

Project Description:

This project is for the development of a new Medical Center Campus for the California Northstate University located at 9700 West Taron Drive, Elk Grove CA 95757. The planned phases are as follows:

Required Entitlements

- General Plan Amendment – From CC to EC. Parcel for Parking Garage 2 in Phase 3 to remain CC to allow for Retail with Food Service.
- Zoning Code Amendment - From GC to MP
- 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.

Phase 1

- Hospital Building: The proposed building is an acute care hospital that would include a helistop pad. The building would 12 stories in height with a partial basement parking level and a mechanical penthouse and be approximately 563,000 square feet in size with approximately 250 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 700,000 square feet. The area of the hospital has increased from previous submittals primarily to accommodate the new underground parking garage. 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 29,300 square feet in size on two levels with a parking level at grade and would house support equipment for the hospital. This facility would also have a 15,000-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.
- 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, 2525 West Taron, 2615 West Taron and 2619 West Taron.
- The project will require the rezoning of the existing GC parcels to an MP/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 Above Grade Building Square Footage (AGBSF) for Phase 1 is 508,000 SF
- Parking: A planned total of 1,554 parking spots are planned for Phase 1, including the Retail Areas. A total of 1079 parking spots will be surface parking spots and 475 parking spots will be provided on the lower level of the Hospital and Central Plant Buildings. The Hospital Building parking will use a Semi-Automatic Stacked Parking

System. The Phase 1 parking requirements per the Elk Grove Planning Code is 1452 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	500 ps
Existing Retail:	109 ps
AllData Building	338 ps
<u>CNU Students / Employees</u>	<u>505 ps</u>
Total Required Parking Spots:	1452 ps

Phase 2

- Parking Structure 1: The parking structure would be 257,000 square feet in size and would contain approximately 1500 parking spaces. The parking structure would be four stories in height with one basement level and include 50,000 square feet of ground 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 2 shall remain zoned for MP/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 150 patient beds for a total of 400 beds.
- Out-Patient Clinic: This ambulatory care building would be 125,000 square feet in size and four stories in height with one basement floor parking level. This building would contain outpatient medical services.
- Admin / Medical Office Building: This medical office building would be 123,000 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 918,900 SF
- Parking: A planned total of 2,744 parking spots are planned for Phase 2, including the Retail Areas. A total of 557 parking spots will be surface parking spots and 675 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

ground floor retail. The parking garage will provide 1500 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 2704 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	800 ps
Existing Retail:	77 ps
Outpatient Clinic	400 ps
CNU Students / Employees	710 ps
Admin/ MOB	492 ps
<u>Parking Garage Retail</u>	<u>225 ps</u>
Total Required Parking Spots:	2704 ps

Phase 3

- **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 ground 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 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:** A dormitory would be constructed in the southern portion of the site adjacent to the school facilities. The dormitory would be 5 stories in height and 172,500 sf in size. There will be approximately 150 units housing 300 students.
- **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 67,000 sf in size. The roof area will be occupied and will contain, basketball, tennis and volleyball courts for student use.
- **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 1,230,900 SF
- **Parking:** A planned total of 3,390 parking spots are planned for Phase 3, including the Retail Areas. A total of 340 parking spots will be surface parking spots and 300 parking spots will be provided on the lower level of the Outpatient Clinic and Central Plant Buildings. The Parking / Sports structure will provide 250 parking spaces. In addition, there are two planned parking garages with ground floor retail. The parking garages will provide

2500 parking spots combined. The Outpatient Clinic, Dormitory and the Parking Garages will use a Semi-Automatic Stacked Parking System. The basement level of the Hospital 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 3,160 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	800 ps
Existing Retail:	53 ps
Outpatient Clinic	400 ps
CNU Students / Employees	860 ps
Admin/ MOB	492 ps
Student Housing – 1 per unit	150 ps
<u>Parking Garage Retail – 2 floors</u>	<u>405 ps</u>
Total Required Parking Spots:	3160 ps

Parking Requirements					
	Requirement	Driver (per phase)	Phase One	Phase Two	Phase Three
Hospital	2 ps per bed	250/400	500	800	800
Retail Floor - 2 buildings	4.5 ps /1000 sf	50,000/90,000		225	405
Existing Retail	4.5 ps /1000 sf	24,147/16,946/11,630	109	77	53
Ambulatory Care	1 ps per 250 sf	125,000		400	400
Admin / MOB	1 ps per 250 sf	123,000		492	492
Alldata Building	4.5 ps /1000 sf	75,000	338		
College	1ps / 2 students	670/1020/1260	335	510	630
College Employees	1ps/employee	170/200/230	170	200	230
Student Housing	1ps/unit	300 students - 150 units			150
		Total Parking Required	1452	2704	3160
		Surface Parking Provided	1079	557	340
		Structured Parking Required	-373	-2147	-2820
		Structured Parking Provided	475	2175	3050
		Delta Parking	102	28	230
		<i>Hospital Parking</i>	375	375	
		<i>Central Plant</i>	100	100	100
		<i>Ambulatory Care</i>		200	200
		<i>Parking Garage 1</i>			1000
		<i>Parking Garage 2</i>		1500	1500
		<i>Parking / Sports</i>			250
		Total Parking Provided	1554	2744	3390