

# SANTA ROSA MEMORIAL HOSPICE HOUSE

A New Residential 12-Bed Hospice Proposal  
520 Doyle Park Drive, Santa Rosa, CA 95404

Compassion Dignity Justice Excellence Integrity

# HOSPICE HOUSE

Overview

Community Benefit / Donor Realized

Hours of Operation, Visitors and Staffing

How does Hospice House differ from a typical health care facility?

# DESIGN NARRATIVE

Design & Process Overview

Patient-Centered Approach

Tranquil, Quiet Setting with Access to Services

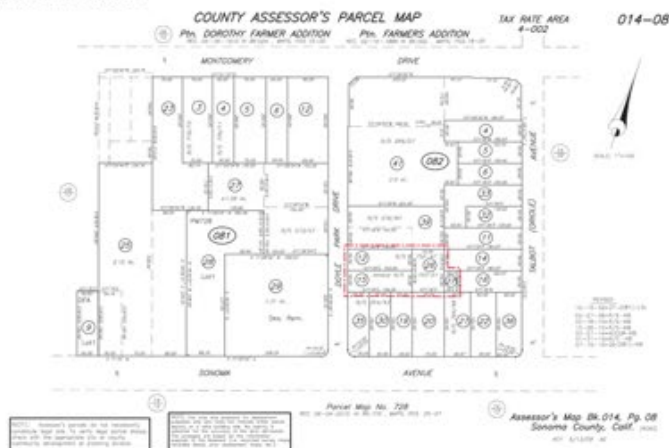
Building Use and Size are Transition between  
Residential and Commercial

# Design Plans



## SANTA ROSA MEMORIAL HOSPICE HOUSE

### ASSESSOR'S PARCEL MAP



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### PROJECT TEAM

- OWNER**  
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1185 MONTGOMERY DRIVE  
SANTA ROSA, CA 95404  
CONTACT: ANDREA LEARNED  
PHONE: 707-226-4079
- ARCHITECT**  
BISBEE ARCHITECTURE + DESIGN  
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SANTA ROSA, CA 95404  
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PHONE: 707-460-8860
- GEOTECHNICAL ENGINEER**  
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CONTACT: MICHAEL JEWETT  
PHONE: 415-877-8786
- CIVIL ENGINEER**  
BAY ENGINEERS  
285 FOURTH STREET, 4000  
SANTA ROSA, CA 95404  
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- LANDSCAPE ARCHITECT**  
QUAVONG LANDSCAPE ARCHITECTURE  
1070 FOURTH STREET, 5TH FLOOR  
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- TRAFFIC ENGINEER**  
IN TRANS  
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- LANDSCAPE ARCHITECT**  
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401 E. COTTELL AVE.  
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- ARCHITECT**  
HORTICULTURAL ASSOCIATES  
P.O. BOX 1281  
OAKLAND, CA 94612  
CONTACT: JOHN WESSELYNE  
PHONE: 707-628-7153

