

VA Medical Office Building (VA MOB)

2285 Challenger Way

July 2, 2020

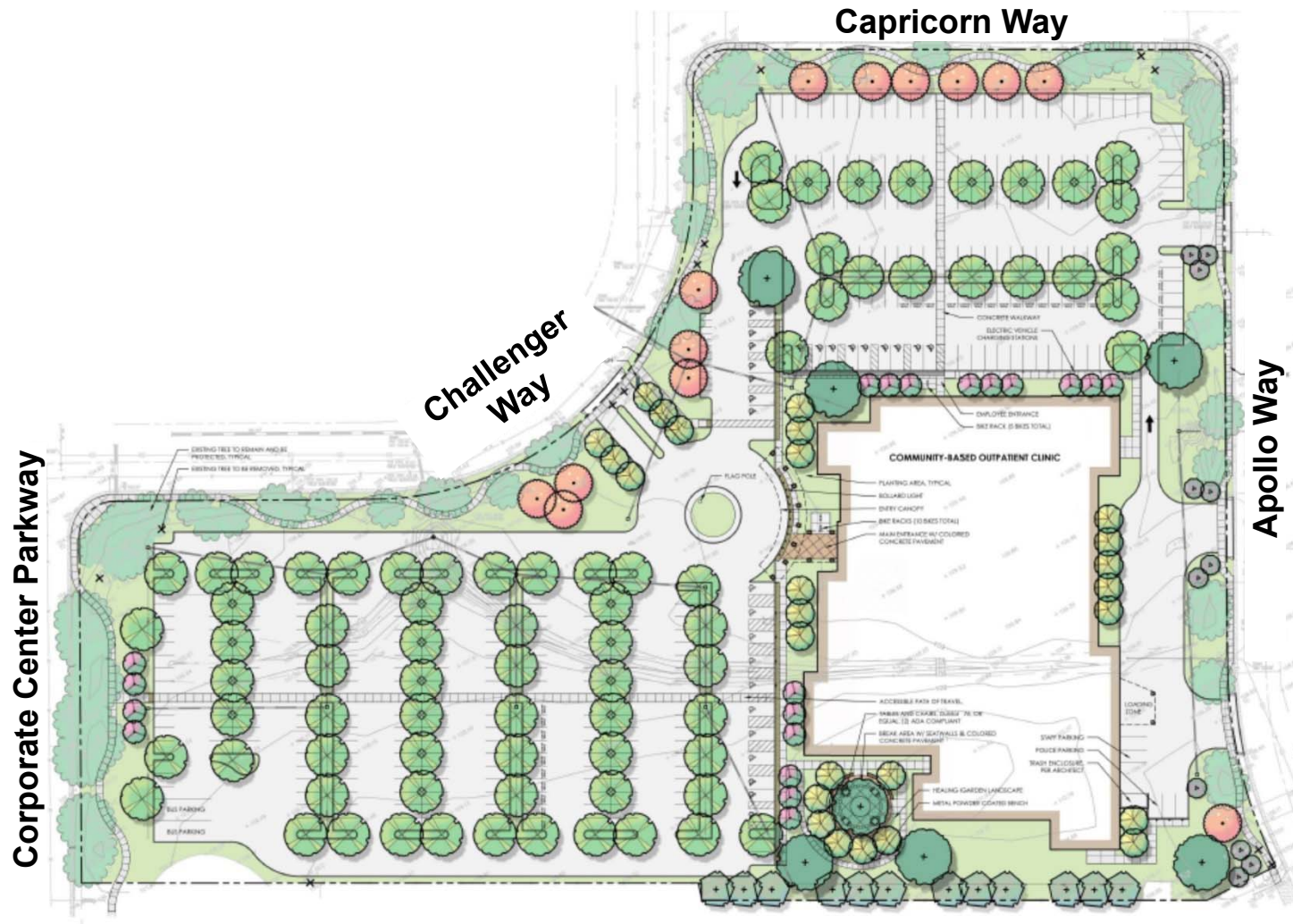
Andrew Trippel
Senior Planner
Planning and Economic Development

