

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 project will be completed in 3 phases and will culminate in a completed new medical center and university campus for the facility. The planned phases are as follows:

Phase 1

- **Hospital Building:** The hospital would be a level II trauma hospital that would include a helicopter landing pad. The building would be 12 stories in height with a partial basement parking level and be approximately 554,000 square feet in size with approximately 250 patient beds.
- **Central Plant:** The Central Plant would be 28,000 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 28,000-square foot exterior mechanical yard.
- Phase 1 consists of three parcel area components:

Stonelake Landing Shopping Center Parcels:	231,000 SF (5.3 Acres)
Riparian Court:	45,000 SF (1.03 Acres)
Portion of AllData Parcel:	65,000 SF (1.49 Acres)
Total Site Area:	341,000 SF (7.82 Acres)

- **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.
- **Floor Area Ratio:** The project will require the rezoning of the existing GC parcels from an MP/EC designation to allow for the planned FAR in excess of 1.0. The planned FAR for Phase 1 is as follows:

Above Grade Building Square Footage (AGBSF):	504,500 SF
Phase 1 Site Area (SA):	341,000 SF
Phase 1 FAR (AGBSF/SA)	1.48

- **Parking:** A planned total of 1,579 parking spots are planned for Phase 1, including the Retail Areas. A total of 1187 parking spots will be surface parking spots and 392 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 1517 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	500 ps
Existing Retail:	174 ps
AllData Building	338 ps
CNU Students / Employees	505 ps
Total Required Parking Spots:	1517 ps

Phase 2

- Parking Structure 1: The parking structure would be 240,000 square feet in size and would contain approximately 1000 parking spaces. The parking structure would be five 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 4 floors. The parcels for Parking Structure 1 shall remain zoned for GC to allow for Retail and Food service functions.
- Parking Structure 2: The parking structure would be 300,000 square feet in size and would contain approximately 1500 parking spaces. The parking structure would be five 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 4 floors. 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 and be approximately 134,000 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 174,000 square feet in size and three stories in height with one ground floor parking level. This building would contain outpatient medical services.
- Medical Office Building: This medical office building would be 105,000 square feet in size and three stories in height. This building would contain outpatient medical clinics.
- Phase 2 increases of project site area as follows:

Phase 1 Site Area:	341,000 SF (7.82 Acres)
<u>Phase 2 Site Area:</u>	<u>401,000 SF (9.29 Acres)</u>
Total Site Area:	742,000 SF (17.03 Acres)

- Existing Buildings: The following buildings will be demolished in Phase 2: 2521 West Taron, 2525 West Taron, 2615 West Taron and 2619 West Taron.
- Floor Area Ratio: The planned FAR for Phase 2 is as follows:

Above Grade Building Square Footage (AGBSF):	1,320,000 SF
<u>Phase 2 Site Area (SA):</u>	<u>742,000 SF</u>
Phase 2 FAR (AGBSF/SA)	1.78

- Parking: A planned total of 3,438 parking spots are planned for Phase 2, including the Retail Areas. A total of 346 parking spots will be surface parking spots and 592 parking spots will be provided on the lower level of the Hospital, Outpatient Clinic and Central Plant Buildings. In addition, there are two planned parking garages with ground floor retail. The parking garages will provide 2500 parking spots combined. 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 2807 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	800 ps
Existing Retail:	53 ps
Outpatient Clinic	522 ps
CNU Students / Employees	710 ps
Admin/ MOB	402 ps
<u>Parking Garage Retail – 2 floors</u>	<u>360 ps</u>
Total Required Parking Spots:	2847 ps

Phase 3

- **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 with a basement parking level and 200,000 sf in size.
- **Admin Expansion:** An expansion to the existing School of Medicine building would be constructed. The Admin Expansion would be 3 stories in height and 43,500 sf in size.
- Phase 3 increases of project site area as follows:

Phase 1 Site Area:	341,000 SF (7.82 Acres)
Phase 2 Site Area:	401,000 SF (9.29 Acres)
<u>Phase 3 Site Area:</u>	<u>374,000 SF (8.58 Acres)</u>
Total Site Area:	1,116,000 SF (25.62 Acres)

- **Floor Area Ratio:** The planned FAR for Phase 2 is as follows:

Above Grade Building Square Footage (AGBSF):	1,530,000 SF
<u>Combined Site Area (SA):</u>	<u>1,116,000 SF</u>
Phase 2 FAR (AGBSF/SA)	1.37

- **Parking:** A planned total of 3,208 parking spots are planned for Phase 3, including the Retail Areas. A total of 246 parking spots will be surface parking spots and 462 parking spots will be provided on the lower level of the Dormitory, Outpatient Clinic and Central Plant Buildings. 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 3,147 parking spots as follows:

Hospital – 2 parking spots (ps) / bed:	800 ps
Existing Retail:	53 ps
Outpatient Clinic	522 ps
CNU Students / Employees	860 ps
Admin/ MOB	402 ps
Student Housing – 1 per unit	150 ps
<u>Parking Garage Retail – 2 floors</u>	<u>360 ps</u>
Total Required Parking Spots:	3147 ps