

BM BROOKWOOD MEDICAL

101 BROOKWOOD AVE.
SANTA ROSA, CA 95404

City of Santa Rosa
Planning & Economic
Development Department
Apr 5, 2023
RECEIVED

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DESIGN CONCEPT MODIFICATION NARRATIVE

The Brookwood Medical project would like to request a modification of Design Review approval to accommodate changes to the site layout and parking structure design.

The proposed project will be modified to reduce the parking garage height from 6 levels to 5 levels. A canopy extension from the main parking garage structure will cover accessible parking spaces. Additional changes to the parking garage structure include reconfiguring of trellis (or “green screen”) and kinetic panels, adding green screens at the first level, removal of stair tower cladding and interior stair cladding, adjustments to the structure’s parking stall and drive aisle alignments, and extending the parking structure columns to support rooftop photovoltaic panels.

Changes to the proposed project’s stormwater treatment approach have also been modified. Additional dry utility information has been obtained which reveals a conflict with the approved location of bioretention and the site’s existing joint trench. The existing joint trench is located under the existing contiguous sidewalk which was approved to be replaced with a planter strip that would include bioretention. The project proposes maintaining a contiguous sidewalk and placing bioretention behind the walk. The sidewalk will be revised to slope towards the bioretention instead of towards the street. Runoff would be conveyed to the public gutter via curb trench drains or to storm drain via area drains, as shown on the modified plans.

Other changes to the site include a narrowing of the fire access lane between the parking garage structure and the creek setback from 26’ to 20’. The parking garage has aerial access from Brookwood Drive.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



- ACCESSIBLE PATH
- BUILDING ENTRY

LOT COVERAGE	BUILDING AREA	FAR	SURFACE PARKING STALLS	PARKING STALLS IN GARAGE
COMBINED LOT AREA - 184,390 SF	LEVEL 01 - 21,960 SF LEVEL 02 - 23,770 SF LEVEL 03 - 23,770 SF LEVEL 04 - 23,770 SF	MIN. FAR: 2.0 MAX. FAR: 4.0 PER SRMC 20-23.060 A.1	LEVEL 01 - 4 C 23 S 6A	GROUND - 06 C 34 S 10A*
OFFICE BUILDING - 21,960 SF PARKING GARAGE - 22,190 SF	TOTAL - 93,270 SF	TOTAL BUILDING AREA - 93,270 SF BUILDING GROSS LOT AREA - 33,968 SF	TOTAL - 4 C 23 S 6A*	LEVEL 02 - 06 C 42 S LEVEL 03 - 06 C 42 S LEVEL 04 - 06 C 40 S LEVEL 05 - 00 C 51 S
TOTAL - 44,150 SF 44,150 / 184,390 = 24% LOT COVERAGE		PROPOSED FAR 2.75	SURFACE TOTAL - 33 STALLS	TOTAL - 24C 209S 10A*
			TOTAL PROVIDED: 276 STALLS TOTAL REQUIRED: 0 STALLS PER SRMC 20-36.040, 'DOWNTOWN STATION AREA SPECIFIC PLAN'	

* MAY BE ADJUSTED PENDING CONFIRMATION OF SPECIFIC BUILDING USE.