NOT FOR  
CONSTRUCTION

### PROJECT DATA

- PROPOSED HOSPICE HOUSE**  
DESCRIPTION: THE PROPOSED BUILDING IS A 1-STORY HOSPICE HOUSE WITH 10 PATIENT ROOMS, VISITOR AND STAFF AREAS. THE PROJECT WILL BE A LICENSED 24-HOUR FACILITY.
- PROPERTY INFORMATION**  
APN: 014-08-001-001-001-001  
OWNER: SANTA ROSA MEMORIAL HOSPITAL  
ADDRESS: DOYLE PARK DRIVE
- PLANNING INFORMATION**  
ZONING: R-1.5  
PROPOSED AND USE: MEDICAL SERVICE - HEALTH CARE FACILITY  
GENERAL PLANNING USE: LOW-RESIDENTIAL  
EXISTING LAND USE: VACANT LAND
- BUILDING INFORMATION**  
BUILDING OCCUPANCY: 201  
OCCUPANCY TYPE: CONGREGATE LIVING HEALTH FACILITY FOR THE TERMINALLY ILL  
CONSTRUCTION TYPE: 1.5 (1-HOUR) 1-STORY SPRINKLERED  
MAX. BUILDING HEIGHT ALLOWED: 35'-0" (3-STORY)  
ACTUAL BUILDING HEIGHT: APPROX. 28'-0"
- AREA SUMMARY:**  
HOSPICE HOUSE TOTAL FLOOR AREA: 8,947 SQ. FT.  
SITE AREA: 0.55 ACRES (24,000 SQ. FT.)  
SITE COVERAGE MAX.: 40% OR 8,947 SQ. FT.  
PROPOSED SITE COVERAGE: APPROX. 37% OR 8,947 SQ. FT.
- ADDITIONAL INFORMATION:**  
CA CLIMATE ZONE: 12, 36 W & L (TYPICAL)  
SEISMIC CATEGORY: 3 (HIGH)  
BASIC WIND DESIGN SPEED: 80 MPH EXPOSURE B  
FLOOD ZONE: NOT IN FIRM FLOOD ZONE  
FIRE SEVERITY ZONE: NON-HAZARDOUS  
HISTORIC DISTRICT: NO  
TRANSPORT: CITY BUS GREEN ROUTE LINE SONOMA AVE. ADJACENT STOP  
BAY ROUTE: SONOMA AVE. - DOYLE PARK

### PLANNING SUBMITTAL

### SANTA ROSA MEMORIAL HOSPICE HOUSE

520 DOYLE PARK DRIVE  
SANTA ROSA, CA 95405

REV # DESCRIPTION DATE  
1 PLANNING SUBMITTAL 11/10/20

### VICINITY MAP



### TITLE SHEET

PROJECT NUMBER: 18022.00  
DATE: OCT. 30, 2020  
DRAWN BY: NB  
CHECKED BY:  
A01

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# DESIGN CHALLENGES & OPPORTUNITIES

Neighborhood Context

Trees and Landscape

Traffic and Parking

Mechanical Equipment / Noise

Exterior Lighting / Light Spill

Sustainable Design

Geotechnical Design



# Neighborhood Context Map



NEIGHBORHOOD CONTEXT MAP  
1" = 500'



**BISBEE**  
ARCHITECTURE+DESIGN

Steph Bisbee, AIA  
625 Fourth Street, 4th  
Santa Rosa, CA 95404  
(707) 540-9960

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CONSTRUCTION**

**PLANNING  
SUBMITTAL**

**SANTA ROSA  
MEMORIAL  
HOSPICE  
HOUSE**

520 DOYLE PARK DRIVE  
SANTA ROSA, CA 95405

REV #	DESCRIPTION	DATE
1	PLANNING RE-SUBMITTAL	11/16/20

**NEIGHBORHOOD  
CONTEXT MAP**

PROJECT NUMBER	18022.00
DATE	OCT. 30, 2020
DRAWN BY	NBS
CHECKED BY	

**A02**

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# Landscape Concept

## CHARACTER IMAGERY



Large Light Pavers



Light Bollard (see Architectural Plans)



Welded Wire Mesh Fence and Screens (see L1.01)



Benches



Accent Tree



Columnar Tree Screen



Specimen Oak Trees



Concrete with Sawcut Jointing



Solid Redwood Fence (see L1.01)



Stone Water Wall



Landscape Sculpture



Evergreen, Sculptural, Textured Plantings



LANDSCAPE CONCEPT

**QUADRIGA**  
landscape architecture and planning, inc.  
2001 W. 10th Ave., Suite 100, Santa Rosa, CA 95401  
Tel: (707) 539-1111 Fax: (707) 539-1112  
www.quadriga.com

**SANTA ROSA MEMORIAL  
HOSPICE HOUSE**  
PLANNING SUBMITTAL  
320 DOYLE PARK DRIVE  
SANTA ROSA, CA 95405



Revisions & Comments  
No. Description Date  
1. Planning Submittal 11/18/2020  
2. Planning Submittal 11/18/2020

