

Item #17

Staff Presentation

# Mercy General Hospital and Sacred Heart Parish School

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**P04-215**

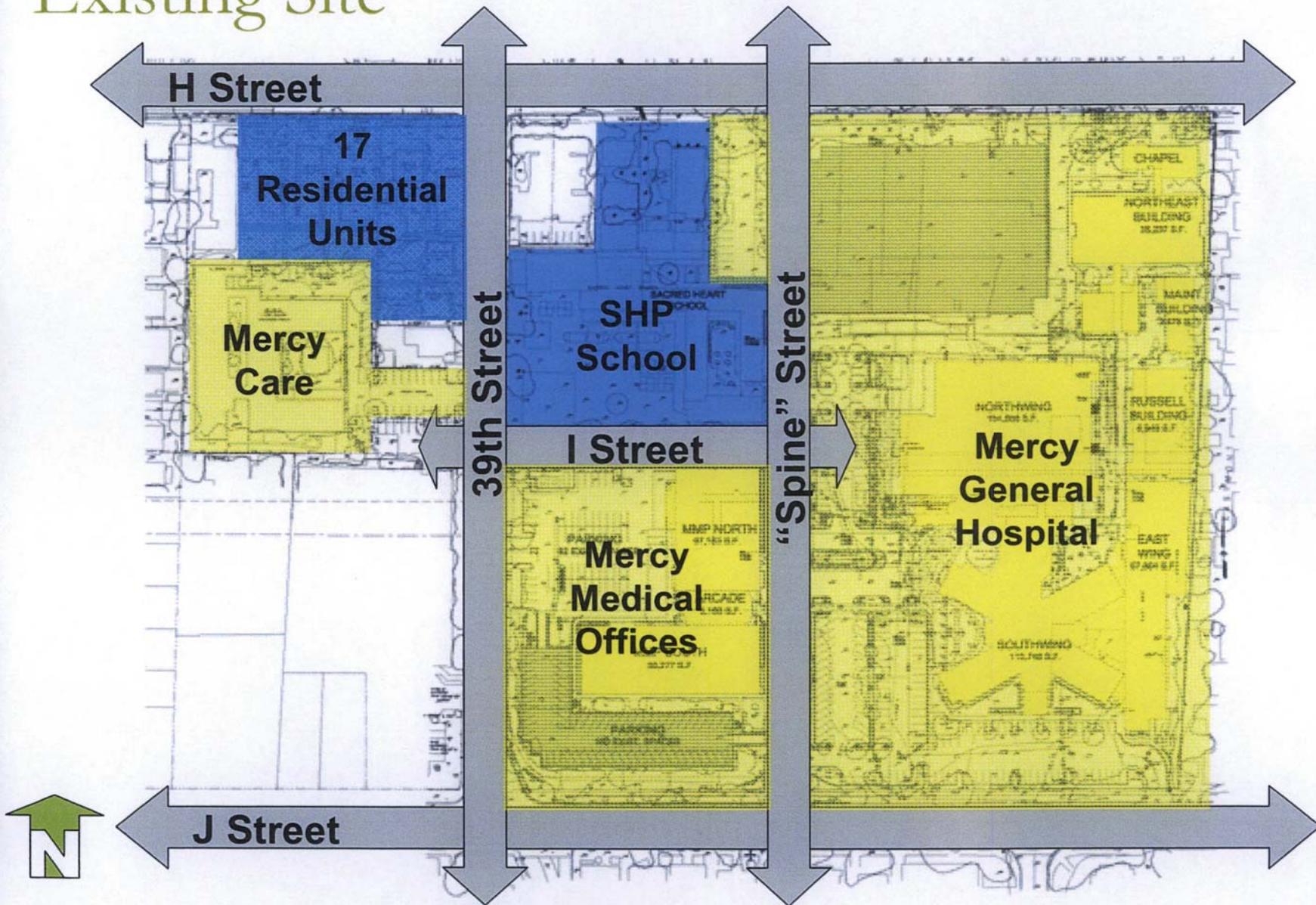
**Final City Council Action**

**November 27, 2007**

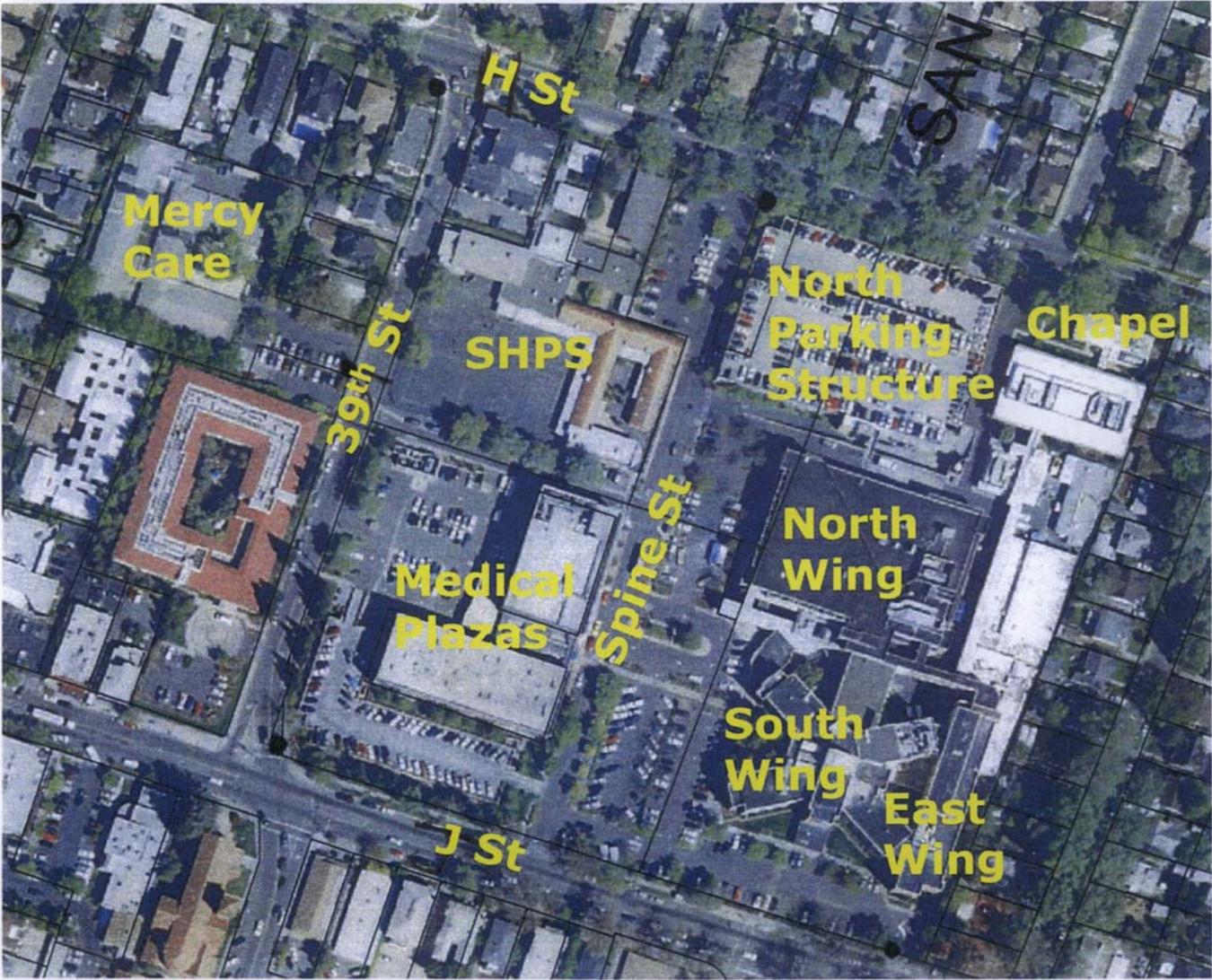
# Presentation Overview

- Proposed Project by MGH and SHPS
- Review of ESPTF Alternative Plan