SANTA ROSA CREEK

ORIGINAL



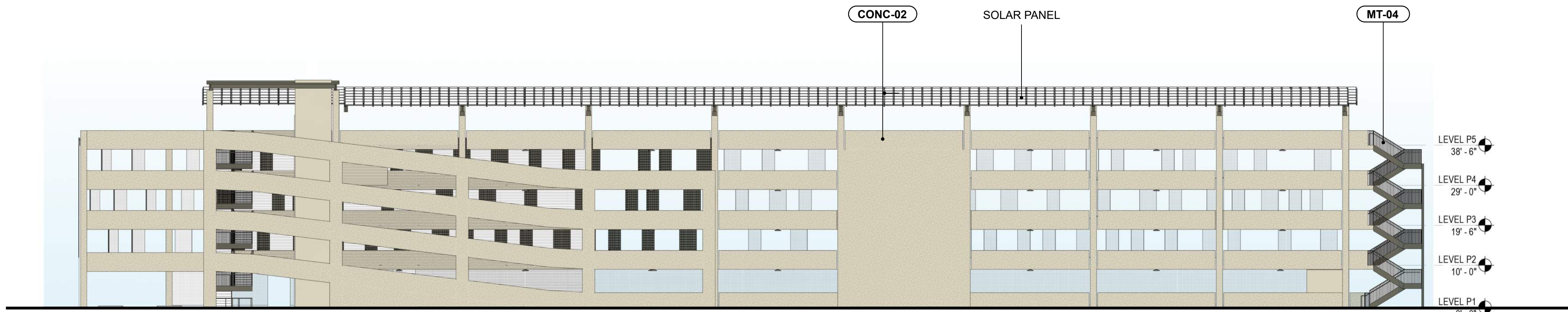
BUILDING CORNER - EAST 1

MODIFIED



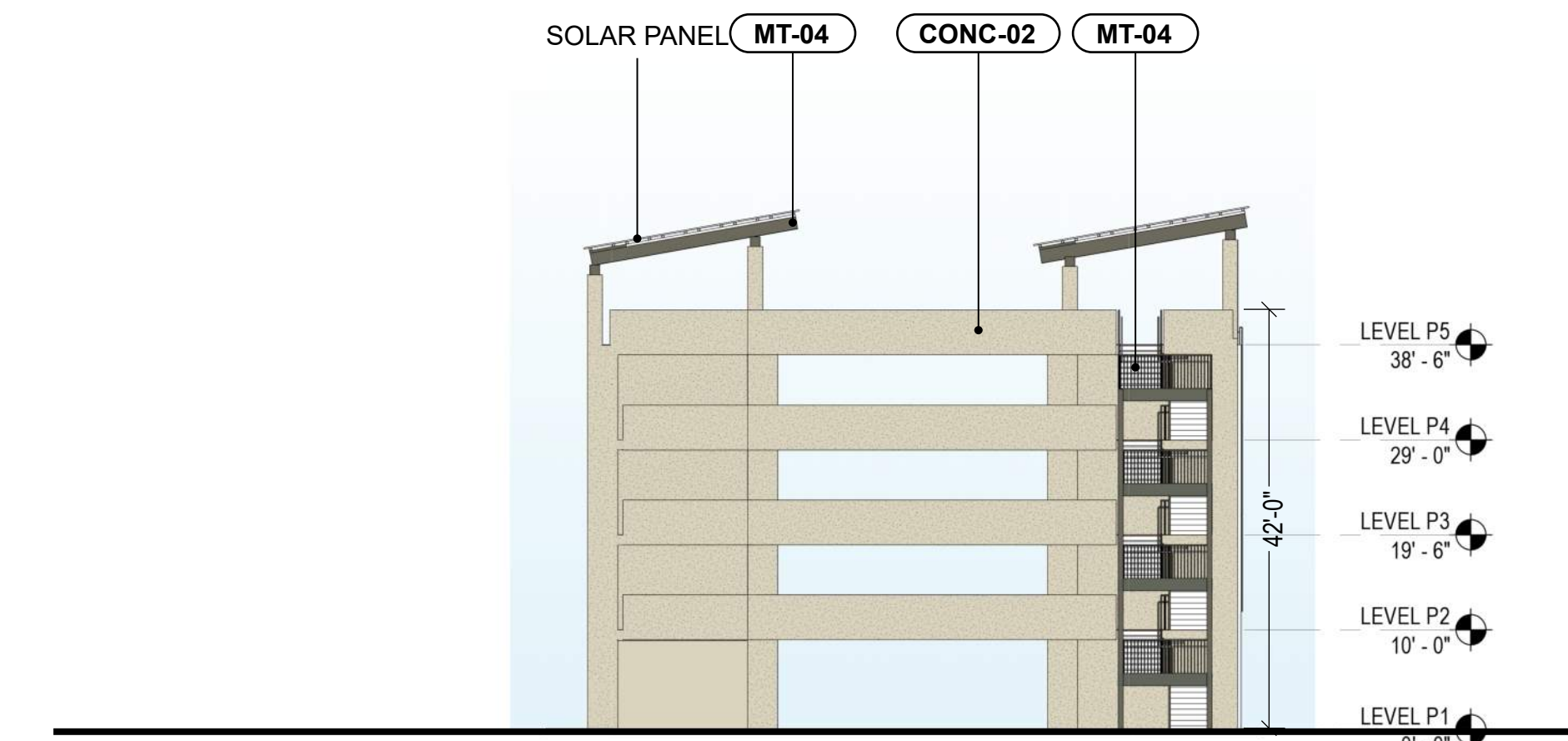
BUILDING CORNER - EAST 1

PROPOSED ELEVATIONS - PARKING GARAGE



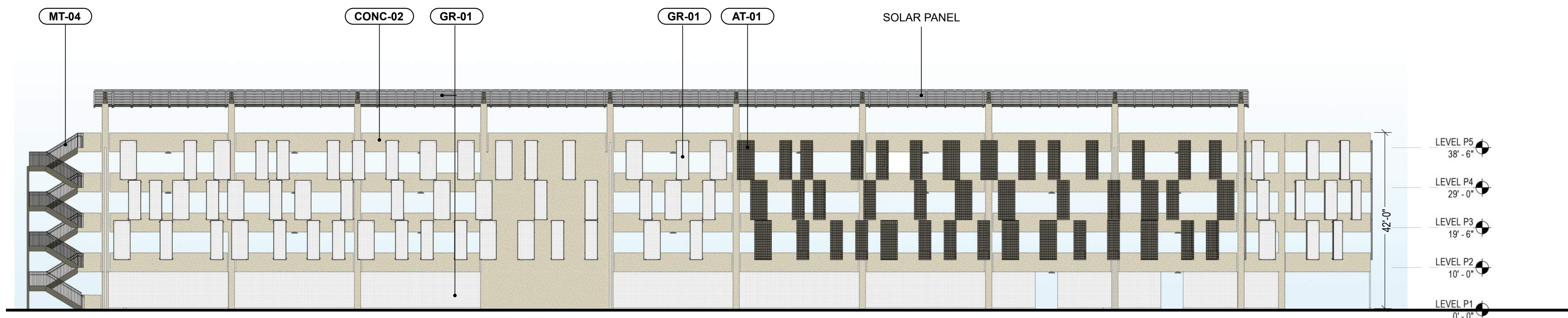
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHWEST ELEVATION



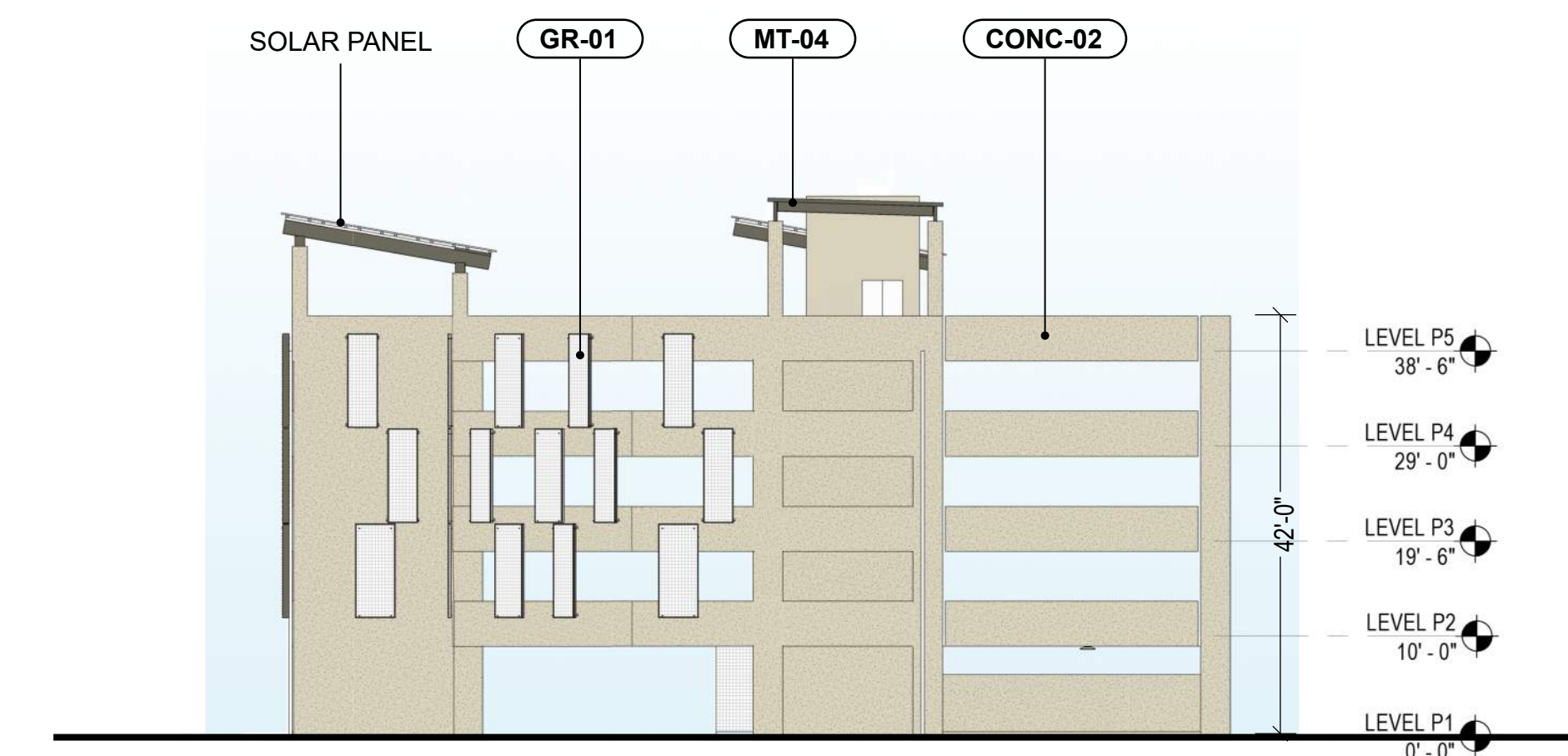
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHEAST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED NORTHEAST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED NORTHWEST ELEVATION

MATERIALS



CONC-01
CONCRETE
SMOOTH FINISH
NATURAL COLOR



CONC-02
CONCRETE
SMOOTH FINISH
PAINTED TO MATCH PL-01



GR-01
TRELLIS
WALL MOUNTED W/ CLIMBING VINES



AT-01
KINETIC ART PANELS



MT-04
METAL RAILING
FLAT BAR STOCK
PAINT TO MATCH MT-01

PARKING GARAGE FLOOR PLAN

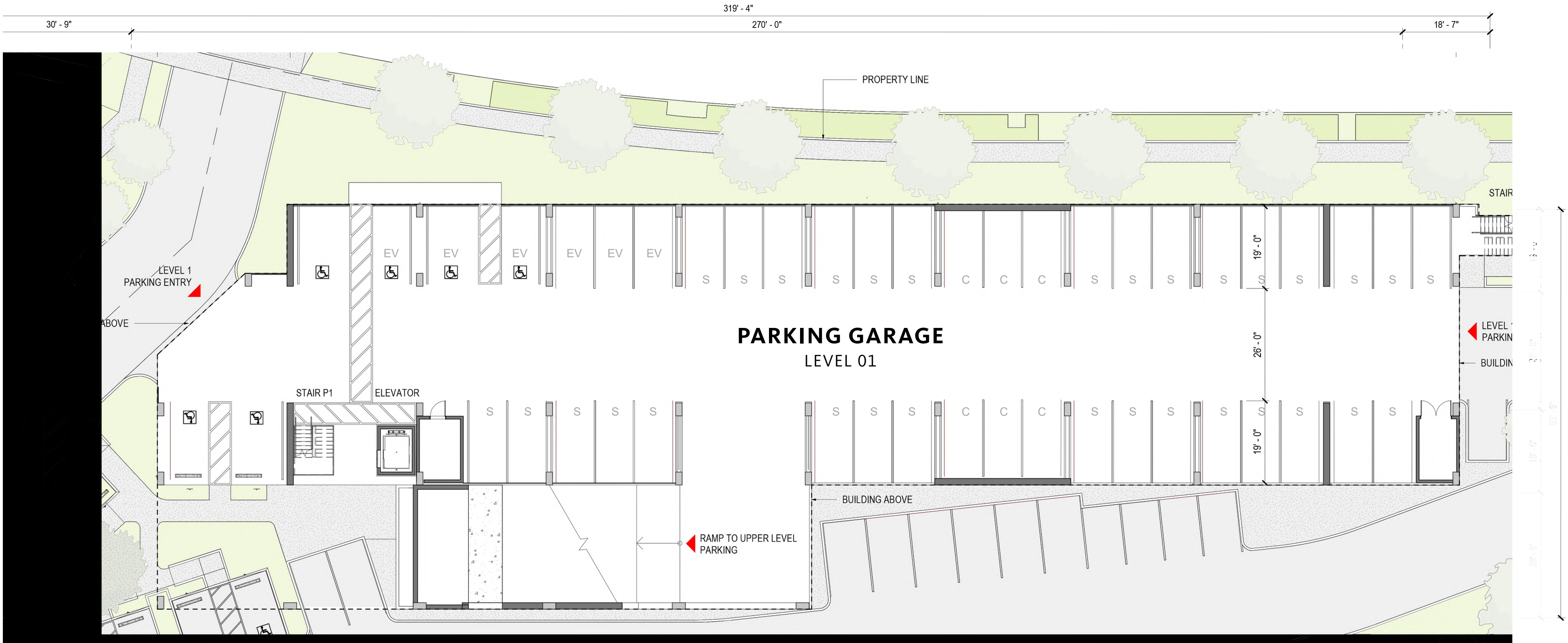
SCALE: 1/16" = 1'-0"