Project Description

- 8.06-acre vacant site
- ± 57,500 sq. ft.
- 1-story Medical Office Building
- 420 parking spaces
- On-site and off-site improvements
- Landscaping



Project Description



Project History

March 4, 2020	Design Review application submitted
March 17, 2020	COVID-19 Shelter-In-Place
May 18, 2020	Notification of Project Issues
June 11, 2020	Notification of Complete Application
June 21, 2020	Notice of Public Hearing distributed

Project Location

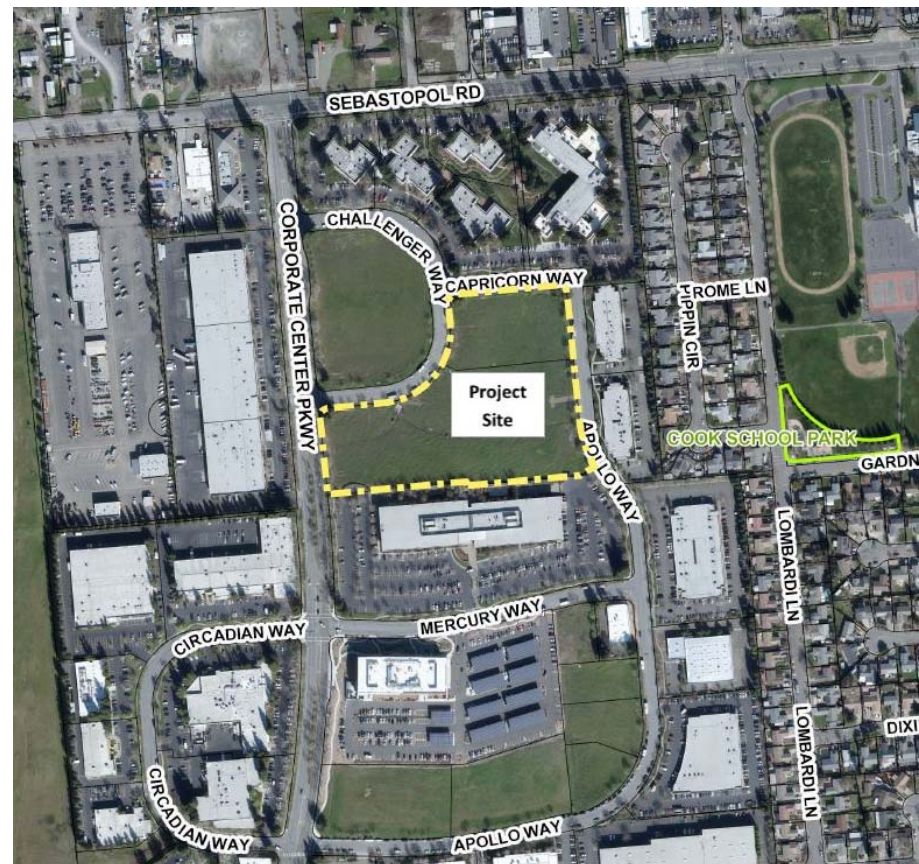
2285 Challenger Way

Current Addresses

- 1000 Apollo Way
- 0 Apollo Way

Future Address

- 2285 Challenger Way



Project Location

2285 Challenger Way



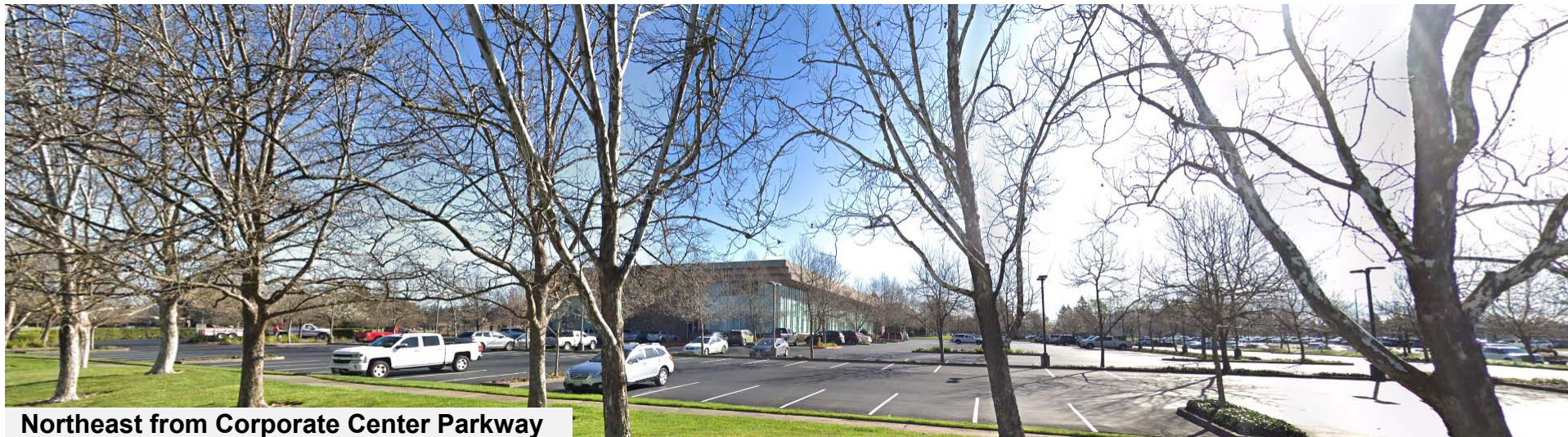