- Discussion of Environmental Review of Project (Jennifer Hageman)
- Traffic (Samar Hajeer)
- Response to Community Input
- Outstanding Issues

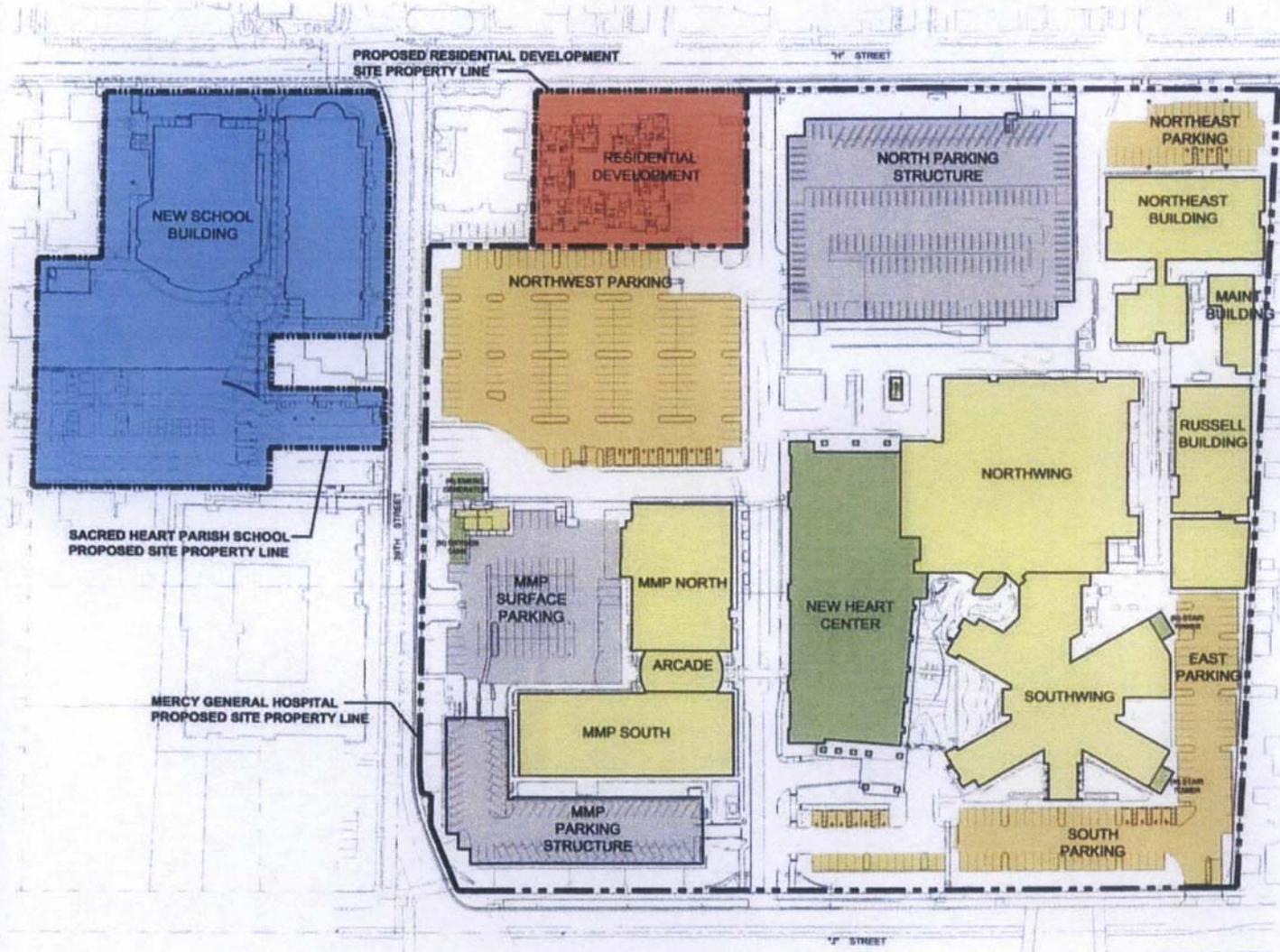
# Existing Site



# Existing Aerial



# Proposed Site Plan



- LEGEND**
- PROPOSED HOSPITAL BUILDING
  - EXISTING HOSPITAL BUILDING
  - PROPOSED HOSPITAL PARKING
  - EXISTING HOSPITAL PARKING
  - PROPOSED RESIDENTIAL DEVELOPMENT
  - PROPOSED SCHOOL DEVELOPMENT