Key Plans/Consultant Stamp

LANDSCAPE CONCEPT

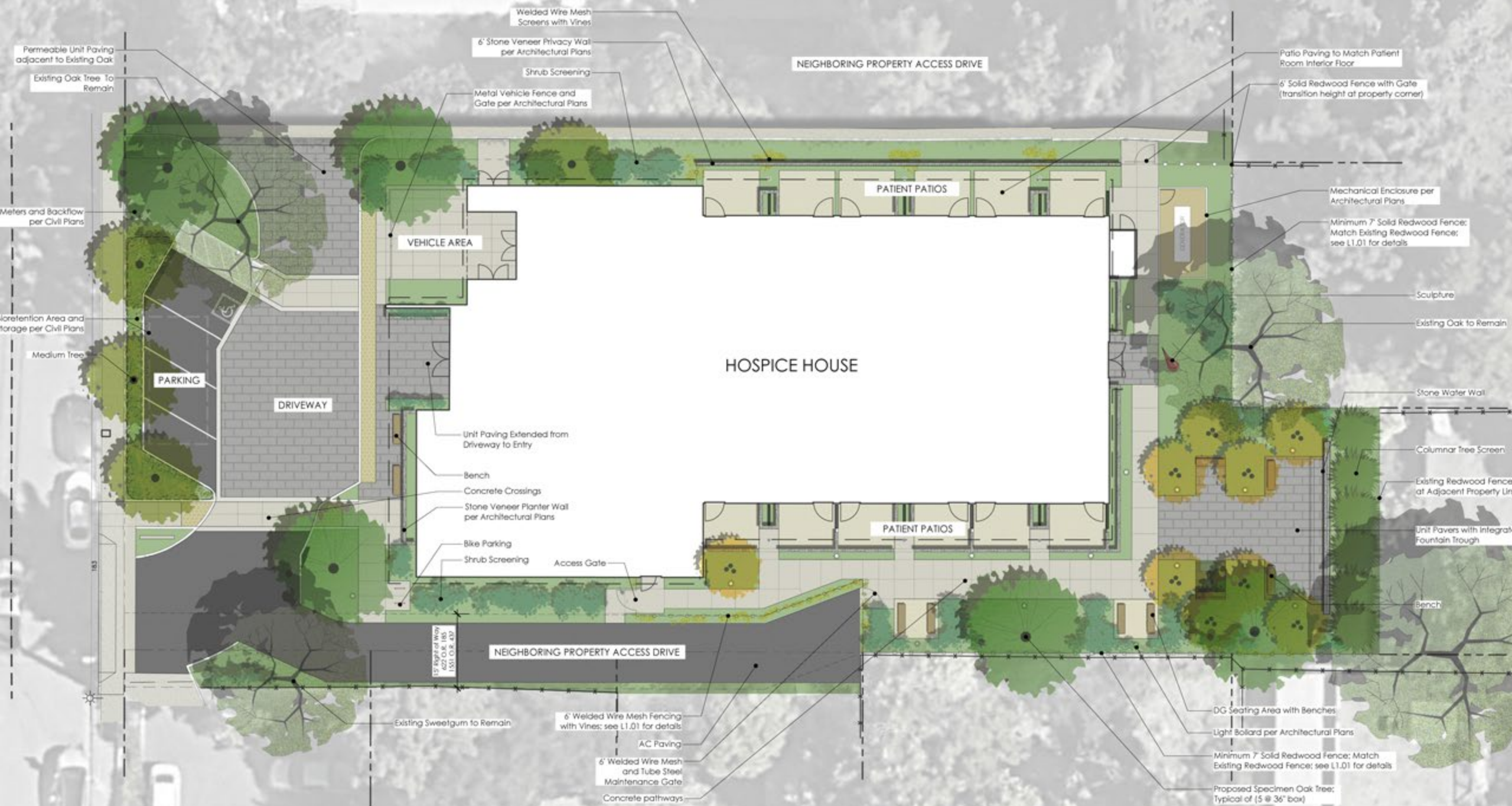
Date: 2020/11/18  
Project Number: 18022-00  
QUA Project: 20-1490  
Drawn by: BMS  
Checked by: CTJ