Southeast from Challenger Way



West from Challenger Way



Project Location 2285 Challenger Way



Northeast from Corporate Center Parkway



Northwest from Apollo Way

Project Location

2285 Challenger Way



North from Apollo Way

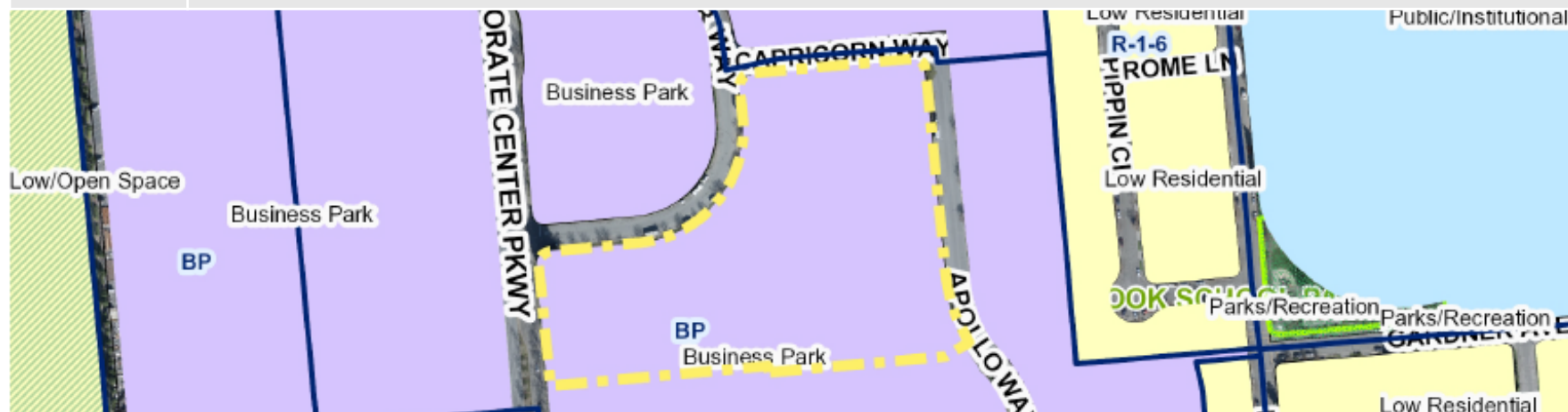


West from Apollo Way

General Plan & Zoning

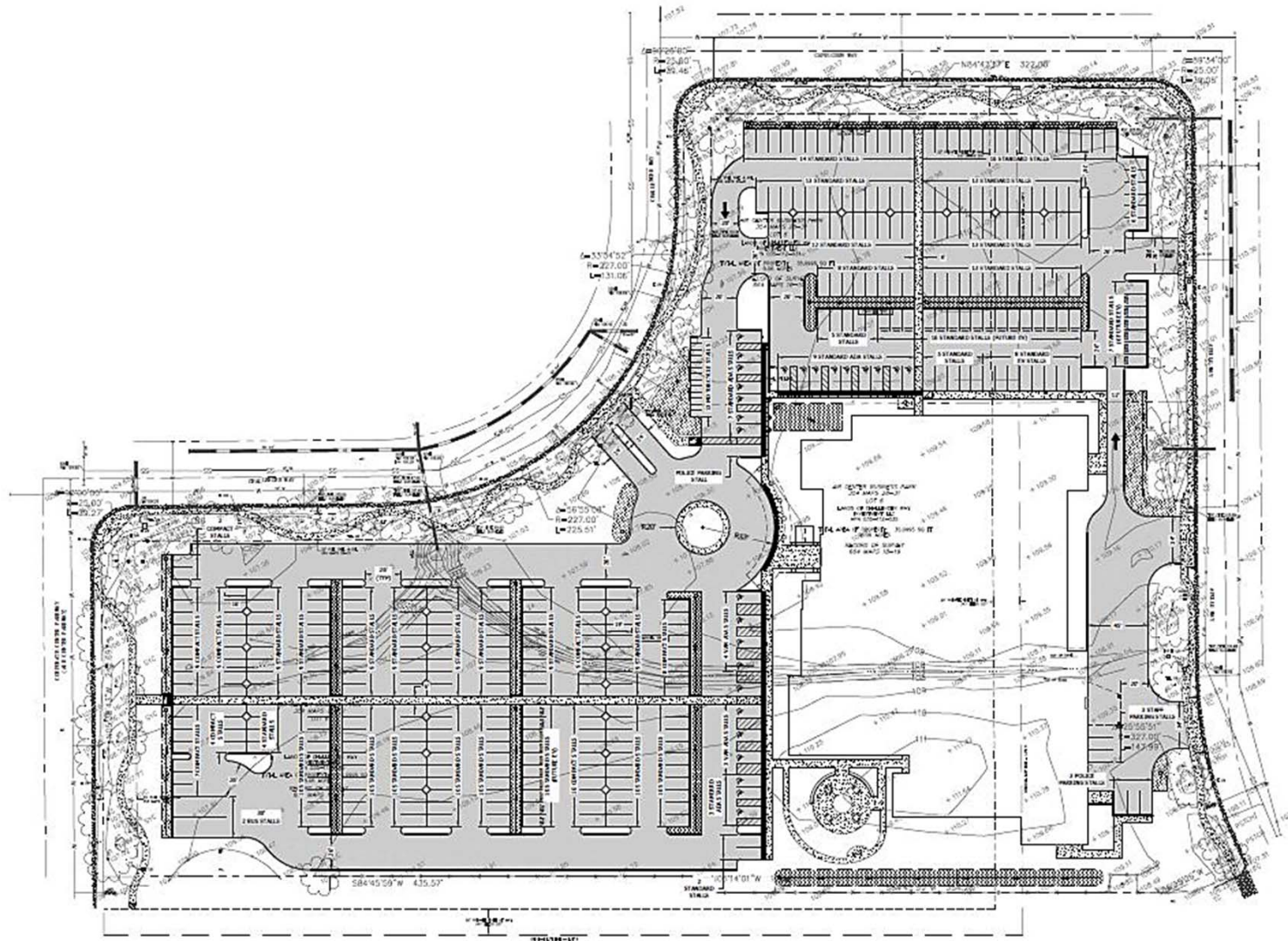


	Land Use Designation (Current Land Use)
North	Business Park (Office)
South	Business Park (Office)
East	Business Park (Office/Light Manufacture/General Service)
West	Business Park (Office/Light Industrial/General Service)



General Development Standards

	Zoning Code	Project
Lot Coverage	Review Authority	± 16%
Building Height	55 feet max.	± 22 feet to top of parapet
Setbacks	Subject to Review Authority approval. No rear setback required.	Final Map requires a 25-foot setback along Corporate Center Pkwy, a 20-foot setback along Challenger Way and a portion of Capricorn Way. Remainder subject to Review Authority approval.
Fences, Walls, etc.	Review Authority	No fences, walls or hedges proposed
Landscaping	Required	<ul style="list-style-type: none"> ● WELO-compliant low-water use ● Mitigate 12 non-Heritage trees
Parking	<ul style="list-style-type: none"> ● 200 vehicle ● 10 bicycle short ● 3 bicycle long 	<ul style="list-style-type: none"> ● 417 vehicle spaces ● 15 bicycle short / 3 bicycle long-term ● shower/change facilities