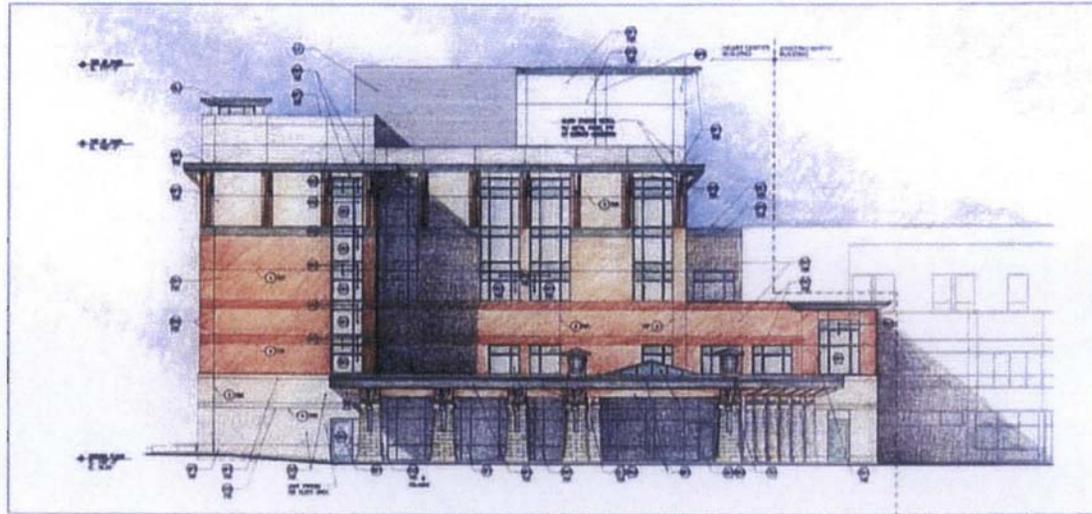
# Mercy Elevations



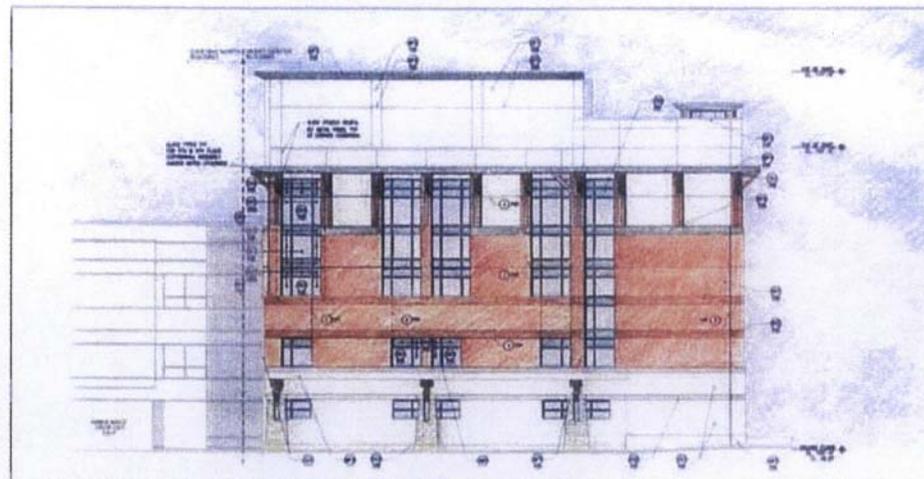
01 - WEST ELEVATION



# Mercy Elevations



01 - SOUTH ELEVATION

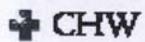


02 - NORTH ELEVATION

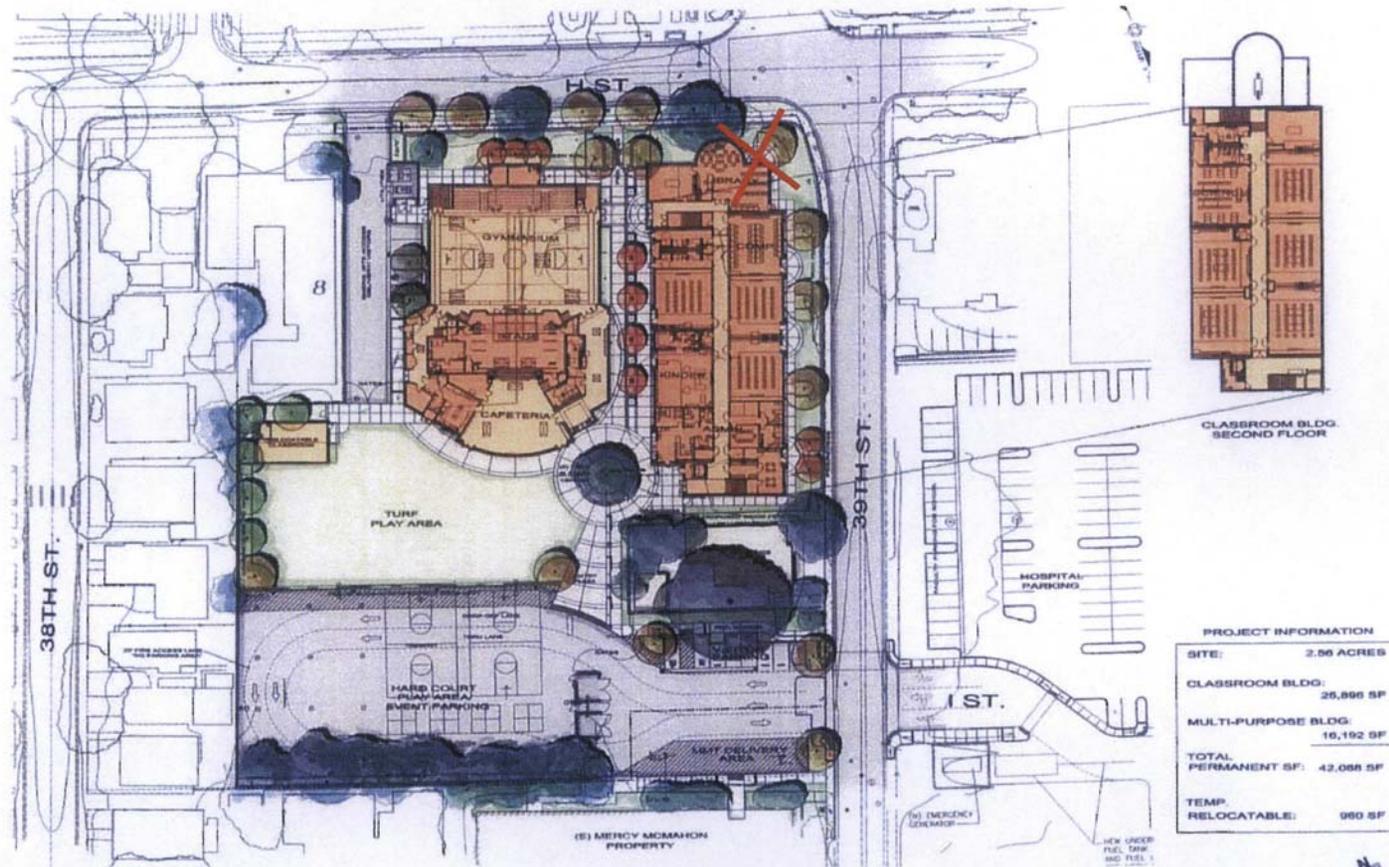
# Height Diagram



**Mercy General Hospital**  
Building Heights  
Sacramento, CA



# SHPS Site Plan (Original Plan)



**PROJECT INFORMATION**

SITE:	2.56 ACRES
CLASSROOM BLDG:	25,890 SF
MULTI-PURPOSE BLDG:	16,192 SF
TOTAL PERMANENT SF:	42,082 SF
TEMP. RELOCATABLE:	950 SF

B.A-1 - OVERALL SITE PLAN  
 OCTOBER 8, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