PARKING STALLS IN GARAGE

LEVEL 01	- 6 C	34 S	10A*
LEVEL 02	- 6 C	42 S	
LEVEL 03	- 6 C	42 S	
LEVEL 04	- 6 C	40 S	
LEVEL 05	- 0 C	51 S	

TOTAL - 24 C 209S 10A*
GARAGE TOTAL - 243 STALLS

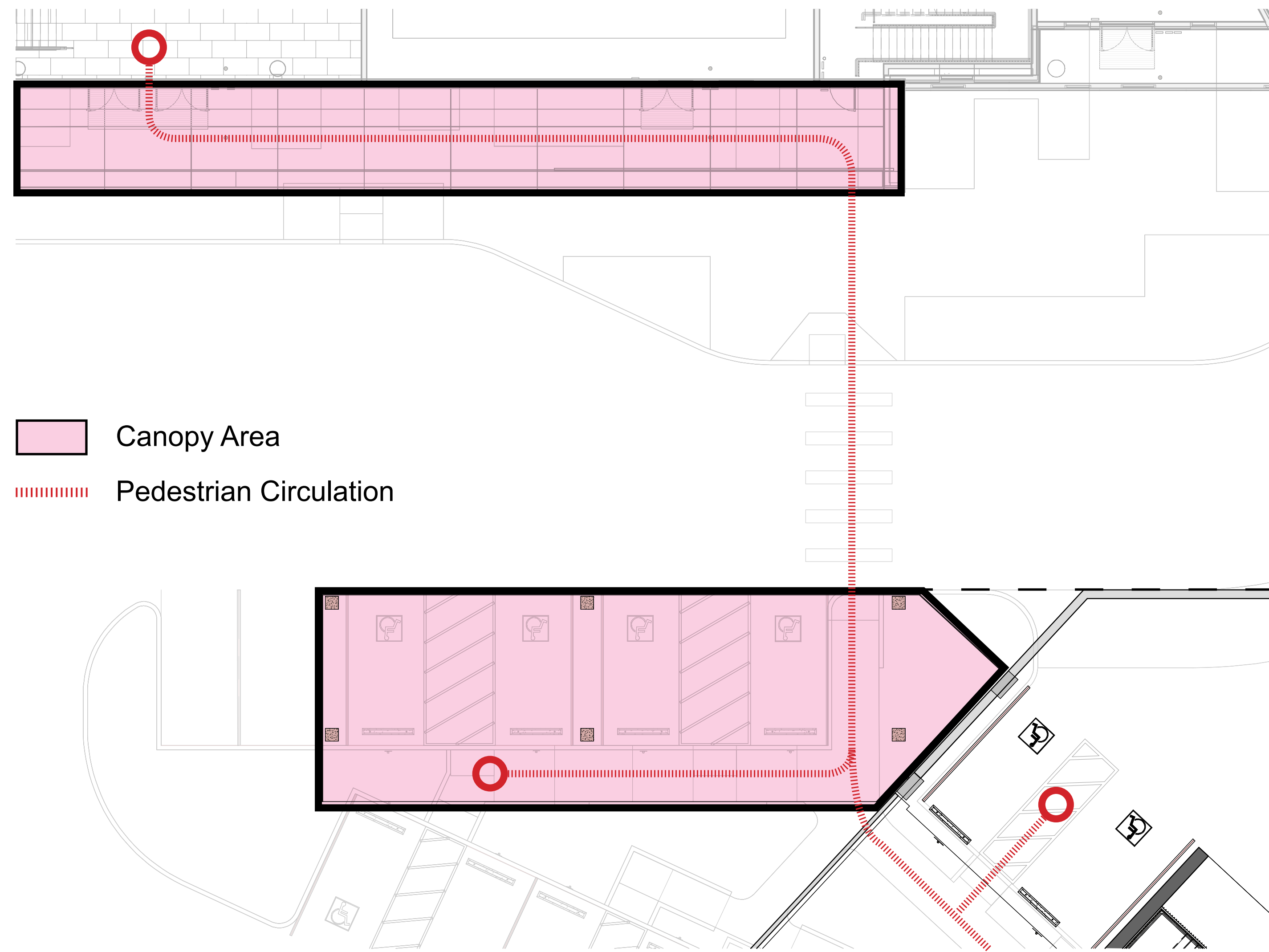




VIEW FROM MOB



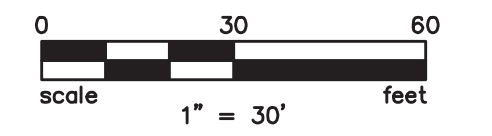
VIEW FROM ENTRY POINT



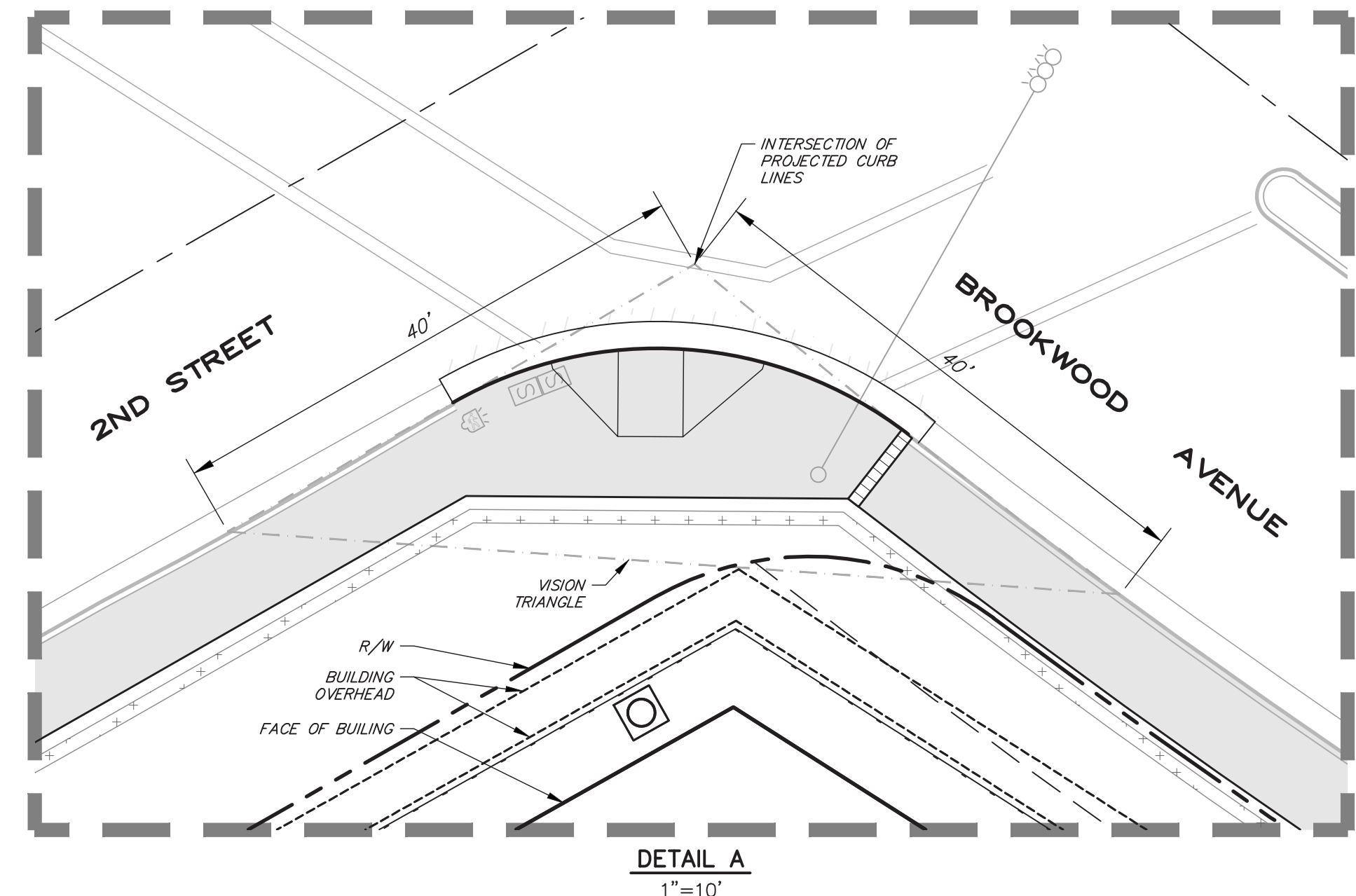
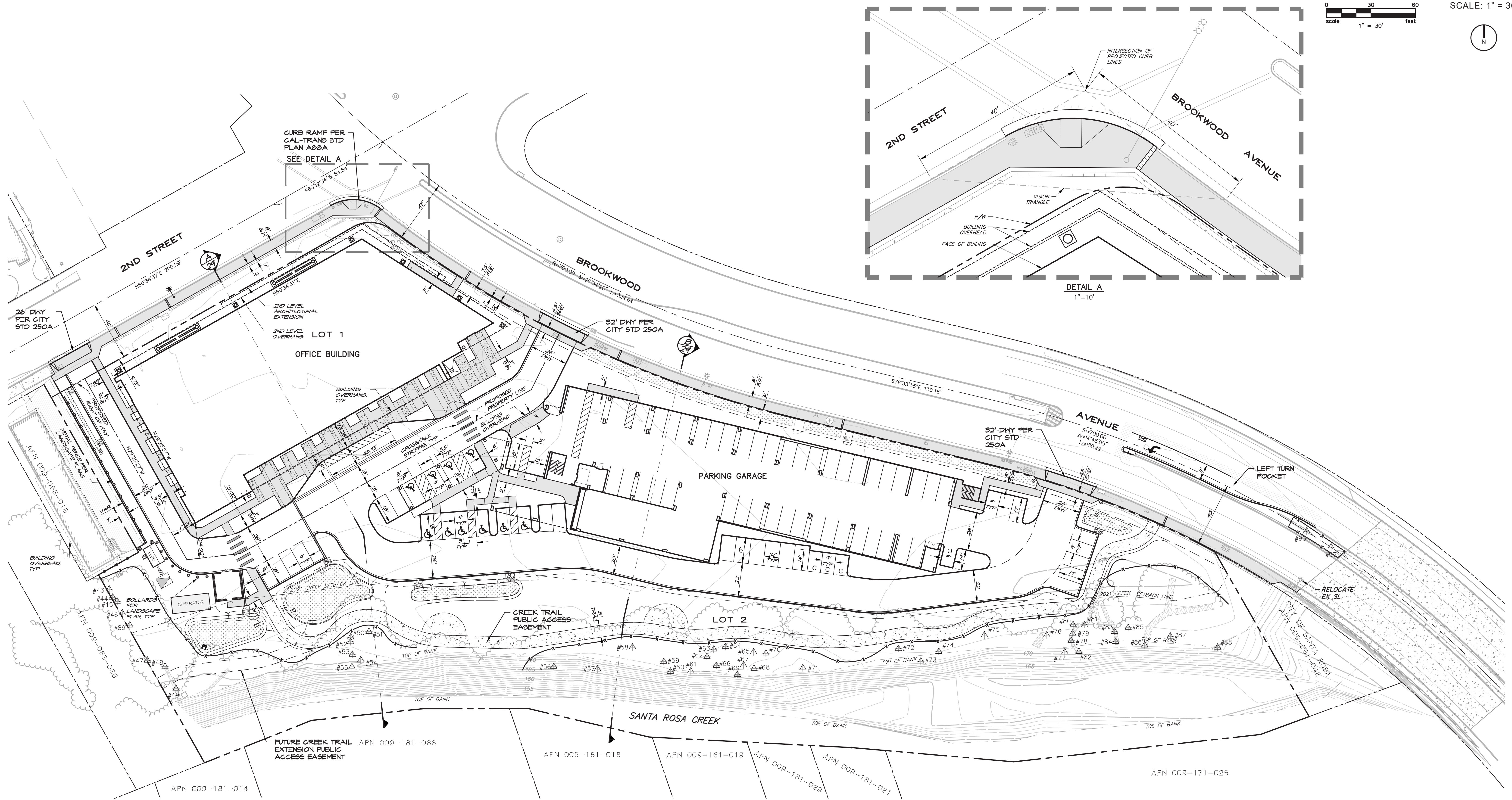
Canopy Area
Pedestrian Circulation

PLAN VIEW

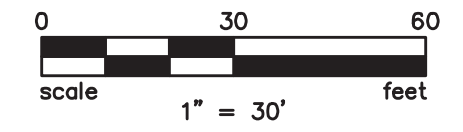
PRELIMINARY CIVIL SITE PLAN



SCALE: 1" = 30'-0"