Project Details



Project Details



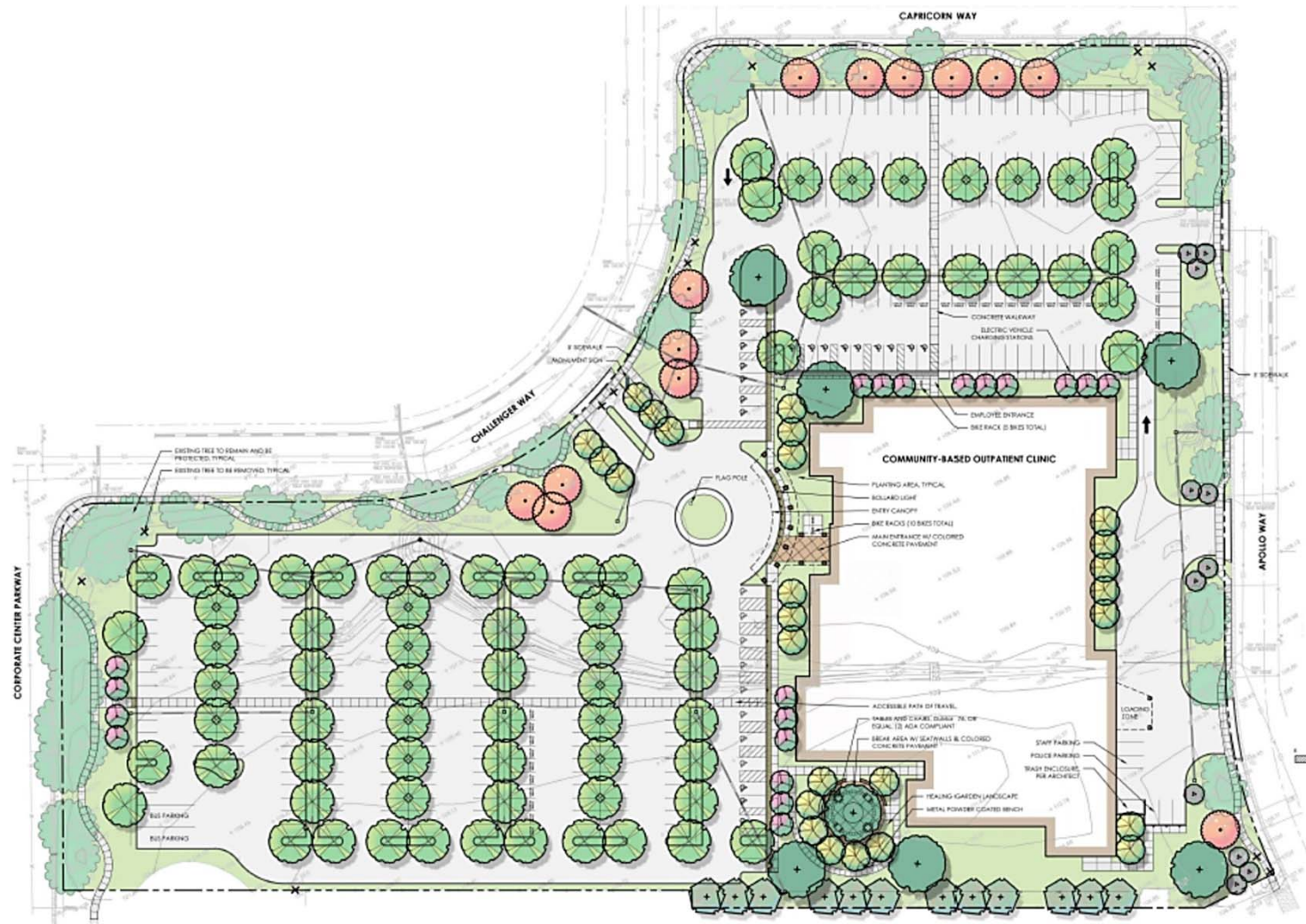
Project Details



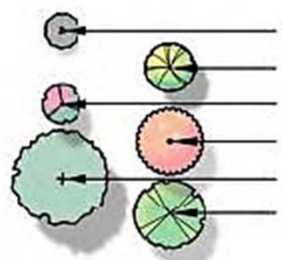
Project Details



Site Plan with Landscaping



PLANTING LEGEND



BOTANICAL NAME / COMMON NAME	WUCOLS	SIZE	QTY.	COMMENTS
TREES				
* CERCIS OCCIDENTALIS / WESTERN REDBUD	VL	24" BOX	15	MULTI-TRUNK FORM
* GINKGO B. 'PRINCETON SENTRY' / 'PRINCETON SENTRY' MAIDEN HAIR	M	24" BOX	19	STANDARD TREE FORM
* LAGERSTROEMIA 'COMANCHE' / 'COMANCHE' CRAFT MYRTLE	L	24" BOX	21	STANDARD TREE FORM
* PISTACIA CHINENSIS / CHINESE PISTACHE	L	24" BOX	14	STANDARD TREE FORM
* QUERCUS LOBATA / VALLEY OAK	L	15 GAL	5	STANDARD TREE FORM
* ULMUS P. 'ALLEE' / 'ALLEE' EVERGREEN ELM	L	24" BOX	68	STANDARD TREE FORM
SHRUBS				
ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA	L	5 GAL	—	6' O.C. Δ SPACING
* CEANOTHUS 'YANKEE POINT' / 'YANKEE POINT' CA. LILAC	L	5 GAL	—	6' O.C. Δ SPACING
