Kaiser Folsom Medical Office Building

Project Narrative

26 September 2022

Overview

Kaiser Foundation Health Plan, Inc. (Kaiser) is proposing to entitle and construct the next phase of the Folsom Kaiser Permanente Medical Center. The project site is located on the north side of Iron Point Road, between Broadstone Parkway and Palladio Parkway, on the vacant land surrounding the existing Kaiser ambulatory surgery center at 285 Palladio Parkway (APN 072-1190-128; -129; and -130). The project consists of a new 260,000 s.f. medical office building and associated parking lots, solar arrays, and intersection improvements.

In 2004, the City of Folsom approved a Planned Development (PN 04-260) for the 930,000 s.f Palladio Shopping Center and the 815,000 s.f. phased Kaiser Hospital and Medical Center. The Planned Development acknowledged Kaiser's long-term plans to develop an up to 1.275M s.f. medical center, but only 815,000 s.f. was included in the environmental review for the 2004 Planned Development. However, the Architectural Review Commission and staff review included the full 1.275M build-out. All future phases of the Kaiser build-out, including the current proposal, are required to obtain a Planned Development permit.

The proposed medical office building is larger than projected in 2004, (260,000 s.f. vs 100,000 s.f., respectively) reflecting medical advancements in the intervening years allowing for more out-patient services. The existing surgery center and proposed medical office building total 305,846 s.f. and are well under the 815,000 s.f. studied in 2004. The proposed building will be 65'-0" feet high (measured to top of parapet) with only a small portion of the structure being 79'-0" feet high (measured to top of parapet), partially due to the grade of the site. The 2004 Planned Development indicates that medical office building heights would be 65 feet max, however hospital buildings have a maximum height of 100 feet under the permit.

This proposal will allow Kaiser to provide critical medical care and services, including urgent care, to the growing Folsom community and surrounding areas, many of whom are currently driving farther distances to receive similar care. The hours of operation will be 7am to 11pm. The number of employees approximately 1,000.

Site Design

Public access to the Medical office building shall be facilitated from Iron Point Road from the south and Palladio Parkway from the east. The Medical office building's drop-off shall be visible from both directions. Broadstone Parkway is designated for service access which includes deliveries and emergency vehicles.

The service yard is located at the northwest side or "back" of the Medical office building which is also a floor below the ground level given the site's topography. The service yard consists of the loading dock, holding areas for various types of waste, and mechanical and electrical services that include air-cooled chillers, a generator, and enclosures for bulk oxygen and manifolded medical gases. The visual screening

of the service yard from the residential neighborhood west of Broadstone Parkway shall be integrated in the landscape design.

The project is providing 1,300 surface parking spaces that accounts for all the required parking needs of the new Kaiser Permanente Medical office building. This includes accessible parking and dedicated spaces for electric vehicles. Approximately half of the surface parking spaces—north and east of the Medical office building —will be covered with photovoltaic (PV) canopies as part of a microgrid that will generate on-site electricity.

Civil Design

From an existing topographic standpoint, the site elevation, adjacent to Palladio Parkway, ranges from 379 to 384. The site elevation, adjacent to Broadstone Parkway, ranges from 362 to 366. The grading design for the site will allow for a gentle transition, from Palladio Parking to the new building. Considering that the new building will have a lower level, the grading design will transition around the building, with site retaining walls being placed where needed.

From a utility perspective, the site is surrounded by existing civil utility systems (water, storm drain and sewer) within Broadstone Parkway, Palladio Parkway and Iron Point Road. It is anticipated that the water system will be looped, with connections on both Broadstone and Palladio. For the gravity systems (storm drain and sewer), it is anticipated that the project will connect to the existing systems within Broadstone. Storm water management features will be implemented on the west (lower) side of the site and will be sized per local criteria.