MERCY GENERAL HOSPITAL  
 AND SACRED HEART PARISH SCHOOL  
 MIXED USE PROJECT  
 SACRAMENTO, CALIFORNIA

SCALE: 1" = 20'  
 916 786-5178  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

# SHPS Site Plan (Revised Plan)



**PROJECT INFORMATION**

SITE:	2.56 ACRES
CLASSROOM BLDG:	25,800 SF
MULTI-PURPOSE BLDG:	16,192 SF
TOTAL PERMANENT SF:	42,088 SF
TEMP. RELOCATABLE:	900 SF

B.A.-1 - OVERALL SITE PLAN  
 (ALTERNATIVE)  
 OCTOBER 8, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

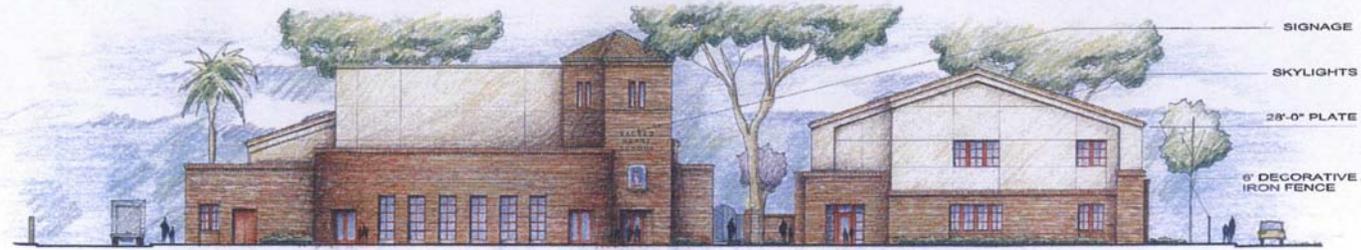
MERCY GENERAL HOSPITAL  
 AND SACRED HEART PARISH SCHOOL  
 MIXED USE PROJECT  
 SACRAMENTO, CALIFORNIA

SCALE: 1" = 20'  
 916 786-8178  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

# SHPS Elevations



41'-0" PARAPET (MECH. BEHIND)  
23'-0" PLATE  
6" MASONRY SOUND WALL  
6" BRICK WALL W/ DECORATIVE IRON GATE LIGHTING AND SIGNAGE  
CLASSROOM/ MULTI-PURPOSE BLDG NORTH ELEVATIONS (H ST.)



SIGNAGE  
SKYLIGHTS  
28'-0" PLATE  
6" DECORATIVE IRON FENCE  
CLASSROOM/ MULTI-PURPOSE BLDG SOUTH ELEVATIONS (SCHOOL ENTRY)



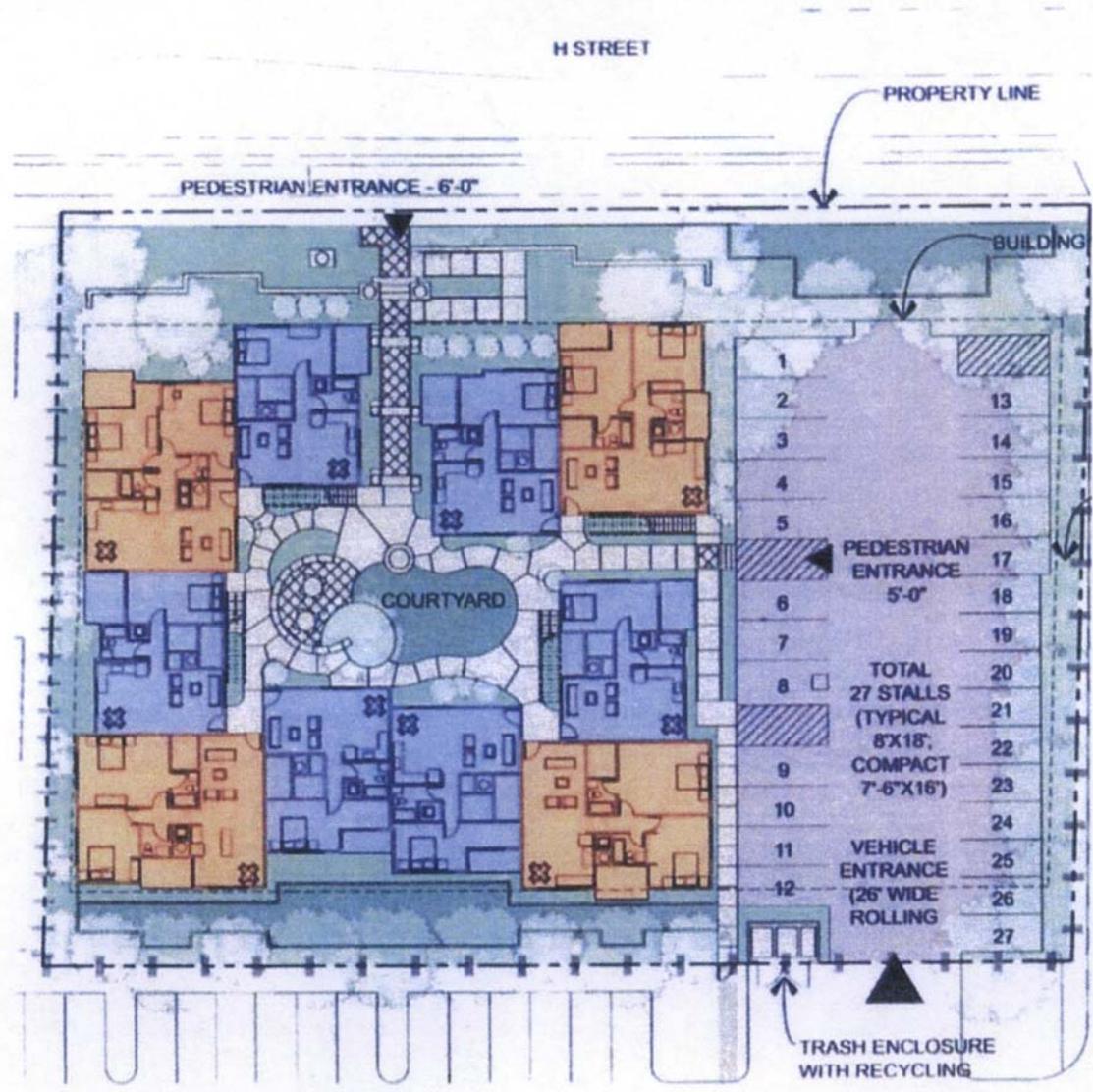
BARRELL TILE ROOF  
CEMENT PLASTER FINISH  
FULL BRICK VENEER  
PAINTED METAL WINDOWS  
19'-0" PLATE  
RECESSED ENTRY ELEMENTS  
CLASSROOM BLDG EAST ELEVATION (39TH ST.)