L1.00

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Santa Rosa Memorial • Petaluma Valley









EMERGENCY  
VEHICLE  
TURNAROUND

(E) FH

PROPERTY LINE

(E) DRIVEWAY

S 71D 30' 00" W 150.00'

75.00'

GATE

TRASH

COVERED  
PATIOS

PROPOSED 12-BED  
HOSPICE HOUSE  
(R-1-6)

MAIN  
ENTRY

N 71D 30' 00" E 150.00'

APN 014-082-012

PROPOSED  
DRIVEWAY AND  
PARKING AREA

LOADING

BIKES

APN 014-082-015

N 71D 30' 00" E 150.00'

EASEMENT

GATE

DRIVEWAY  
ACCESS

APN 014-082-026

N 71D 30' 00" E

APN 014-082-027

PROPOSED  
GARDEN AREA

PROPOSED  
GARDEN AREA

K DRIVE



Massing  
Study - Top

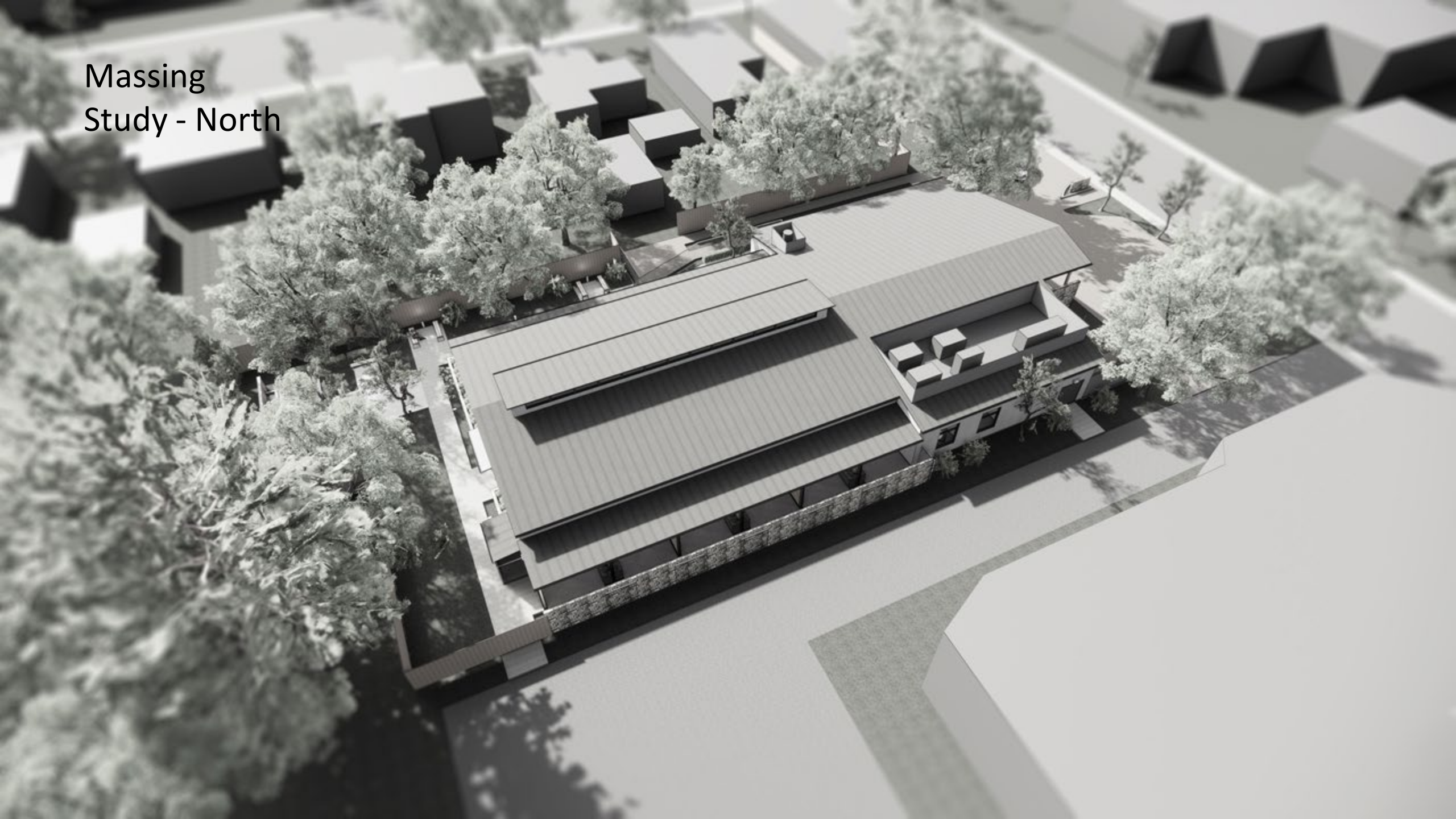


