



**Mercy General Hospital/  
Sacred Heart Parish School  
Presentation to:**

**Sacramento City Council**

**October 16, 2007**



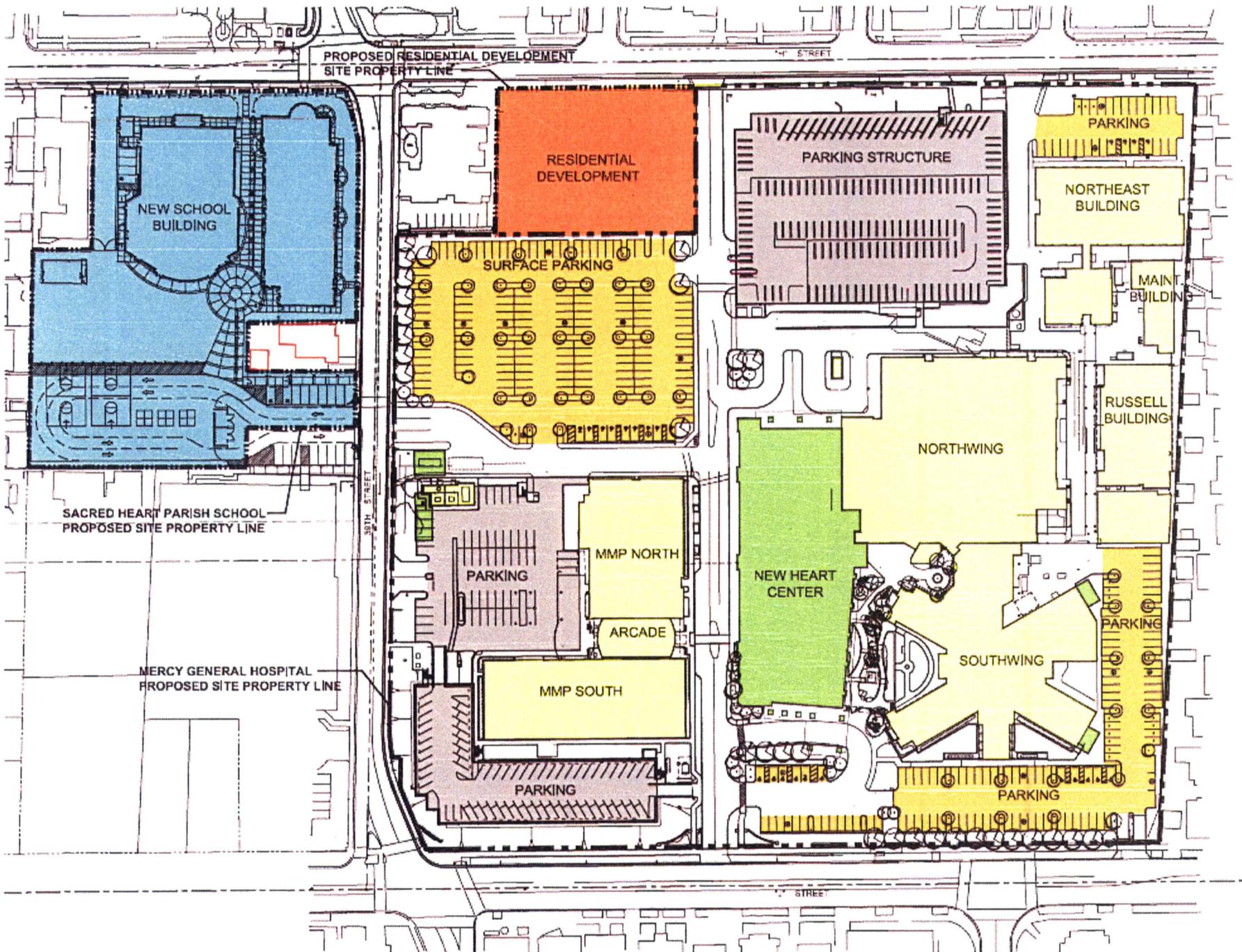
# Mercy General Hospital and Sacred Heart Parish School

- **Smart Growth**
- **Mixed Use**
- **Infill**
- **City General Plan & Blueprint**

