

Project Description:

This project is Phase 1 of the development of a new Medical Center Campus for the California Northstate University (CNU) located at 9700 West Taron Drive, Elk Grove, CA 95757. The project will be completed in 3 phases and will culminate in a completed new medical center and university campus.

The building would 13 stories in height with a partial basement parking level and a mechanical penthouse and be approximately 596,790 square feet in size with approximately 250 patient beds. The current bed count of the hospital is 241 but this may increase up to 250 during development. During Phase 2, the second patient tower will be built and the total patient bed count will increase to 400 patient beds with a total area of 733,290 square feet. The first floor of the Hospital Building will be raised 7'-0" from the current site to mitigate against the projected 200 year flood plain level.

This new State-of-the-Art healthcare facility will house all the acute care services and required support space for the California Northstate University Medical Center (CNUMC). This includes the Imaging and Cardiology Departments, Perioperative Services, Urgent Care and Emergency Department, Obstetrics, Neonatal Intensive Care Unit, Pediatrics, Intensive and Coronary Care Unit Suites, Step-Down Patient Care Units, Medical / Surgical Nursing Units and Concierge level Nursing Units. The Pharmacy Department, Clinical Labs, Sterile Processing Department and other ancillary support spaces, and utility rooms are also included.

The architectural design vocabulary of the new Building will provide a iconic gateway image for Elk Grove from the I-5 corridor while providing a teaching healthcare facility to service the City of Elk Grove and the California Northstate University for decades to come.

- **The Project Applicant has the following objectives for the California Northstate University Hospital Project:**
 - Offer innovative, high-quality health care for patients residing in Elk Grove;
 - Develop a hospital in close proximity to the California Northstate University pharmacy and medical school campus to provide training opportunities for its students;
 - Promote new, highly accessible, and innovative care models by designing facilities to incorporate the most advanced techniques available for diagnosis and treatment;

Required Entitlements

- **General Plan Amendment – From CC and LI to EC.** The proposed project will require a general plan amendment changing some of the land use designations from Community Commercial (CC) and Light Industrial (LI) to Employment Center (EC). . Parcel for Parking Garage 2 in Phase 3 to remain CC to allow for Retail with Food Service. See attached General Plan Amendment Exhibit
- **Zoning Code Amendment - From GC and MP to BP** The proposed project will also require a zoning designation change of some of the parcels. The proposed zoning change will rezone parcels from GC - General Commercial and MP - Industrial Office Park to BP – Business Professional. Parcel for Parking Garage 2 in Phase 3 to remain GC to allow for Retail with Food Service. See attached Rezone Exhibit

- **Trails Master Plan Amendment**

The project is requesting that an amendment be made to the Elk Grove Trails Master Plan routing at the project area. The route depicted for the project area in the Trails Master Plan is infeasible because it would cross a CalTrans easement and would require a grade level crossing at the I-5 highway on and off ramp entries, which is not allowed.

- Conditional Use Permit
- Special Plan District
- Abandonment of Riparian Court (also known as West Taron Court) street parcel
- Text Amendment to Zoning Ordinance Section 23.42.040 and General Plan Policy ER 2-3 to be consistent with state law. Proposed Revisions are as follows:

Zoning Ordinance Section 23.42.040. D:

~~2. Health care facilities and government facilities shall be prohibited from being built in the F district. The City Council may approve exceptions to this if it determines that the operations of the proposed facility would be substantially compromised in an alternative location.~~ To the extent feasible, new essential public facilities should be located outside of the F100, F200, and F100/200 areas, or should be constructed so as to minimize damage to said facilities if located in such area. For purposes of this section, essential public facilities include, but are not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.

General Plan Policy ER-2-3:

To the extent feasible, locate, and encourage other agencies to locate, new essential government service facilities and essential healthcare facilities outside of 100-year and 200-year flood hazard zones, or ensure they are constructed so as to minimize damage to said facilities if located in such area. For purposes of this section, essential public facilities include, but are not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities, except in cases where such locations would compromise facility functioning.

