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ARCHITECTS

Santa Rosa Medical Office Building

Santa Rosa Memorial Hospital

Santa Rosa, California

Aesthetic Analysis

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Boulder Associates, Inc.

26 O'Farrell Street | 7th Floor | San Francisco, California 94108 | 415.796.6720 | www.boulderassociates.com

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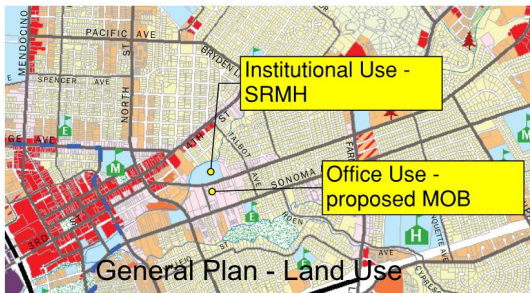
Santa Rosa MOB - Initial Study

I. Aesthetics

Context: The project is sited 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 isolate 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).

- a) Would the project have a substantial adverse effect on a scenic vista?

Analysis: While the site is not within any of the General Plan's identified City Entries and Corridors per UD-C-1, the project does respect the urban fabric of the street grid and reinforces Montgomery Drive as a public place. The project does help frame and direct long views to Annadel State park down Montgomery Drive but does not inhibit any existing scenic views.

Impact: No impact

- b) Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building within a state scenic highway?

Analysis: The site is in an area that has developed and redeveloped over time since the 1950s. The area has experienced unplanned growth and conversion from small scaled, uncoordinated, office developments to intermittent insertion of larger medical office buildings. Several oak trees, that are in rear yards and not presently readily visible from the street or other public areas will be removed and mitigated per the tree preservation policy, see Biological resources.

Impact: Less than significant impact

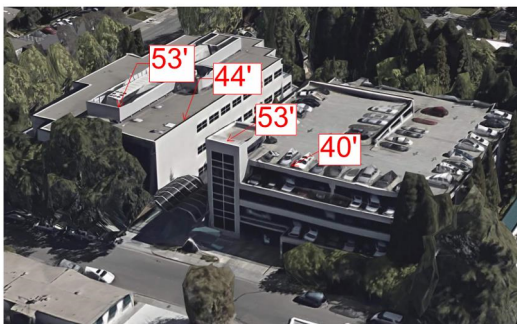
- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Analysis: The existing visual quality of the site is less than desirable as the area's haphazard development 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.



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 68' above grade and the parking structure is 70' at its highest elevator tower with the bulk of the garage at 58' above grade. The existing hospital at its highest point is 70' above grade with the patient tower at 56'. The new buildings will use materials of stucco and stone along with a color scheme compatible with the existing hospital to provide visual interest and yet be compatible with the



neighborhood. Variety will be provided by providing 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 to keep the parking open, light and airy. An accent material and color will be used on the exterior at the first level creating a warmer material with natural texture to create a human scale experience.

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. Public spaces for people will be developed at the corner of Sotoyome and Montgomery along with a plaza type space immediately in front of the MOB. The bus stop will be relocated to this plaza area.

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, with an emphasis on native and non-invasive species that will thrive in Santa Rosa's climate.

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 groundcovers, shrubs, and perennials 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, native Incense Cedars placed in a naturalistic arrangement provide screening value. The Cedars' columnar yet airy habit, will soften the building while allowing natural light into the structure. 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.



The Plaza area bordering Montgomery, between the parking structure and MOB, provides a pedestrian drop off point for visitors, as well as a gathering area for users. 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 as well as a low planter to the north along the streetscape. Small trees in this planter provide shade as well as a sense of separation from the street.

Impact: No impact

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Analysis: Exterior lighting shall be accomplished through a combination of building mounted soffit and wall lights, illuminated bollards, and pole mounted fixtures. Parking lot lighting will be illuminated to provide a footcandle level between 0.5 and 1.5 with an average of 1.0. All fixtures shall be a cutoff type to meet the requirements of CalGreen building standards code. Each light fixture shall be directed downward and away from adjacent properties such that no on-site light fixture directly illuminates an area off-site.

Impact: No impact