Massing  
Study - Front





Massing  
Study - North





Floor Plan



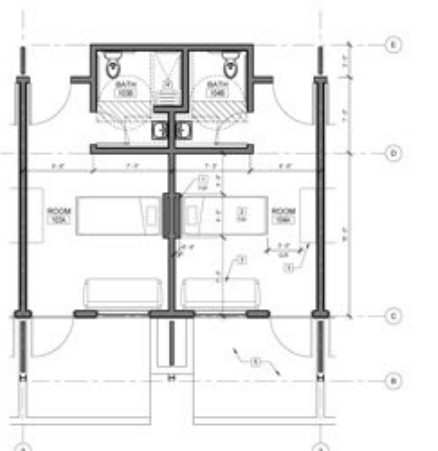
1. FLOOR PLAN  
1/8" = 1'-0"



2. ENLARGED PLAN - KITCHEN  
1/8" = 1'-0"

ENLARGED FLOOR PLANS DRAWING NOTES

- (1) PATIENT HEAD WALL
- (2) PATIENT BEDS BY OWNER
- (3) FURNITURE FOR VISITORS BY OWNER
- (4) ACCESSIBLE SHOWER, WITH FOLDING SHOWER SEAT
- (5) PATIENT PATIO
- (6) W/DO ACCESSIBLE DRINKING FOUNTAIN IN PROTECTIVE RAILS EA. SIDE
- (7) ACCESSIBLE HANDSINK
- (8) ACCESSIBLE COUNTER HEIGHT FOR VISITORS
- (9) RANGE W/ 4 BURNERS AND OVEN W/ HOOD
- (10) DOUBLE COMPARTMENT SINK W/ GARBAGE DISPOSAL



