vehicles and pedestrian.

The development is in the middle of the area zoned for office development. This allows for the edges of the zone to act as a transition to surrounding land uses and intensifying the density of development in the center of the zone. The parking structure is located on the corner of Montgomery and Sotoyome allowing for access from two streets while reducing the number of curb cuts and numerous randomly designed parking lots that leads to visual clutter and confusion. The setback along Montgomery along with pedestrian improvements, landscaping, and building facades will reinforce the street as a place and enhance the spatial definition of it per the General Plan's goals UD-A-2 and UD-A-5.

## Architecture

The MOB and parking garage are located to maximize access and connections to the surrounding area and at the same time minimize the impact on the neighborhood. The MOB which needs to respond to the programmatic element of small exam rooms used in a consistent and universal layout is sited such that the building's long access is perpendicular to Montgomery. This allows for more variety and interest in the massing of the short side of the building fronting Montgomery. The use of building planes, materials and glass presents an interesting rhythm to the building's massing and a human scale to the streetscape. There is a small pedestrian plaza fronting the street that provides an active and inviting place for people. A small café or coffee shop could be provided in the building that fronts this area. The first floor façade is set back at the MOB corner entry. It has substantial glazing to provide a transparent element to the design that engages and activates the street while marking the entry itself. There is a canopy connecting the MOB to the parking garage facilitating the movement of patients and visitors.

The parking garage is located on the intersection of Montgomery and Sotoyome to allow for vehicular access from two streets. Substantial landscaping along both streets in combination with a vertical planting screen softens the visual impact of the parking garage. The planting screen planter base, canopies and terrace provide elements that are more human scaled and makes the street a more livable and visually interesting place. A major public artwork installation, integral to the exterior facade will be provided on the corner of the garage at Montgomery and Sotoyome. This provides a memorable view and impression to this medical district for traffic moving east bound along Montgomery. The garage's stair and elevator towers provides a vertical element to the massing to provide variety to the design and a more pleasing composition.

The scale of the project will be compatible with the existing hospital and more recent medical office development on Doyle Park. The height of the MOB is 69' above grade and the parking structure is 70' at its highest elevator tower with the bulk of the garage at 56' above grade. The existing hospital at its highest point is 70' above grade with the patient tower at 56'.

The buildings will use a palette of different painted plaster and concrete surfaces with a color scheme compatible with the existing hospital to provide visual interest and yet be compatible with the neighborhood. Variety will be provided using recessed facades, vertical elements, color changes, and green screens. Fenestrations shall be of a punched window type to provide a human scale along with a functional response to the interior uses of the MOB and the garage. The openings will be compatible with the rhythm of the windows on the newer hospital tower. The garage façade will be designed with punched openings, similar to the MOB to provide for continuity between the two buildings and will provide for an open, light and airy garage space.

## **Landscaping**

The landscape design concept addresses three main site conditions: the “streetscape” along Montgomery Drive and Sotoyome Street, the parking structure’s relationship to its surroundings, and the Medical Office Building Plaza. The landscape plant palette throughout the site utilizes water-wise species that will thrive in Santa Rosa’s climate and create cohesion between the various microclimates found on the site.

The streetscape continues the established rhythm and scale of existing street trees on Montgomery and Sotoyome through the application of City-designated trees in planting medians and wells, offering shade and canopy for pedestrians and drivers. Additional planting is composed of low maintenance grasses that provide opportunities to view the project for both drivers and pedestrians.

The landscape around the parking structure serves to ground the building and temper its mass. On the north side, street trees are layered into the space between the building and the sidewalk. On the south and west sides, Spanish Fir is placed in a naturalistic arrangement provide screening value. The Fir’s graceful, layered branches and columnar shape will soften the building. Existing trees along the southern edge of the property are to be preserved to provide immediate screening of the structure from neighboring parcels. Additionally, low planters at the base of the structure to the west and north allow for a mix of evergreen and seasonal vines to grow on a trellis system creating a curtain of greenery at the building’s facade. Ground surface planting consisting of shrubs, grasses, and perennials around the parking structure serve many functions. In areas of storm water management these plantings help filter water and stabilize soil. At the north-west corner, plantings will serve as a green base to enhance the public art installment. Finally, shrubs and vines will disguise above ground utilities from view.

## **Placemaking/Livability**

The street scape along the perimeter of the project will be upgraded to provide for a defined pedestrian sidewalk area per the city’s street development standards. The bus stop will be relocated to the front of the MOB. A public space has been developed at the corner of Sotoyome and Montgomery below the public art installation with a raised terrace and canopy. A plaza area has also been created between the parking structure and MOB. Benches, tables and chairs accommodate visitors waiting for appointments and rides, as well as an area to sit, talk, and eat. This area is defined by an enhanced pavement condition, a curved canopy to protect users walking between buildings and small trees to provide shade and screen the view beyond the site.

## **Sustainability**

The project shall meet the City of Santa Rosa's CalGreen Tier 1 sustainability code requirements. Emphasis will be placed on initiatives that have a positive economic payback and that enhance the staff and patient experience. Energy conserving mechanical and electrical systems, water conservation, lighting, storm water management, cool roofing, bicycle use, and encouragement of clean air vehicle strategies shall be implemented. The owner wishes to establish as part of the entitlement an option to install photovoltaic (PV) panels on the top of the parking garage.

On a deeper level, the MOB is a social and economically sustainable community benefit as an ambulatory healthcare infill project, within a developed area with connections to other medical services, located on a bus line, and within walking distance of established residential developments. The project will not require new community investment or expansion of city infrastructure and systems.

The project will place a premium on providing a flexible platform for its intended use and infrastructure to ensure it will not become obsolete. Its long-term value is found in futureproofing a facility that provides for cost effective and accessible healthcare for the Santa Rosa community. In addition, the building's structural systems, mechanical systems, and electrical systems will be designed with adaptability and flexibility built-in as a sustainable strategy to provide for the future of healthcare on this site while minimizing wasteful construction changes over time