B.A-9 - BUILDING ELEVATIONS  
FEBRUARY 08, 2007  
CATHOLIC DIOCESE OF SACRAMENTO

MERCY GENERAL HOSPITAL  
AND SACRED HEART PARISH SCHOOL  
MIXED USE PROJECT  
SACRAMENTO, CALIFORNIA

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# Residential Site Plan



# Residential Elevations

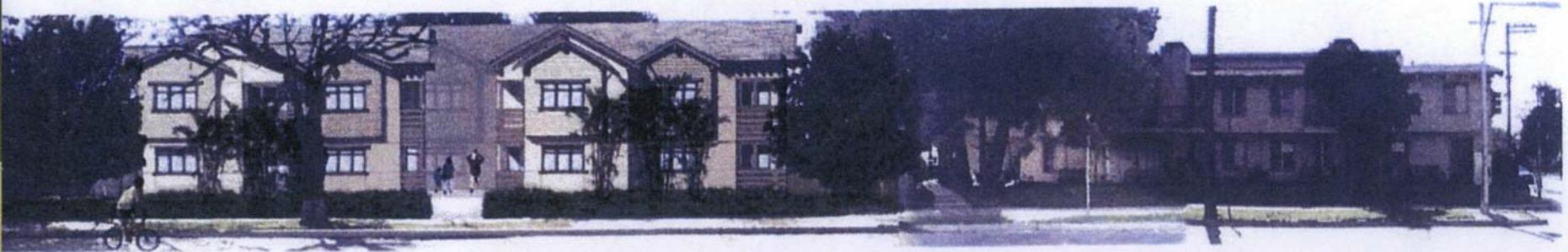


Option 1 – View from H Street

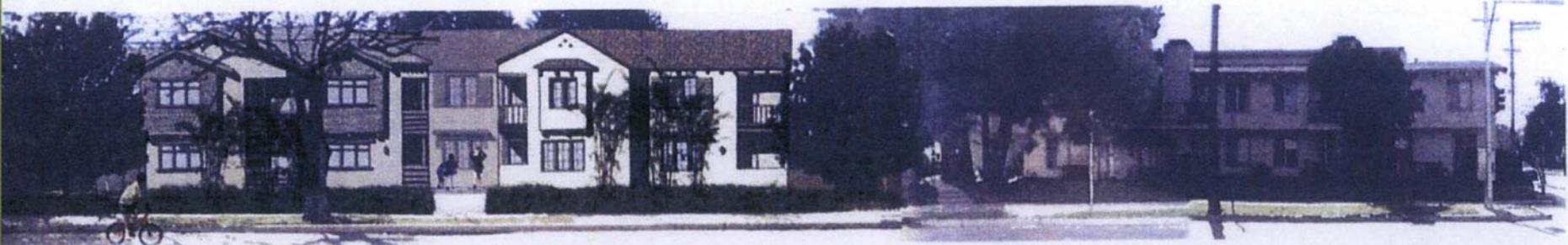
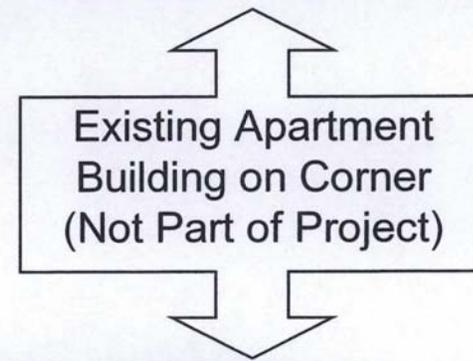
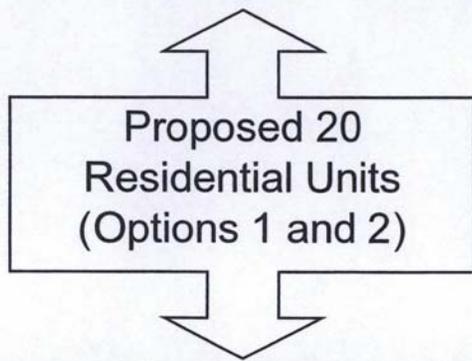


Option 2 – View from H Street

# Proposed Streetscape for H Street



OPTION 1



OPTION 2

# ESPTF Alternative Proposal

- ❑ Mercy Care Facility Site would be demolished and become a park.
- ❑ Sacred Heart Parish School would be rebuilt on the current school site.
- ❑ The 17 residential homes on the corner of 39<sup>th</sup> and H Street would not be demolished.