Planned Phasing:

Phase 1

- Hospital Building: The proposed building is an acute care hospital that would include a helistop pad. The building would 13 stories in height with a basement parking level and a mechanical penthouse and be approximately 596,790 square feet in size with 241 patient beds. During Phase 2, the second patient tower will be built and the total patient bed count will increase to 400 patient beds with a total area of 733,290 square feet. The area of the hospital has increased from previous submittals primarily to accommodate the new underground parking garage and mechanical and utility spaces. The first floor of the Hospital Building will be raised 7'-0" from the current site to mitigate against the projected 200 year flood plain level.
- Central Plant: The Central Plant would be 37,500 square feet in size on two levels with a parking level at grade and would house support equipment for the hospital. There is also an administrative mezzanine level. This facility would also have a 15,500-square foot exterior mechanical yard. The Central Plant main level will be raised to mitigate

against the 200 year flood plain level and the grade level will have parking. **The parking level will utilize stacked parking and will have a total of 79 parking spots.**

- Existing Buildings: As part of Phase 1 the following Buildings will be demolished: 2501 West Taron, 2505 West Taron and 2513 West Taron. The following buildings will remain in Phase 1: 2521 West Taron, 2615 West Taron and 2619 West Taron. 2525 West Taron may be demolished or may remain depending on additional planning considerations.
- The project will require the rezoning of the existing CC/GC parcels to an BP/EC designation to allow for the planned FAR in excess of 1.0. Per planning code, above grade parking and basement levels are not included in the Above Grade Building Square Footage to be considered for FAR purposes. The new Above Grade Building Square Footage (AGBSF) for Phase 1 is 541,500 SF. This includes 33,500 SF of mechanical floor levels but does not include the exterior mechanical yard. The existing AGBSF for the existing Retail, AllData Building and CNU school building is 203,500 SF.
- Parking: A planned total of 1,400 parking spots are planned for Phase 1, including the Retail Areas. A total of 1,091 parking spots will be surface parking spots and 309 parking spots will be provided on the lower level of the Hospital and Central Plant Buildings. The parking will use a Semi-Automatic Stacked Parking System. The Phase 1 parking requirements per the Elk Grove Planning Code is 1,387 parking spots as follows:**

Hospital – 2 parking spots (ps) / bed:	482 ps
Existing Retail:	98 ps
AllData Building	342 ps
<u>CNU Students / Employees</u>	<u>465 ps</u>
Total Required Parking Spots:	1387 ps

Phase 2 – For future development. Submitted for DDP.

- Parking Structure 1: The parking structure would be 257,000 square feet in size and would contain approximately 1600 parking spaces. The parking structure would be four stories in height with one basement level and include 50,000 square feet of top floor medical offices and services. The Parking Garage will use a Semi-Automatic Stacked Parking System for three floors and standard parking for one floor. The parcels for Parking Structure 1 shall remain zoned for BP/EC and will be limited in services per planning code restrictions.
- Patient Bed Tower: Additional patient bed tower building would be 7 stories in height starting at the fourth floor and be approximately 136,500 square feet. The patient bed tower would be built on top of the existing Phase 1 Hospital Podium and add approximately 159 patient beds for a total of 400 beds.
- Out-Patient Clinic: This ambulatory care building would be 168,500 square feet in size and four stories in height with one basement floor parking level with 100 parking spots using a stacked parking system. This building would contain outpatient medical services.
- Admin / Medical Office Building: This medical office building would be 100,000 square feet in size and five stories in height. This building would contain outpatient medical clinics and hospital administration,

- CNU School Building: This existing building is 109,800 square feet in size and two stories in height. This building contains, classrooms and administrative functions. It is included for the purposes of the FAR calculation and overall site plan.
- Existing Buildings: The following buildings will be demolished in Phase 2: 2521 West Taron and 2525 West Taron and All Data Building.
- Per planning code, above grade parking and basement levels are not included in the Above Grade Building Square Footage to be considered for FAR purposes. The Above Grade Building Square Footage (AGBSF) for Phase 2 is 964,200 SF. The existing AGBSF for the existing Retail and CNU school building is 120,300 SF.

- **Parking: A planned total of 2,606 parking spots are planned for Phase 2, including the Retail Areas. A total of 597 parking spots will be surface parking spots and 409 parking spots will be provided on the lower level of the Hospital, Outpatient Clinic and Central Plant Buildings. In addition, there is one planned parking garage with top floor retail. The parking garage will provide 1600 parking spots. The Hospital Building, Outpatient Clinic and the Parking Garages will use a Semi-Automatic Stacked Parking System. The Phase 2 parking requirements per the Elk Grove Planning Code is 2588 parking spots as follows:**

Hospital – 2 parking spots (ps) / bed:	800 ps
Existing Retail:	66 ps
Outpatient Clinic	540 ps
CNU Students / Employees	550 ps
Medical Office Building	400 ps
<u>Parking Garage Retail</u>	<u>232 ps</u>
Total Required Parking Spots:	2588 ps

Phase 3 – For future development. Submitted for DDP.