## Where We Are

	2004 Hospital Proposal	2007 Hospital Proposal
<b>Building Size</b>	171,246 sq. ft.	<b>123,350 sq. ft.</b>
<b>Building Height</b>	104 ft.	<b>77.5 ft.</b>
<b>Building Stories</b>	5	<b>4</b>
<b>East Wing</b>	Remains	<b>Demolished (50,928 sq. ft)</b>
<b>H St. Parking Structure</b>	Increased two additional levels facing H Street	<b>Eliminates proposed two-story addition</b>
<b>Sacred Heart Parish School</b>	No change	<b>Builds new school on 39<sup>th</sup> St.</b>
<b>Interior Traffic Flow</b>	Children, ambulances, patients shared same access driveway	<b>School moves off site away from ambulance and patient driveway</b>
<b>Housing Mitigation</b>	No new housing	<b>Creates 20 new housing units</b>

**2007 Proposal is 27.5 feet shorter and 60% smaller than original 2004 proposal**



# Where We Are – Refinements to Project

- Implementation of comprehensive traffic management plan
  - Reduction in employee/patient trips to hospital campus
  - Off-site parking for employees and construction workers
  - Free community shuttle to light rail
- Construction noise mitigation
  - Will not be “driving piles”



A poster titled 'MERCY GENERAL HOSPITAL' and 'Community Shuttle Schedule to Light Rail'. It features a map showing the route from the hospital to the light rail station. The text includes: 'MERCY GENERAL HOSPITAL', 'Mercy a member of CHW', 'Community Shuttle Schedule to Light Rail', 'Monday - Friday', 'TRAVELING FROM MERCY GENERAL HOSPITAL AT 39th STREET AND J STREET TO THE LIGHT RAIL STATION at 29th STREET AND R STREET', 'OPEN to the PUBLIC!', 'Serving our employees, patients and the neighborhood', and 'Updated JULY 2007'. There is also a small image of the shuttle van on the right side of the poster.