# ESPTF Alternative

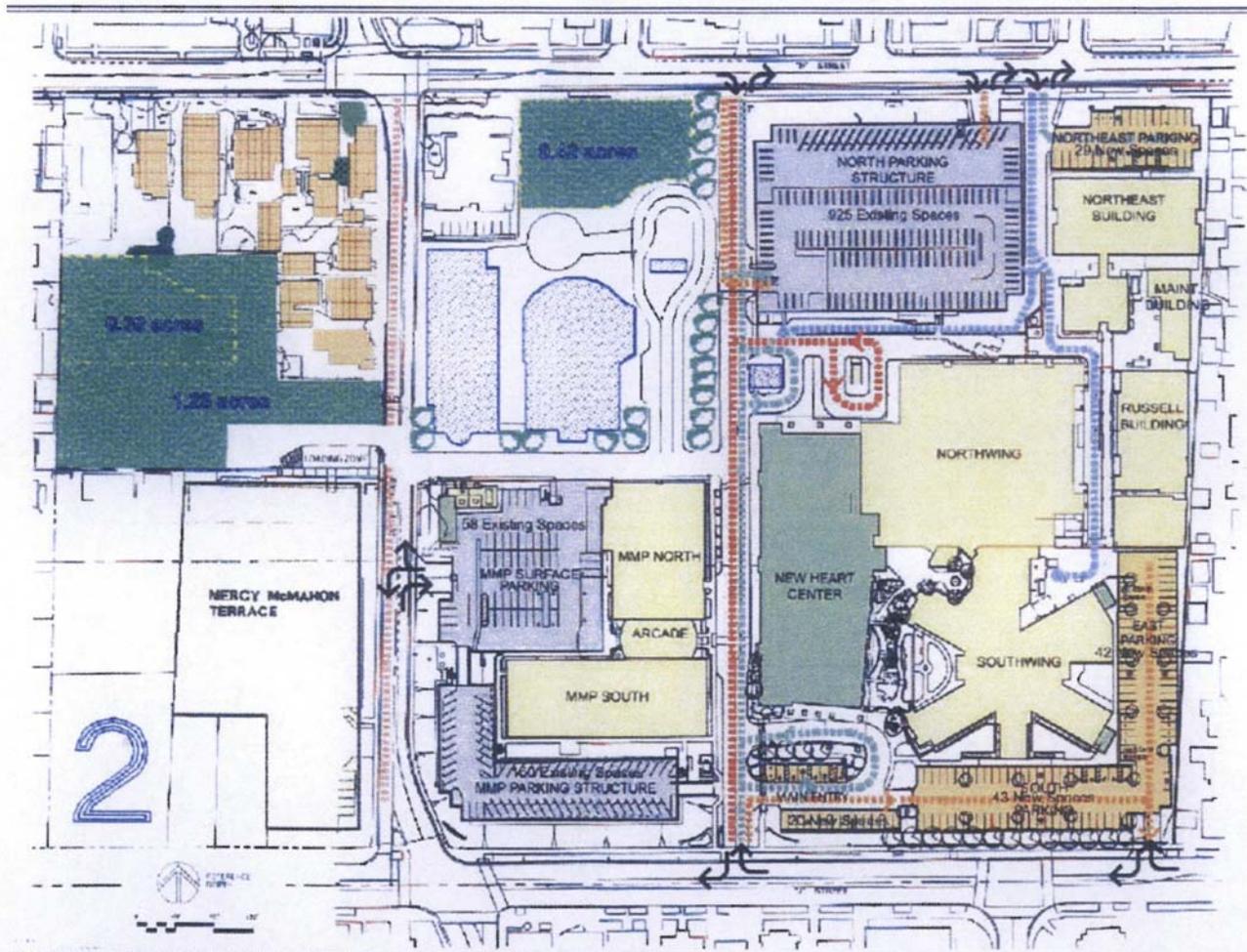
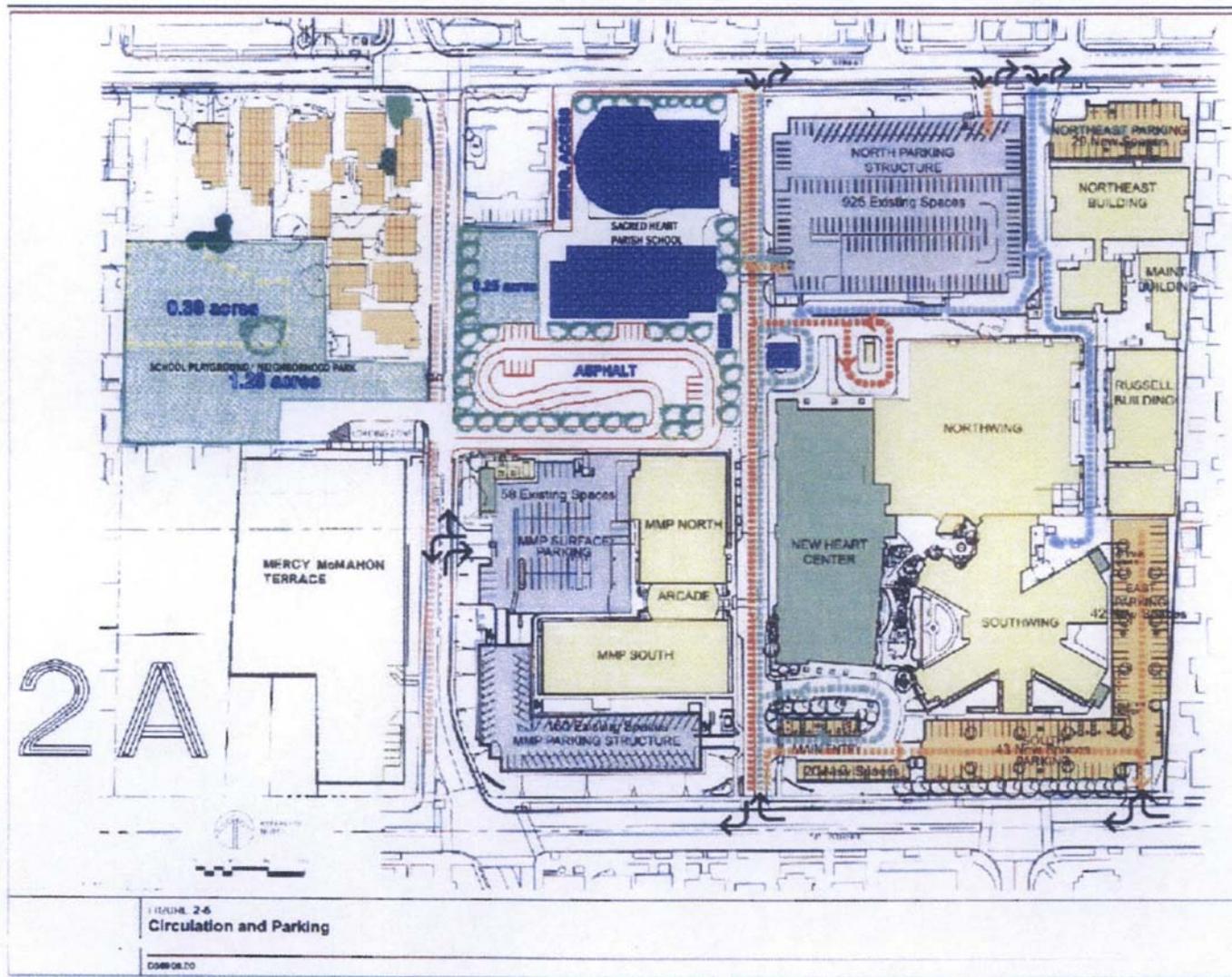


FIGURE 2-6  
Circulation and Parking

DOBBS.00

# ESPTF Alternative



# Unresolved Issues with Alternative

- Relocation of the School During Construction
- Proximity of School to Hospital
- Open Space on Mercy Care Site
- Staging
- Funding

# Discussion of Environmental Review

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By: Jennifer Hageman

# Transportation and Circulation

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By: Samar Hajeer

# Analysis Scenarios

- Existing
- Baseline
- Baseline + project
- Cumulative
- Cumulative+ Project

# Existing Conditions

- Traffic counts for 34 intersections were collected:
  1. Tuesday and Thursday (2/ 27/ 2007-3/15/ 2007)
  2. 7:00-9:00 AM and 2:00-6:00 PM.
  3. The peak hour for the school:2:45-3:45 PM.
- A parking occupancy survey was conducted on Thursday 3/29/2007:
  1. On campus:96% occupied (10:00 AM)
    - 80% occupancy at 3:00 pm
    - 50% occupancy at 5:00 pm.
  2. Off campus parking: 36% (at 10:00 am)
    - 25% occupancy at 5:00 pm
- Accidents data for the last 3 years recorded a total of 20 accidents:
  1. No fatal accidents.
  2. One accidents involved bicycle
  3. No accidents involved pedestrian

# Trip Generation:

- Trip generation rate was developed from the existing counts
- The generated rate was compared with the ITE standards.
- Trip rate is within the acceptable range of trip rate per the ITE for suburban locations
- No reductions to trip rate: Transit trips, walking etc.
- Number of trips= trips generated by the new campus- trips generated by the existing campus
- Change on building size is the factor of trip generation and not Number of beds.
- Proposed project is to generate.103 trips in the AM, 96 at school peak and 69 at PM peak hour

# Impacts and Mitigation Measures

Thresholds of Significance Per the City Guidelines.