3. ENLARGED PLAN - TYP. PATIENT RM  
1/8" = 1'-0"

FLOOR PLAN DRAWING NOTES

- (1) COVERED MAIN ENTRY
- (2) LANDSCAPE ENTRY FEATURE
- (3) DONOR RECEPTION WALL STONE VENEER
- (4) DISPLAY WALL
- (5) ROOF ACCESS LADDER & ROOF HATCH ABOVE
- (6) MOP SINK
- (7) EQUIPMENT STORAGE AREA
- (8) COVERED PATIENT PATIO
- (9) COVERED OUTDOOR SERVICE AREA
- (10) TRASH & RECYCLING BINS
- (11) SERVICE VEHICLE AREA
- (12) LINE OF ROOF ABOVE
- (13) LOBBY WAITING AREA
- (14) UNDERCOUNTER REFRIGERATOR
- (15) COUNTERTOP WITH BASE AND UPPER CABINETS
- (16) HANDWASHING SINK
- (17) NURSE WORK STATIONS, WITH BASE CABINETS
- (18) SERVICE / NURSE COUNTER
- (19) ACCESSIBLE RECEPTION DESK
- (20) STRUCTURAL STL. COLUMN, PAINTED FINISH, TYP.
- (21) PATIO PRIVACY SCREEN
- (22) PATIO RAISED PLANTER
- (23) EXT. ALUM. STOREFRONT ENTRY SYSTEM, THERMALLY BROKEN, TYP.
- (24) PRIVACY WALL, STONE VENEER
- (25) RAISED PLANTER, STONE VENEER
- (26) VEHICLE GATE
- (27) FURNITURE, BY OWNER
- (28) ACCESSIBLE DRINKING FOUNTAIN OR WATER STATION, WITH PROTECTIVE STAINLESS STL. PIPE RAILS EA. SIDE

FLOOR PLAN NOTES

- 1. SEE PRIMARY FINISH SCHEDULE FOR ADOTL INFO
- 2. SEE EXTERIOR ELEVATIONS FOR ADOTL INFO
- 3. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED, PERMITTED, AND INSTALLED PER SPECIFIC SEC. 905.10.1 AND 2015 IFC UNDER A SEPARATE PERMIT. CONTRACTOR SHALL OBTAIN FIRE SPRINKLER PERMIT PRIOR TO BUILDING PERMIT SUBMITTAL.

BISBEE  
ARCHITECTURE+DESIGN

1400 Wilshire, 4th  
425 Fourth Street, 4th  
Santa Rosa, CA 95404  
(707) 462-9860

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SANTA ROSA  
MEMORIAL  
HOSPICE  
HOUSE

520 DOYLE PARK DRIVE  
SANTA ROSA, CA 95405

REV # DESCRIPTION DATE

1 PLANNING/RS-SUBMITTAL 11/16/20

FLOOR PLANS

PROJECT NUMBER 18022.00

DATE OCT. 30, 2020

DRAWN BY NB

CHECKED BY

A13

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# Project Views

MAIN ARRIVAL & ENTRY



PATIENT PROLOGUE COURSE



FAMILY ROOM



PATIENT ROOM

## SANTA ROSA MEMORIAL HOSPICE HOUSE

### PROJECT DESIGN NARRATIVE AND 3D VIEWS

JUNE 28, 2020

#### DESIGN NARRATIVE

##### OVERVIEW

The proposed residential Hospice House is designed to provide patients and their families with 12 private home-like rooms, each having access to the outdoors with a tranquil, relaxed setting. The House will include 6,847 square feet of warm, welcoming interior space with family room, small kitchen and dining areas, garden, patio, and spaces for private prayer and reflection. The proposal utilizes 4.88 acres owned by Santa Rosa Memorial Hospital.

The philosophy of care for Hospice focuses on the relief of suffering for patients who are terminally ill. Staff and volunteers with Hospice work to manage physical pain and symptoms while tending to each patient's and family's unique emotional and spiritual needs. Because the patient is central to the purpose of Hospice, the patient rooms are the focus of the project design. In this way the project is designed from inside-out with family rooms, staff spaces, and gardens supporting the primary interior patient spaces.

##### DESIGN NOTES

The Hospice House is planned and designed inside-out, beginning with the patient room. Each room is envisioned as a comfortable home-like space for the patient, family and friends to inhabit. The spaces are connected to the outdoors, with access to daylight, fresh air, views of the sky and surrounding trees, and a private patio space for quiet reflection.

Beyond the patient room, shared gardens and circulation spaces offer seating areas, places for retreat, and quiet thought. Shared family rooms, small kitchen and dining spaces support visitors and families within the House. Staff spaces are planned in an integral way, with the similar qualitative aspects of the patient and visitor areas.