LAVANDULA 'MUNSTEAD' / 'MUNSTEAD' LAVENDER	L	5 GAL	—	3' O.C. Δ SPACING
* LOROPETALUM 'PURPLE DIAMOND' / FRINGE FLOWER	L	5 GAL	—	6' O.C. Δ SPACING
* NANDINA 'HARBOR DWARF' / HEAVENLY BAMBOO	L	5 GAL	—	3' O.C. Δ SPACING
* PHORMIUM 'JESTER' / 'JESTER' FLAX	L	5 GAL	—	4' O.C. Δ SPACING
PHORMIUM 'MAORI MAIDEN' / 'MAORI MAIDEN' FLAX	L	5 GAL	—	5' O.C. Δ SPACING
SALVIA G. 'LIPSTICK' / 'LIPSTICK' SAGE	L	5 GAL	—	4' O.C. Δ SPACING
GROUNDCOVERS & PERENNIALS				
* ARCTOSTAPHYLOS 'EMERALD CARPET' / PROSTRATE MANZANITA	I	1 GAL	—	6' O.C. Δ SPACING
* BERBERIS A. VAR. REPENS / CREEPING BARBEREY	L	1 GAL	—	3' O.C. Δ SPACING
* FESTUCA MAIREI / ATLAS FESCUE	L	1 GAL	—	3' O.C. Δ SPACING
* ROSA SPP. / CARPET ROSES	M	5 GAL	—	4' O.C. Δ SPACING
TEUCRIUM CHAMAEDRYIS / GERMANDER	L	1 GAL	—	3' O.C. Δ SPACING
* INDICATES NCCOA APPROVED PLANT MATERIALS. THESE PLANTS ARE TO BE INSTALLED IN THE RENOVATED STREET LANDSCAPE				