## □ **Intersections**

Without Project

LOS A, B, or C

LOS D, E, or F,

With Project

D, E, or F

increases average vehicle delay by five seconds or more.

## □ **Bikeways**

1. The project hindered or eliminated an existing designated bikeway
2. The project interfered with implementation of a proposed bikeway.
3. The project were to result in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts.

## □ **Pedestrian Facilities**

The project were to result in unsafe conditions for pedestrians, including unsafe increase pedestrian / bicycle or pedestrian / motor vehicle conflicts.

## □ **Transit System**

## □ **Parking**

## □ **Freeway System**



# Residential Streets

- A 2 lane residential street is designed to have a capacity of 4,000 ADT to operate at LOS C.
- Traffic calming measures would be implemented through Neighborhood Traffic Plan that will be produced in coordination with the neighborhood to address traffic problems and calming measures.

# Roadway Traffic

## BASELINE DAILY TRAFFIC VOLUMES

Roadway Segment	Lanes	Baseline Volumes	Baseline Plus Project Volumes	Project Trips
1. 39th Street north of H Street	2	1,414	1,460	46
2. 39th Street south of H Street	2	4,530	4,822	292
3. 39th Street south of J Street	2	5,325	5,473	148
4. H Street west of 39th Street	2	17,638	17,805	167
5. H Street east of 39th Street	2	18,082	18,272	190
6. J Street west of 39th Street	2	19,378	19,638	260
7. J Street east of 39th Street	2	18,543	18,657	114
8. 38th Street south of H Street	2	579	579	0
Source: DKS Associates, 2007.				

# Impacts

- ❑ No impacts from the project defined on study intersections per CEQA
- ❑ Roadways experience some additional traffic
- ❑ Slightly impact to the freeway system by adding more trips to a facility which is operating at LOS F without the project.
- ❑ All way stop control is recommended at 39<sup>th</sup> and school driveway.

# Project Response to Community Input

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Evan Compton

# Community Input

- Overbuilding the site.
  - Size of the heart center has been reduced.
  - The East Wing has been conditioned to be demolished within 1 year after the occupancy of the heart center.

# Community Input

- Loss of existing residential units.
  - A multifamily building (12 to 20 units) is proposed to replace the 17 units that will be demolished or relocated.
  - The multifamily structure has been conditioned to be subject to further design review to ensure greater architectural detailing.
  - The applicant has been working to possibly relocate some of the residential units rather than demolish the units.
  - The project has been conditioned so the new residential units must be built immediately following the demolition of the school site.

# Community Input

- Unattractive hospital campus.
  - The project has been conditioned to provide a pedestrian master plan to allow further community participation.
  - The pedestrian master plan and new residential units will be reviewed and approved by the Urban Design Manager.

# Example of Plaza: 48<sup>th</sup> and M Street





## Community Input

- The hospital's expansion encroaches into a residential area.
  - The project has been conditioned with a boundary line agreement.
  - The condition also directs staff to include language concerning the encroachment of medical facilities in the General Plan update.



# Community Input

- Increased traffic for the project.
  - Separating the school and hospital improves circulation.
  - The shuttle route has been conditioned to be modified to include 39<sup>th</sup> Street.
  - A condition has been added to require Mercy to cooperate in the formation of a transportation agency for East Sacramento.

# Community Input

- The project is not environmentally friendly.
  - The entitlement to vary from tree shading has been withdrawn.
  - A condition for cool roof and cool paving of new parking areas has been included. (Cool paving will also be required when existing surface parking areas are repaved in future.
  - The project has been conditioned to follow the Green Guide for healthcare and the adherence to the guide will be reviewed and approved by the Chief Building Official.
  - The project has been conditioned to keep the Bunya Bunya Tree.

# Community Input

- Too much parking and not enough parking.
  - Minimum requirements
  - Multiple Uses Utilize Parking
  - Allowing adequate spaces to avoid parking in the adjacent neighborhoods