**PROPOSED SITE PLAN FOR MERCY GENERAL HOSPITAL**



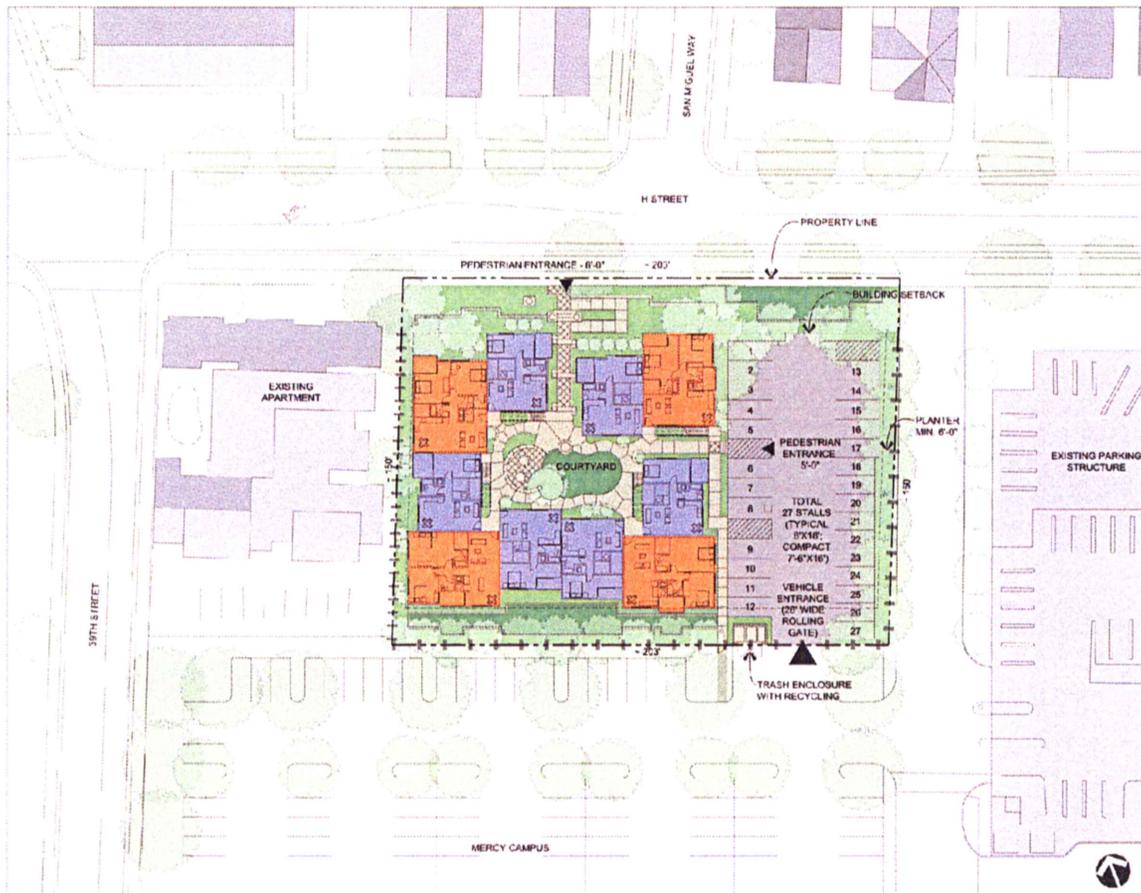
# View of Sacred Heart Campus Entry



# View of Sacred Heart from H Street



# Residential Development



## PROJECT DESCRIPTION

Site Area:	30,502 SF
Current Site Zone:	RO and H
Proposed Zone:	R-3
Setbacks:	Front: 22'-4" (Avg. of Adjacent Buildings) Rear: 15'-0" Side: 5'-0"
Occupancy:	Group R - Division 1 (Apt)
Construction Type:	Type V-N
Sprinkler System:	Automatic Sprinklers
Allowable Building Area:	24,000 SF
Proposed Building Area:	19,296 SF
Maximum Site Coverage:	50%
Proposed Coverage:	32%
Maximum Building Height:	35' (Per Zoning Code)
Proposed Building Height:	27'
Number of Stories:	2
Required Parking:	31 (30 Resident + 1 Guest)
Proposed Parking:	27
Proposed Number of Units:	20
Number of 1Bed + 1Bath:	12
Number of 2Bed + 2Bath:	8

## LEGEND

	2 Bed + 2 Bath
	1 Bed + 1 Bath
	Fencing - Wood
	Fencing - Black Vertical Picket Powder Coated Steel

## REQUIRED VARIANCES

- Uncovered Porch/Balcony Projection into Rear Setback
- Black Vertical Picket Powder Coated Steel fencing located along South and East Property Lines
- Four additional parking spaces to be located on Mercy Campus
- Trash Enclosure located within Rear Setback

SITE PLAN | 1/16"=1'-0"

# Residential Development



## LEGEND

- Public - Living, Dining
- Private - Bedroom
- Bath
- Outdoor Space
- Accessory - Utility, Storage

# Residential Development

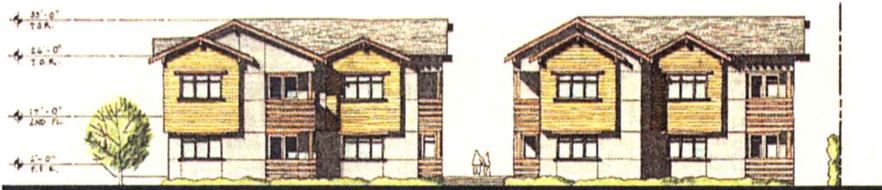


Option 1 – View from H Street

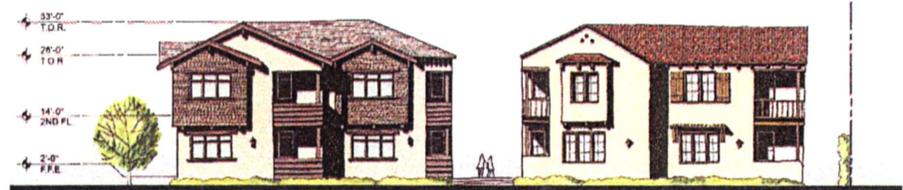


Option 2 – View from H Street

# Residential Development



Option 1 – H Street (North) Elevation



Option 2 – H Street (North) Elevation



Option 1 – East Elevation



Option 2 – East Elevation



Option 1 – South Elevation



Option 2 – South Elevation



Option 1 – West Elevation



Option 2 – West Elevation



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**Thank You –  
Questions?**