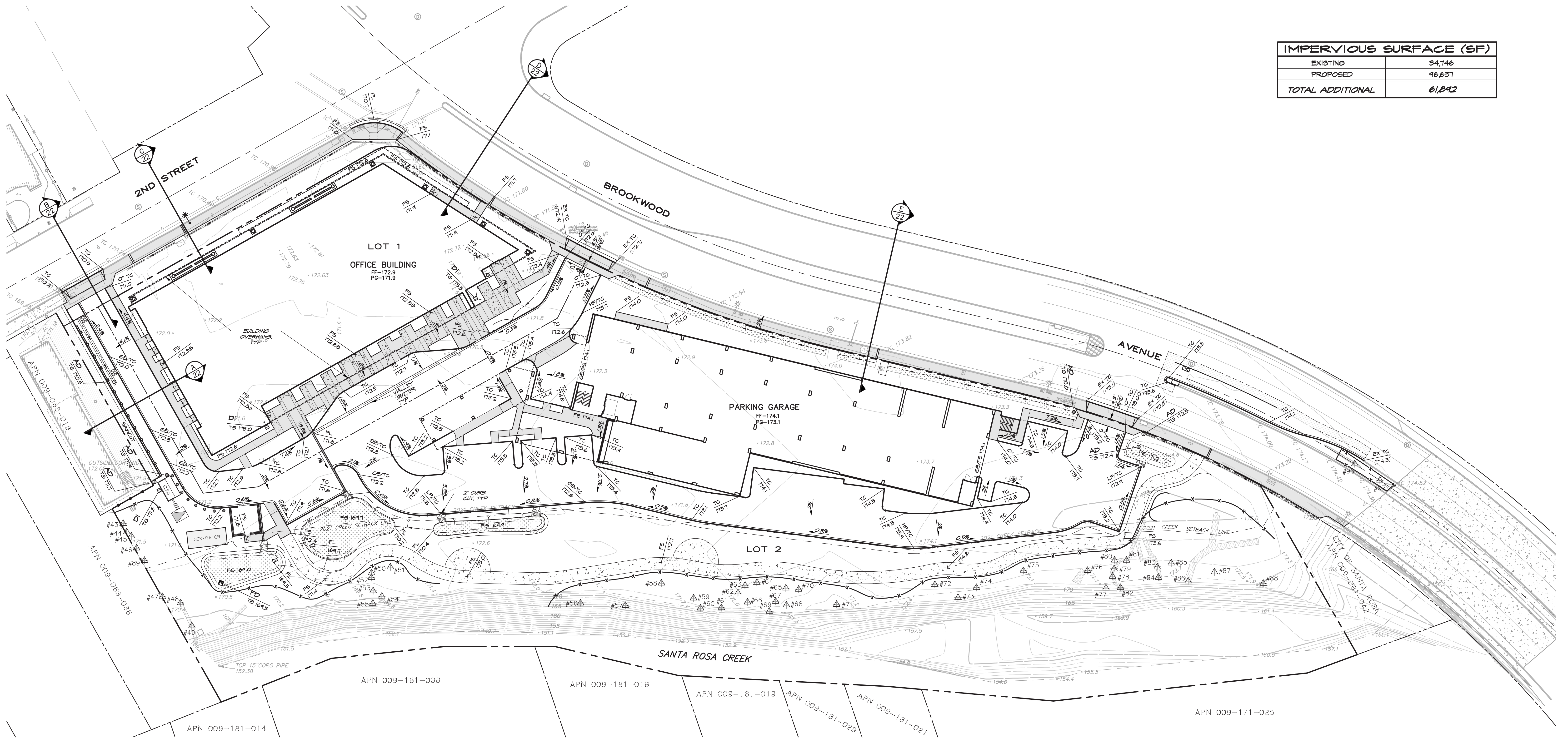
PRELIMINARY GRADING AND DRAINAGE PLAN



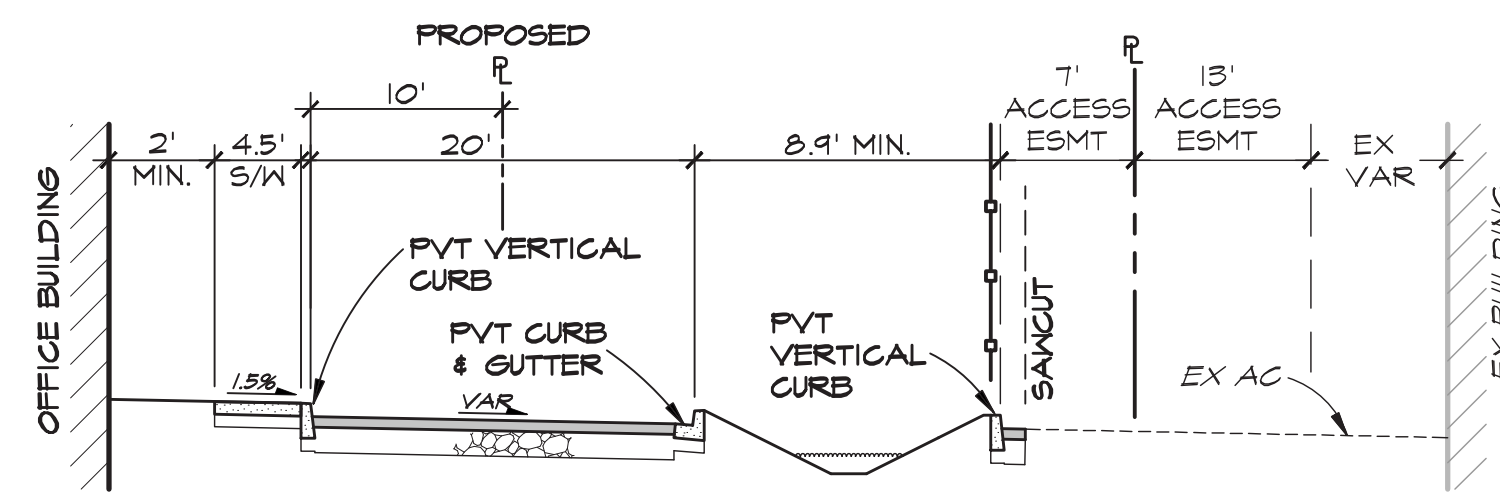
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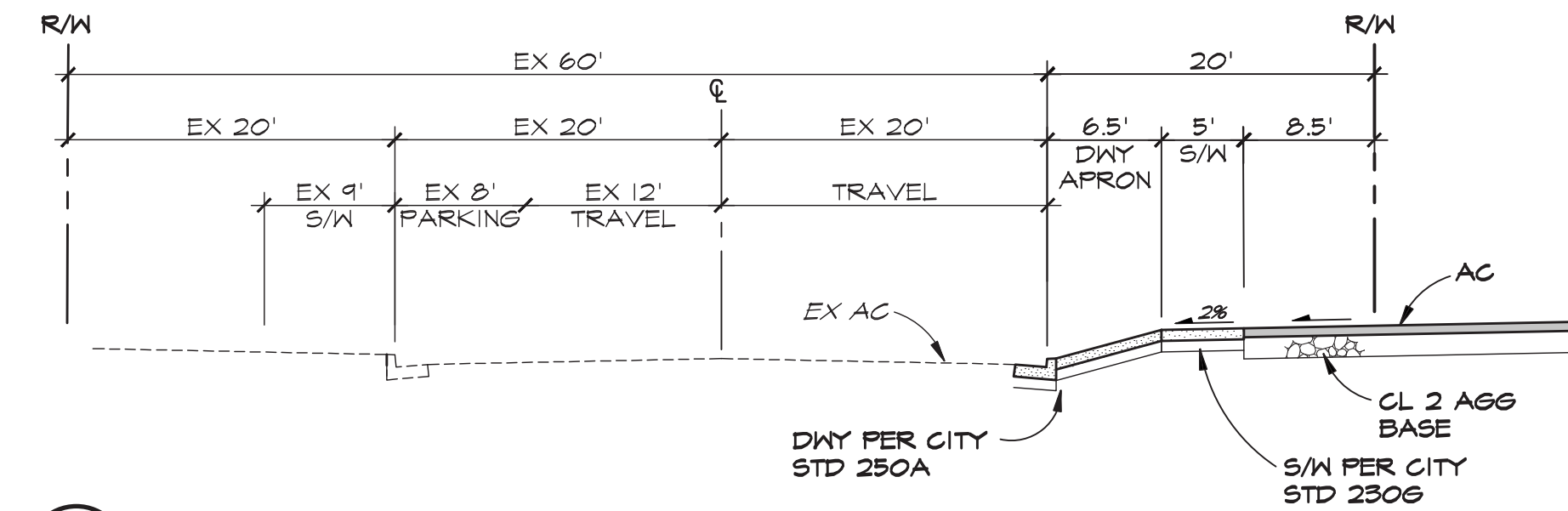
IMPERVIOUS SURFACE (SF)	
EXISTING	34,746
PROPOSED	46,631
TOTAL ADDITIONAL	61,892