Mercy  
Parking  
Garage

Sacred Heart  
Parish School

Mercy  
McMahon  
Terrace

Proposed  
Residential

Luther  
Home

Mercy  
Care  
Facility

39th Street

H Street

North



**Mercy  
Care  
Facility**

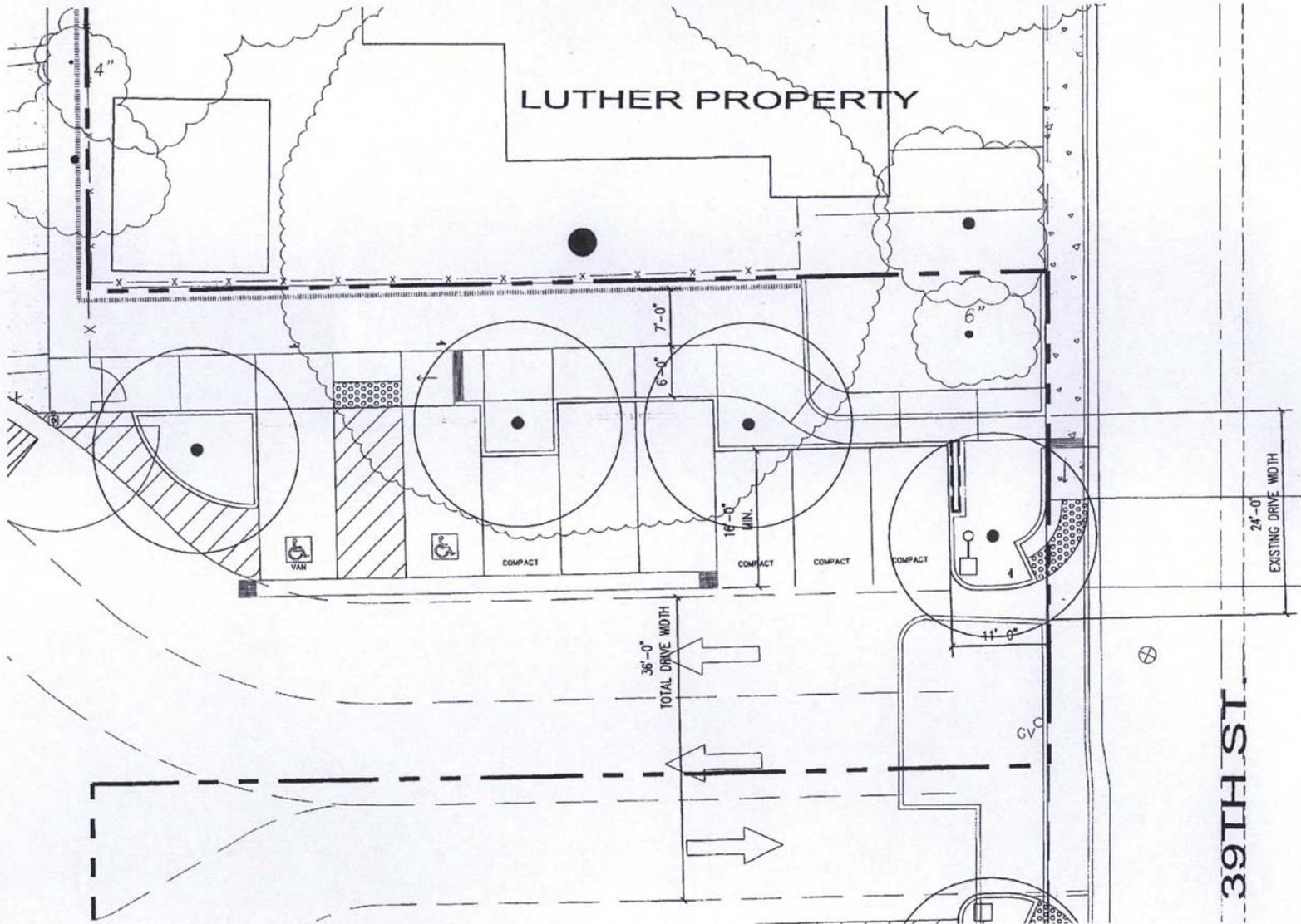
**Luther  
Family  
Home**

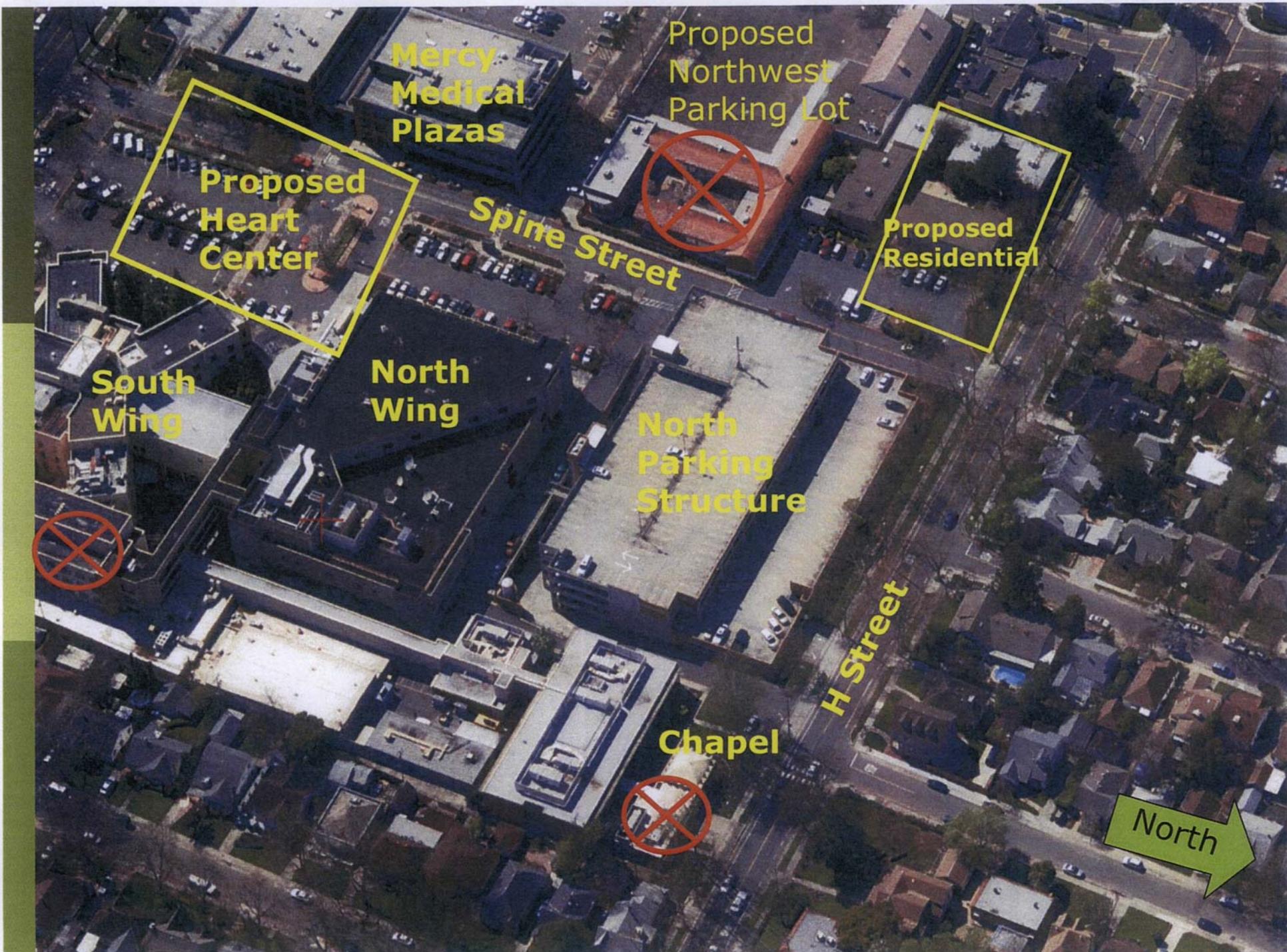
**Mercy  
McMahon  
Terrace**

**39th Street**



# Luther Family and SHPS





Mercy  
Medical  
Plazas

Proposed  
Northwest  
Parking Lot

Proposed  
Heart  
Center

Proposed  
Residential

Spine Street

South  
Wing

North  
Wing

North  
Parking  
Structure

H Street

Chapel

North





# Planning Commission Final Action on October 25 Summary

- Voted 7 to 2 to recommend approval of the project to City Council for final action.

# City Council Review and Comment on October 16 Summary

- Cohn: Asked staff to independently evaluate the alternative proposal from ESPTF. Wants the pedestrian streetscape and connections to be studied. Wants heart center to be LEED certified. Does not want lane closures on H or J Streets.
- Tretheway: Study option for ballfield/park (instead of surface parking) on the current SHPS site after school is moved.
- Pannell: Supports the school moving across the street but wants enforceable boundary language.
- Sheedy: Wants to just fix the important issues and take a final vote since the project has been in progress for several years.

# Decisions Before You Tonight

- Certification of the EIR
- Approve/Deny Project
- Preserve/Remove Bunya Bunya
- Preferred Option for Residential Development