Building materials are tactile and familiar. Interior finishes will be durable and sanitary, while incorporating warm materials like natural wood. The palette of interior finishes is extended to the exterior to complement the setting and surrounding trees and landscape. Exterior materials have been configured to bring scale to the exterior and draw on relationships to the adjacent residential neighborhood, while aiming to provide a subtle, yet distinctive presence to the Hospital. This is accomplished through the use of finishes composed of smaller units such as the proposed vertical siding, stone walls, and wood accent finishes. Overall, the project colors and materials are simple and natural and will accommodate the landscape.

The building's 1-story layout offers a transitional scale between the residential areas adjacent to the south and east, and the commercial and medical uses adjacent to the north and west. In this location, the residential Hospice use will serve as a bridge between residential and medical uses, while providing needed relief at a vacant site within a central area of the City.

The Hospice House proposal adheres to minimum setbacks of the property's base zoning R-11.6. Additionally, greater than minimum setbacks have been incorporated at the street frontage on Doyle Park, the rear yard, and along the neighboring residential parcels to the south. A 10' to build zone Rodgers Creek fault setback is identified at the rear. East side of the project.

The Doyle Park Drive location for Hospice will be beneficial to patients and families because it is proximate to the Hospital, other medical uses, general services, transit corridors, and public transportation. With this central location in the City, access is excellent to services. As patients are often moved from hospital care to Hospice, the move will be shortened. This will not only be convenient, but also less disruptive to patients and families who do not need the added complexity and stress of a move to a remote Hospice location. The proximity also helps healthcare providers avoid additional travel, time and inefficiency associated with commuting to a more distant location.

##### COMMUNITY BENEFIT

The Hospice House will serve between 400-600 individual end-of-life patients and their families each year, regardless of income. Hospice House will most benefit those who:

- Live alone with no support system to complement Hospice's home-based program of care.
- Live with an elderly or infirm partner who is unable to provide adequate care or support.
- Come from hospitals or skilled nursing facilities, but due to the complexity of their care, are unable to return home.

There is a long-term unmet need in our community for an alternative to doing in a hospital or skilled nursing facility. By creating an in-patient residential Hospice House, we will save the way for patients and their families. Within the House, a dedicated staff will take charge of care giving, sharing their expertise and guidance in a tranquil, welcoming environment. The Hospice House will further the reach of the Hospital's existing hospice program in Sonoma County. The facility will give existing Hospice staff the opportunity to provide much-needed compassionate end-of-life care in a peaceful, comfortable setting.

The Hospice House will be licensed and underwritten to meet all state and federal requirements. The construction and operations will be completely funded by philanthropic community gifts, currently being raised by the Santa Rosa Memorial Hospital Foundation and staff and volunteers.

##### PROJECT DATA

- Address: 014-082-012 / 014-082-015 / 014-082-016 / 014-082-021
- Site Acreage: 0.17 ± 0.17 ± 0.17 ± 0.04 ± 0.38 acres total
- Site Square Feet: 24,355 SF total
- Proposed Building Square Feet: 6,847 SF Gross
- Proposed Coverage: 37%
- Building Height Allowed: 25' Max. Building Height Proposed: 25'
- Density: 14 U/L
- General Plan Land Use: Low Residential
- Existing Land Use: Vacant Land
- Building Occupancy and Construction Type: R2-1, Type V-A, Sprinklered
- Historic District: No
- Transit: City Bus Route Green Line Sonoma Avenue stop adjacent
- (Blue Route: Sonoma Avenue, Doyle Park proposed)
- CA Climate Zone: 02, 38 44 V-Lettish
- Seismic Category: 3b (near Rodgers Creek Fault proximity)
- Basic Wind Speed: 85 MPH, Exposure B
- Flood Zone: Not in a FEMA Flood Zone
- Fire Severity Zone: Non-VNFVQ2

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@ISBEE ARCHITECTURE+DESIGN

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SANTA ROSA MEMORIAL  
HOSPICE HOUSE