- Parking Structure 2: The parking structure would be 207,000 square feet in size and would contain approximately 1000 parking spaces. The parking structure would be four stories in height with one basement level and would include 40,000 square feet of top floor retail, food service, and other supporting uses. The Parking Garage will use a Semi-Automatic Stacked Parking System for three floors and one floor with standard parking. The parcels for Parking Structure 1 shall remain zoned for CC/GC to allow for Retail and Food service functions. Because this area will remain as a GC zone, the FAR will be calculated separately from the rest of the site Per planning code, above grade parking and basement levels are not included in the Above Grade Building Square Footage to be considered for FAR purposes. The Above Grade Building Square Footage (AGBSF) for the building is 40,000 SF
- Existing Buildings: The following buildings will be demolished in Phase 3: 2615 West Taron and 2619 West Taron.
- Dormitory/Admin: A dormitory/building would be constructed in the southern portion of the site adjacent to the school facilities. The dormitory building would be 5 stories in height and 120,000 sf in size. There will be approximately 150 units housing 300 students on 4 floors. The first floor would be 24,000 SF of Administration Support space.
- Parking / Sports Structure: A single story parking garage with a basement level with would be constructed. The Parking Structure would be 1 story in height with a basement level and 70,000 sf in size. The roof area will be

occupied and will contain, basketball, tennis and volleyball courts for student use. The parking structure would provide 200 Parking spaces.

- Per planning code, above grade parking and basement levels are not included in the FAR. This FAR does not include the Parking Structure 2 Site. . The Above Grade Building Square Footage (AGBSF) for Phase 3 is 1,117,700 SF. The existing AGBSF for the existing CNU school building is 106,000 SF.
- **Parking:** A planned total of 3,213 parking spots are planned for Phase 3, including the Retail Areas. A total of 362 parking spots will be surface parking spots and 41 parking spots will be provided on the lower level of the Central Plant Buildings. The Parking / Sports structure will provide 200 parking spaces. In addition, there are two planned parking garages with ground floor retail. The parking garages will provide 2600 parking spots combined. The Parking Garages will use a Semi-Automatic Stacked Parking System. The basement level of the Hospital and the Outpatient Clinic is anticipated to be used for support services in Phase 3 and is no longer planned for parking. The Phase 3 parking requirements per the Elk Grove Planning Code is 2,849 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	800 ps
Existing Retail:	0 ps
Outpatient Clinic	540 ps
CNU Students / Employees	445 ps
Admin/ MOB	496 ps
Student Housing – 1 per unit	150 ps
<u>Parking Garage Retail – 2 floors</u>	<u>418 ps</u>
Total Required Parking Spots:	2849 ps

Parking Requirements

	Requirement	Driver	Phase One	Phase Two	Phase Three
Hospital	2 ps per bed	218/400	482	800	800
Retail Floor - 2 buildings	4.5 ps /1000 sf	0/51400/92800		232	418
Existing Retail	4.5 ps /1000 sf	21,747/14,546/0	98	66	0
Ambulatory Care	1 ps per 250 sf	134,800		540	540
Admin / MOB	1 ps per 250 sf	100,000		400	400
Alldata Building	4.5 ps /1000 sf	60000/16000	342		
College	1ps / 2 students	670/700/430	335	350	215
College Employees	1ps/employee	130/200/230	130	200	230
Student Housing	1ps/unit	300 students - 150 units			150
Admin	1 ps per 250 sf	24,000			96
		Total Parking Required by Code	1387	2588	2849
		Surface Parking Provided	1091	527	332
		Added Surface Parking	0	70	40
		Structured Parking Required	-296	-1991	-2477
		Structured Parking Provided	309	2009	2841
		<i>Hospital Parking</i>	230	230	**
		<i>Central Plant</i>	79	79	41
		<i>Ambulatory Care</i>		100	**
		<i>Parking Garage 1</i>		1600	1600
		<i>Parking Garage 2</i>			1000
		<i>Parking / Sports</i>			200
		Total Parking Provided	1400	2606	3213
		Delta Parking from Code	13	18	364

For Phase 1:

Seventy five parking spaces, over five percent of all space, will be preferred parking for green vehicles.

Of the Green Parking Spaces, Thirty Parking Spaces, over two percent of all spaces, will have access to a charging station.