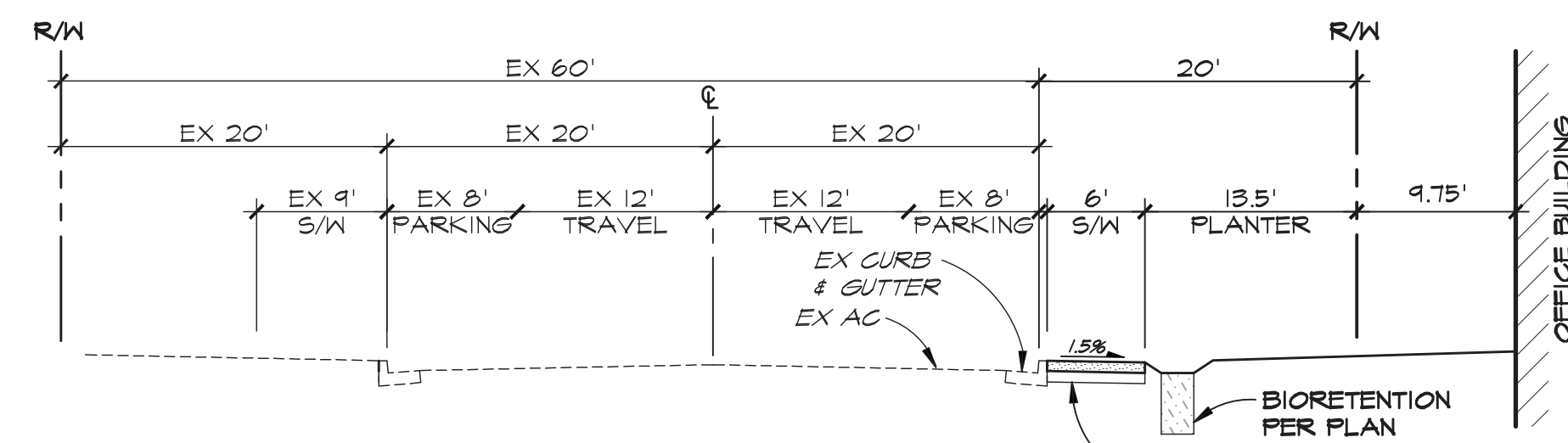
PRELIMINARY TYPICAL STREET SECTIONS



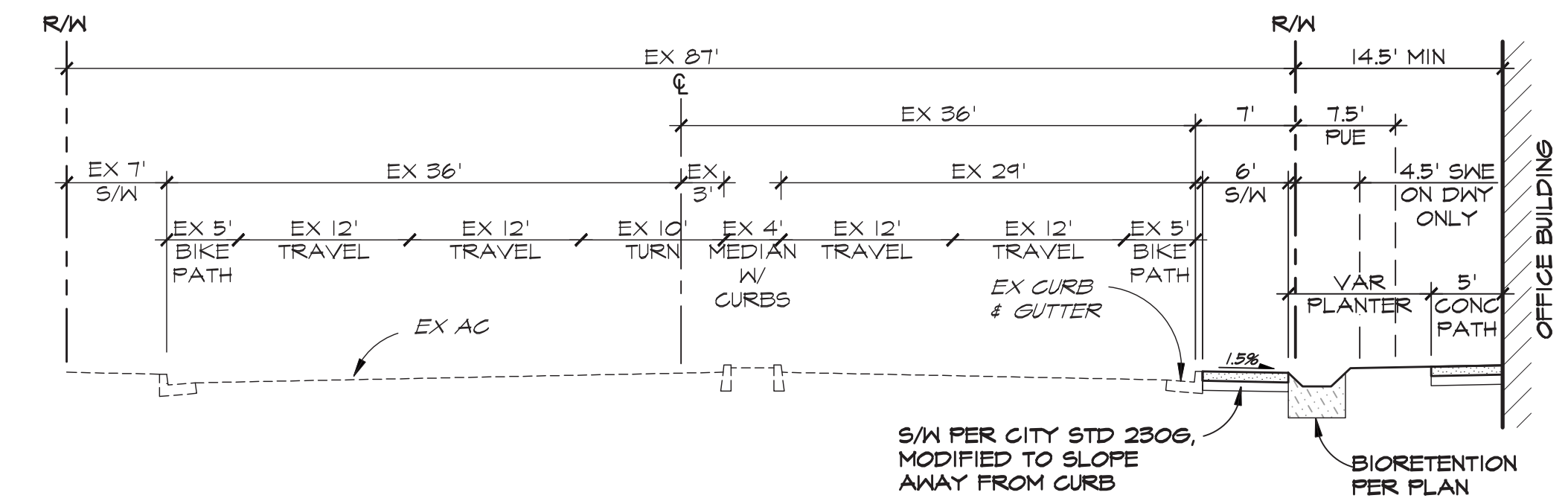
A 20' DRIVEWAY
NO SCALE



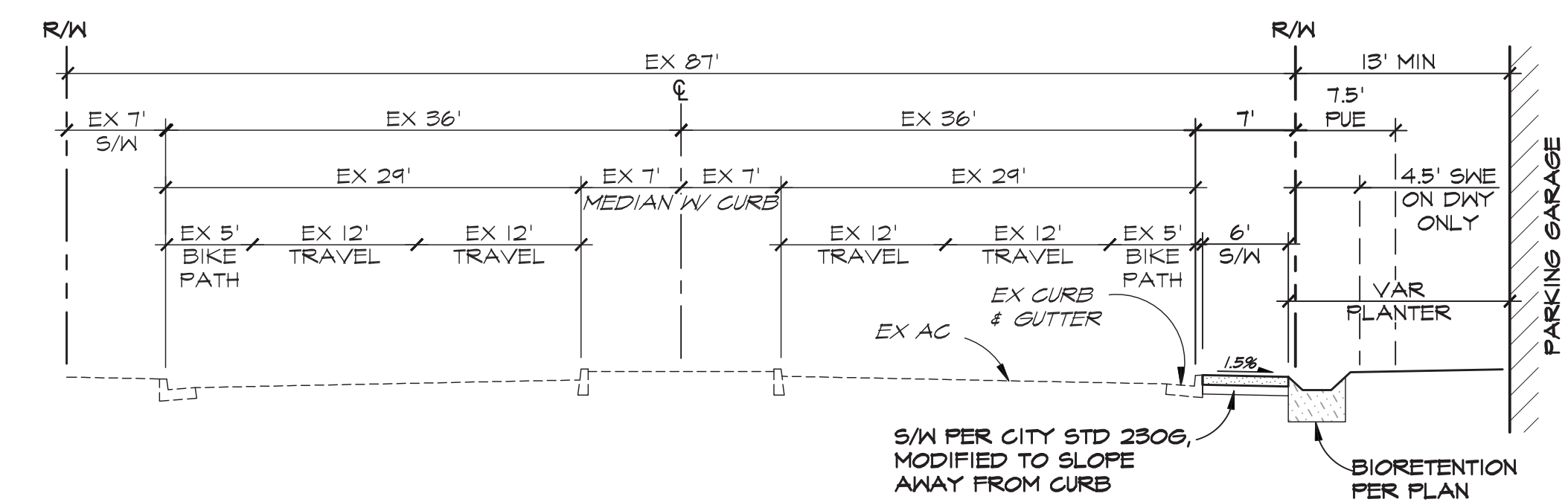
B 2ND STREET
NO SCALE



C 2ND STREET
NO SCALE

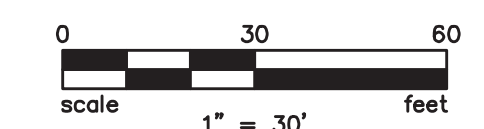


D BROOKWOOD AVENUE
NO SCALE

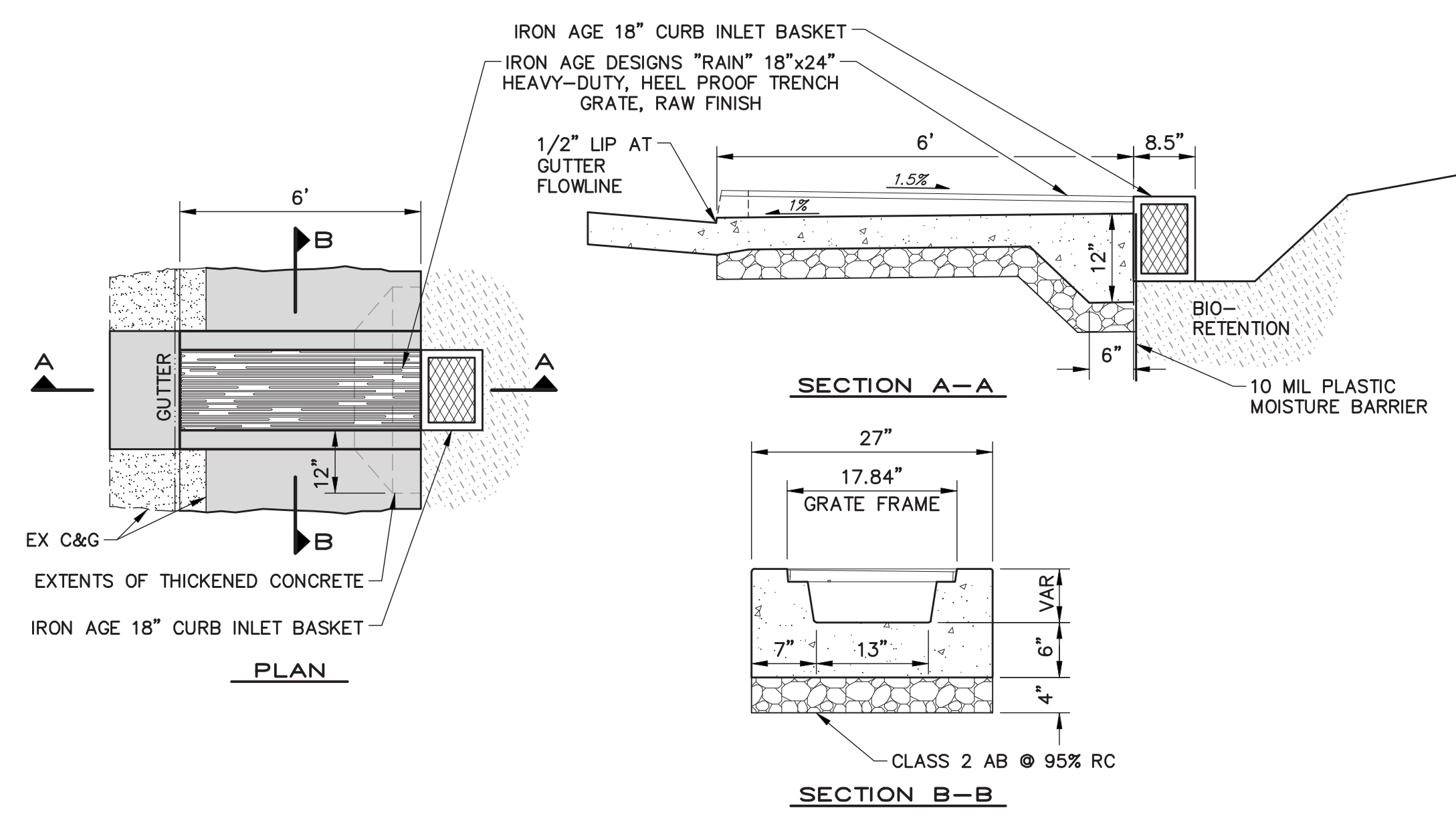
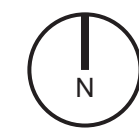