520





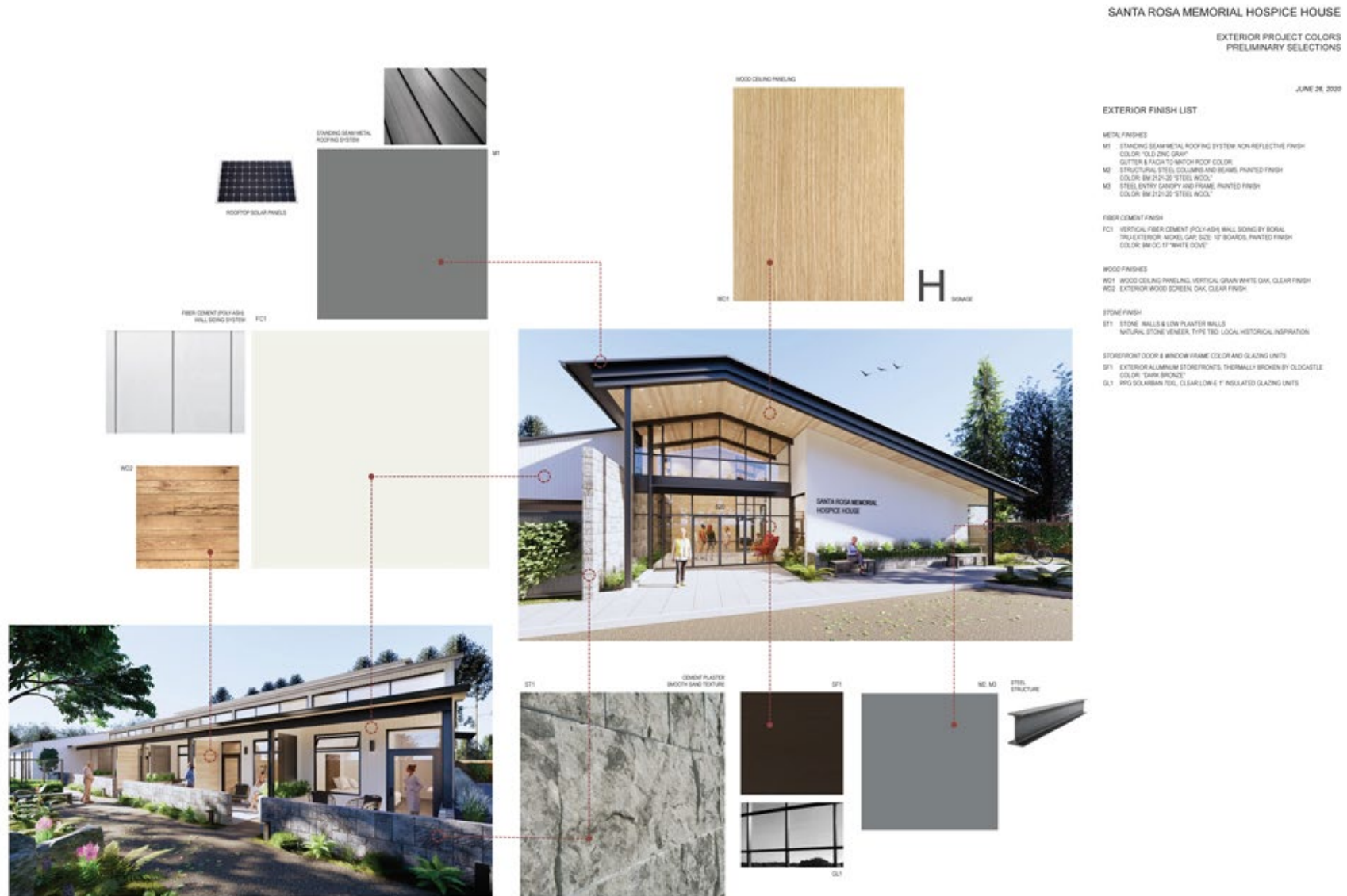








# Exterior Materials



A92  
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