Framework for Design Review

	Summary responses to Framework Findings for Approval
Site Natural + Built Environment	<ul style="list-style-type: none"> ● Site plan and development reflect the existing business park development pattern ● Proposed landscaping will introduce a significant amount of tree and plant materials to the project site ● Site access/circulation enhanced by four vehicular entrances to the site and establishing connections to off-site bicycle and pedestrian networks
Architecture	<ul style="list-style-type: none"> ● Balanced, modern composition incorporating evidence-based design approach with industry-best architectural practices. ● Proposed materials and forms relate to the local environment of Sonoma County ● Architectural design aesthetics concentrated at building front enhance entry façade and patient arrival experience ● Windows create a connection to the exterior and allow natural light to penetrate ● Architectural massing is at a human scale modulated with energy-efficient curtain wall and matching windows
Landscaping	<ul style="list-style-type: none"> ● Majority of existing mature trees in public rights of way will be retained ● Proposed Crepe Myrtles and Chinese Pistache enliven by offering seasonal color ● Trees into surface parking areas substantially responds to the Design Guideline's preference for orchard-style parking lot design

Framework for Design Review

	Summary responses to Framework Findings for Approval
Placemaking/ Livability	<ul style="list-style-type: none"> ● Modern composition reflective of health care industry best architectural practices ● Warm hues, earth tones, and natural materials establish the building as a human-oriented facility and healing environment ● Prominent entrance and human scale fenestrations provide a link between the exterior and interior and aid in way finding ● Building façade of traditional cement stucco, wood-grain aluminum panels, and masonry veneer walls, reflects local vernacular architecture, and creates an iconic design
Sustainability	<ul style="list-style-type: none"> ● Seek to achieve Green Globes (GG) accreditation, the standards for which would exceed base level requirements of the California Building Code. ● Solar shades and one-inch insulated glazing is used throughout with a gray tint to limit the solar heat gain inside the facility. ● All light fixtures are LED and all plumbing fixtures are low-flow. ● Site-wide, stormwater runoff is managed on site ● Regionally appropriate landscape minimizes the use of water for irrigation purposes ● Design supports multi-modal access. Public transit is supplemented by VA transit.
Overall Design Concept	Thoughtful, integrated design consistent with the Design Guidelines

- ***U.S. Department of Veterans Affairs Community-Based Outpatient Clinic: CEQA Analysis § 15183***
 - **May 19, 2020**
 - **Consistency with Community Plan or Zoning (CEQA Guidelines §15183)**
 - **Program EIR (CEQA Guidelines §15168)**

- All issues have been resolved.

- To-date, no public comments have been received in response to the Notice of Public Hearing.

It is recommended by Planning and Economic Development Department that the Design Review Board approve Major Design Review of a proposed one-story, ± 57,500-square foot medical office building in the Northpoint Corporate Center Business Park to be used for a VA Community-based Outpatient Clinic.

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