E BROOKWOOD AVENUE
NO SCALE

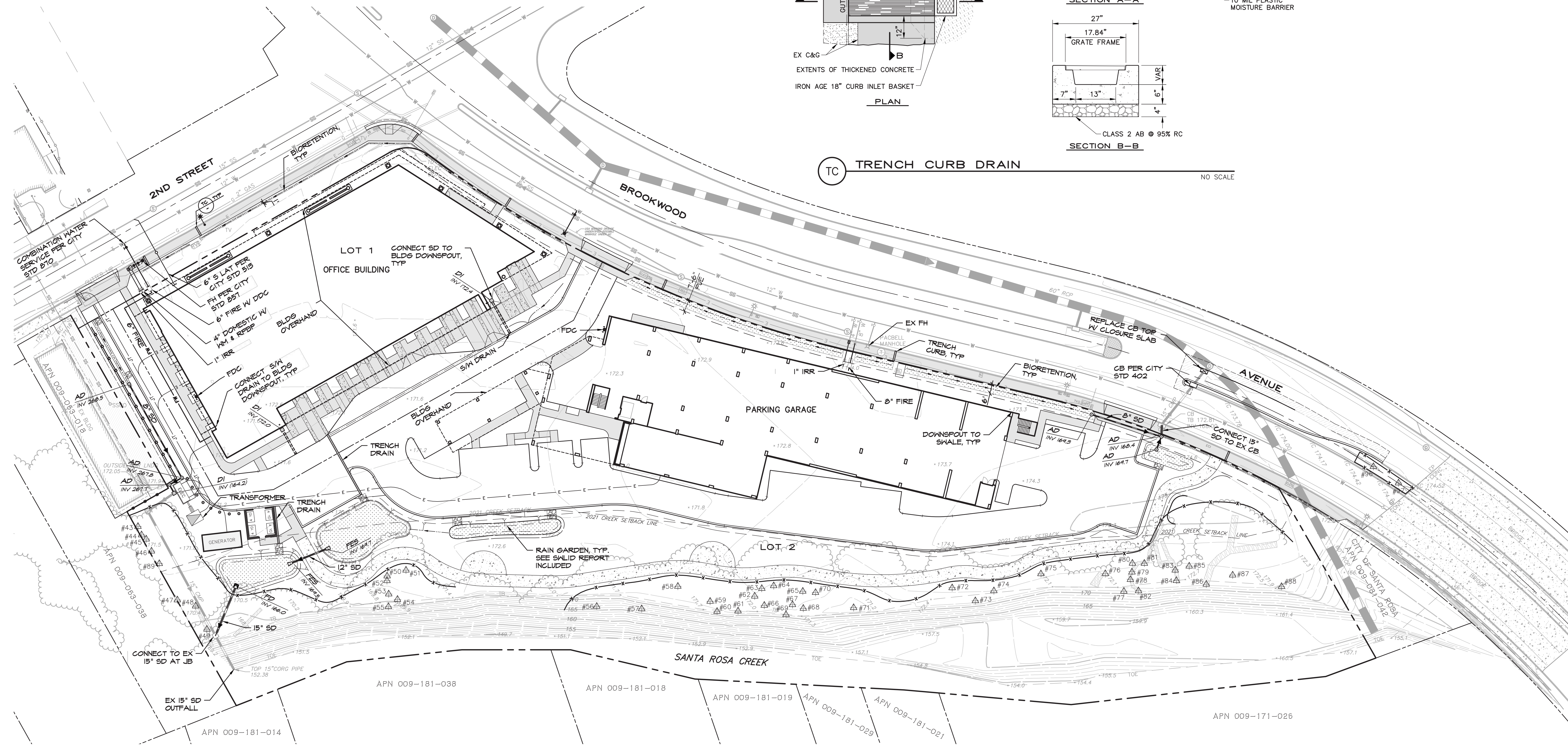
PRELIMINARY UTILITY PLAN

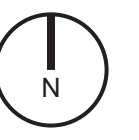
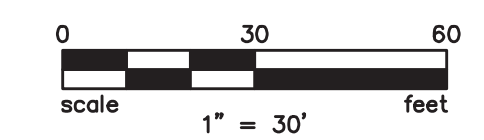


SCALE: 1" = 30'-0"



(TC) TRENCH CURB DRAIN NO SCALE





CONCEPTUAL DESIGN NOTES

1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT LAWNS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. STREET TREES SHALL BE INSTALLED PER CITY STANDARDS.
3. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
4. ALL TREES WILL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT WHERE NOTED.
5. LANDSCAPE SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
6. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND/OR ROTOTILL AS NEEDED.

IRRIGATION CONCEPT STATEMENT

1. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF SANTA ROSA'S WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.).
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. AN IRRIGATION SUBMETER WILL BE INCLUDED IN THE SYSTEM.
4. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
5. TREES WILL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
6. SHRUBS AND GROUND COVER PLANTINGS WILL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

KEY TO SITE FEATURES

- KEY: DESCRIPTION:
- A TRASH ENCLOSURE
 - B VINES ON "GREENSCREEN" METAL TRELLISES
 - C PERMEABLE STABILIZED AGGREGATE (OR SIMILAR) PATHWAY
 - D PICNIC / SEATING AREA
 - E PLANTING AREAS IN ENTRY PLAZA
 - F BIORETENTION AREA

TREE LEGEND

KEY:	DESCRIPTION:	SIZE:	WATER SPACING:
	SMALL FLOWERING ACCENT TREES CERCIS OCCIDENTALIS, STD. / WESTERN REDBUD LAGERSTROEMIA HYBRIDS / CRAPE MYRTLES	24" BOX	V. LOW LOW
	CANOPY / STREET TREES* QUERCUS SUBER / CORK OAK ACER FREEMANII / AUTUMN BLAZE MAPLE	24" BOX	LOW MOD
	MEDIUM DECIDUOUS CANOPY TREES QUERCUS LOBATA / VALLEY OAK PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	LOW LOW
	LARGE BROADLEAF EVERGREEN TREES QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS WISLIZENI / INTERIOR LIVE OAK	24" BOX	LOW V. LOW
	TALL NARROW DECIDUOUS, FALL COLOR* ACER RUBRUM 'ARMSTRONGS' / ARMSTRONG MAPLE CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL HORNBEAM	24" BOX	MOD MOD
	SMALL DECIDUOUS ORNAMENTAL TREES ACER PALMATUM (GREEN VAR'S) / JAPANESE MAPLES	24" BOX	MOD

*THESE TREES ARE ON THE CITY OF SANTA ROSA APPROVED STREET TREE LIST AND ARE APPROVED FOR USE IN STORMWATER TREATMENT AREAS PER APPENDIX F OF THE L.I.D. MANUAL

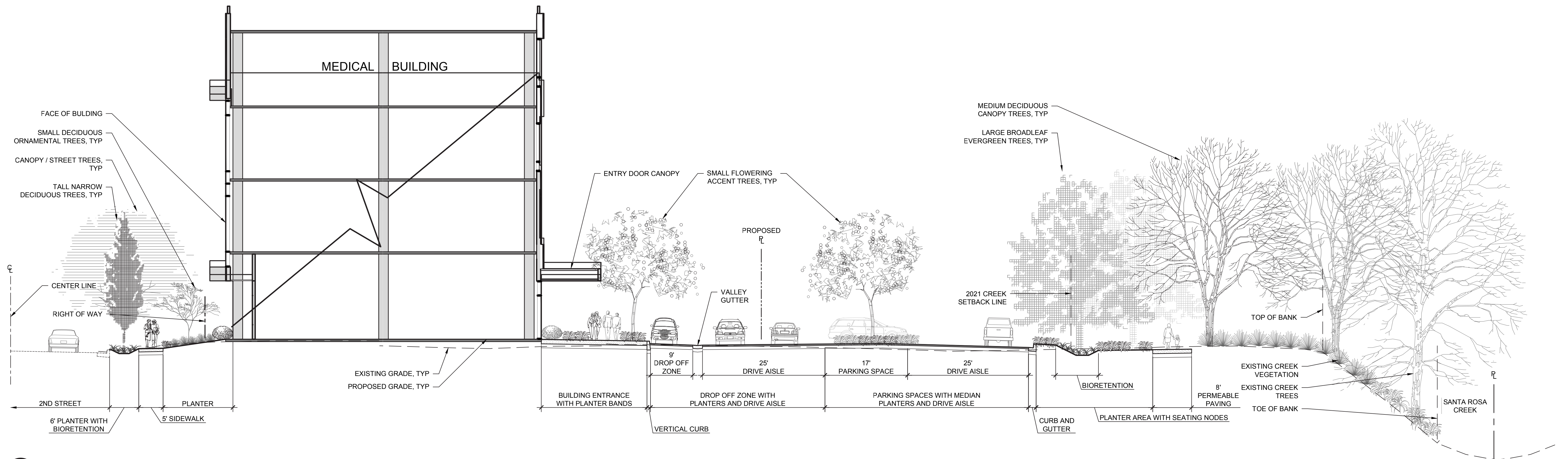
UNDERSTORY PLANT MATERIALS

SYMBOL:	DESCRIPTION:	SIZE:	AVG. SPACING:	WATER USE:
	PERENNIALS AND ACCENT PLANTINGS ACHILLEA 'MOONSHINE' / MOONSHINE YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA ERIGERON KARVINKIANUS / SANTA BARBARA DAISY IRIS DOUGLASIANA / BEARDED IRIS MIMULUS 'JELLY BEAN GOLD' / MONKEY FLOWER PENSTEMON SPP., ETC. / PENSTEMON VAR. SALVIA SONOMENSIS, S. SPATHACEA, ETC. / SAGE VAR.	5 GAL.	3' O.C. 3' O.C. 3' O.C. 2' O.C. 2' O.C. 3' O.C. 4' O.C.	LOW LOW LOW LOW LOW LOW LOW
	BROADLEAF GROUNDCOVERS ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA BERBERIS MAHONIA A. REPENS / CREEPING GRAPE CORREA 'WYNN'S WONDER' / V. AUSTRALIAN FUCHSIA ROSMARINUS OFFICINALIS PROSTRATUS / ROSEMARY SEDUM REFLEXUM 'BLUE SPRUCE' / SEDUM	5 GAL.	6' O.C. 4' O.C. 5' O.C. 6' O.C. 12' O.C.	LOW LOW LOW LOW LOW
	ORNAMENTAL GRASSES CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR. FESTUCA CALIFORNICA, F. RUBRA, ETC. / FESTUCA VAR. HELICTOTRICHON 'SAPPHIRE' / BLUE OAT GRASS MUHLENBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES 'HADELN' / PENNISETUM	1 GAL.	3' O.C. 3' O.C. 3' O.C. 3' O.C. 2' O.C.	LOW LOW LOW LOW LOW
	BIORETENTION SWALE ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA EPILOBIUM C. 'CALISTOGA' / CALIFORNIA FUCHSIA JUNCUS PATENS / GREY RUSH MIMULUS AURANTIACUS / MONKEY FLOWER MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.	3' O.C. 3' O.C. 2' O.C. 3' O.C. 3' O.C.	LOW LOW LOW LOW LOW
	VINES ARCTOSTAPHYLOS 'EMERALD CARPET' / TRUMPET CREEPER CLEMATIS SPP., ETC. / CLEMATIS VAR. MACFADYENA UNGUIS-CATI / CAT'S CLAW TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	5 GAL.	10' O.C. 5' O.C. 25' O.C. 6' O.C.	LOW LOW / MOD LOW MOD
	HEDGES AND SCREEN PLANTINGS ARBUTUS U. 'OKTOBERFEST' / DWARF STRAWBERRY BERBERIS SPP., ETC. / BERBERIS VAR. NANDINA D. 'COMPACTA' / DWARF HEAVENLY BAMBOO RHAMNUS ALATERNUS / ITALIAN BUCKTHORN XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL.	8' O.C. 4' O.C. 3' O.C. 8' O.C. 6' O.C.	LOW LOW LOW LOW LOW
	LANDSCAPE SHRUBS ARCTOSTAPHYLOS D. 'MCMINN' / MANZANITA BERBERIS SPP., ETC. / BERBERIS VAR. CALLISTEMON V. 'LITTLE JOHN' / D. BOTTLEBRUSH CEANOTHUS SPP., ETC. / CEANOTHUS VAR. CISTUS SPP., ETC. / CISTUS VAR. LOROPETALUM SPP. / LOROPETALUM VAR. RIBES SPP., ETC. / RIBES VAR. ROSMARINUS OFFICINALIS / ROSEMARY WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL.	6' O.C. 4' O.C. 4' O.C. 6' O.C. 3' O.C. 6' O.C. 4' O.C. 4' O.C.	LOW LOW LOW LOW LOW LOW LOW LOW
	ACCENT PLANTS AGAVE SPP., ETC. / AGAVE VAR. ANIGOZANTHOS SPP., ETC. / KANGAROO PAW VAR. FERN SPP., ETC. / FERNS VAR. PHORMIUM CULTIVARS / NEW ZEALAND FLAX RIBES SPP., ETC. / RIBES VAR.	5 GAL.	3' O.C. 1' O.C. 4' O.C. 4' O.C. 6' O.C.	LOW LOW LOW LOW LOW

SITE LEGEND

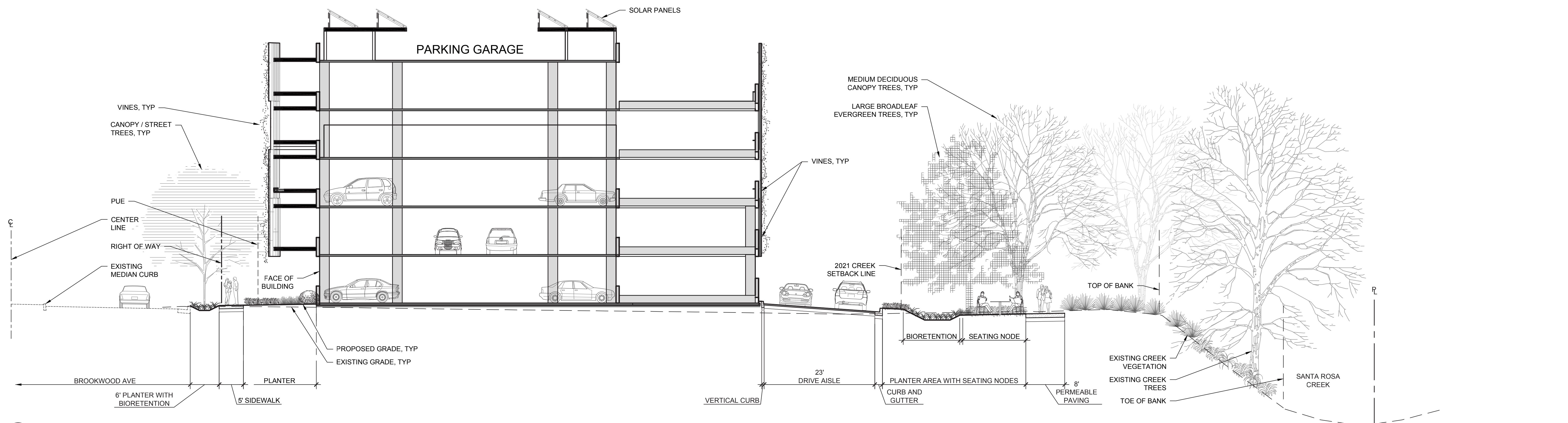
- SYMBOL: DESCRIPTION:
- BENCHES
 - PICNIC TABLES
 - WOOD FENCE
 - BIKE RACKS
 - BIKE LOCKERS
 - TRASH, RECYCLING RECEPTACLES





A MEDICAL BUILDING SECTION ELEVATION

SCALE: 1" = 10'



B PARKING GARAGE SECTION ELEVATION

SCALE: 1" = 10'