Improvements

A traffic study and analysis at key intersections around the campus and project driveways were done with the proposed new design as basis. Based on these studies some improvements to the existing entries on Palladio Parkway are proposed. It includes a new secondary entry to the north side on Palladio Parkway. Also based on these studies, the existing access off Iron Point Road is proposed to be converted into the new main entry for the campus. There are also three driveways off Broadstone parkway proposed in this design. One main access sited directly across Walden drive and a secondary access on the North and south sides of the main access.

There is also landscape developments and improvements along Broadstone Parkway and Iron Point Road to facilitate pedestrian pathways along the edges of the site and campus. These improvements are all per the Planned development guidelines and follow the necessary setbacks and easements prescribed.

For more information on these improvements, please refer to the site plans, and landscape plans provided.

Landscape Architecture

The site design for the new Kaiser Permanente Medical office building offers a safe, beautiful, welcoming environment closely supporting the wellness and comfort of members, visitors, and staff. Drawing inspiration from the local hydrology and native ecologies, the site plan boosts biophilic effects of the outdoor spaces by prioritizing green space and maximizes the visual and physical connections to nature. The new Medical office building will be a health catalyst for all valuable members, visitors and

staff offering the best place to heal, recover and work. The proposed design has a few significant moments that demonstrate this strategy:

- Staff patio area will function as an outdoor extension of the interior staff support room and provide beautiful seating space surrounded by native planting and green walls.
- Outdoor amphitheater will complement the health education and conference room and offer event space for group gatherings in various sizes.
- Outdoor areas will provide appealing healing environments for seating, waiting, and pausing. Kaiser Permanente standard trellises or/and tree canopies will shade the area with various seating options underneath including café tables and chairs, seat walls and benches.
- Respite corridor connects the main entrance to the south parking lot. By offering various options to navigate through the site, the respite corridor provides enjoyable pausing moments for members and visitors within a cohesive green environment.
- The south entrance guides members and visitors directly to the imaging room. Keeping accessibility in mind, the outdoor space at the south entrance provides freestanding benches with accessible companion seating space shaded under tree canopies and surrounded by native medicinal planting which can serve as therapeutic tools for clinicians.

The design will complement and reinforce the architectural character of the new Medical office building and will be cohesive with the surrounding campus and Folsom community. Planting will be provided throughout the parking lots, along the perimeter of the site by means of tree lined landscape parkways, and along the new building foundation/perimeter. The landscape will be designed to be cohesive with the surrounding area. A similar planting palette with special considerations will be included to reflect the unique culture and character of the campus and Folsom as well as to mitigate environmental impact.

Safety of employees and members shall be the main priority for the design of all exterior spaces. Access to all public portions of the site and building shall be provided in compliance with applicable codes. The landscape shall guide and reinforce site circulation and provide clear and defined view corridors with minimal conflict between vehicles and pedestrians. The design will also include sustainable and environmentally responsible features to the greatest extent possible to meet Cal Green Code requirements and LEED design credits. The landscape will be compliant with ADA standards for accessible design, Water Efficient Landscape Ordinance (AB1881), City code requirements, and applicable County standards, as well as any other applicable governmental jurisdiction requirements that may be applicable to this site.

Building Design

The design of the new Kaiser Permanente Folsom Medical office building follows certain parameters and requirements.

1. The building design also must fit in with Kaiser Permanente's strong branding and prescribed templates- both interior planning and exterior skin
2. The new building should relate to the existing Palladio Mall and the Planned development guidelines approved in 2004

The design of the new Kaiser Permanente Folsom Medical office building satisfies these requirements. It does so by following the planned development guidelines established 18 years ago by utilizing the latest and modern materials. The resulting design is a modern building and campus that will be built using the latest construction technologies designed for the future that satisfies all the programmatic requirements for a world class Kaiser Permanente medical facility.

The primary exterior building material used in the design is prefinished aluminum metal panels to facilitate fast and easy construction and maintain Kaiser Permanente's distinct brand/look for all its facilities. This system is on the approved list of exterior materials per the Palladio Planned development guidelines. The exterior skin is highly templated and panelized. The templated panels are articulated with windows as required by the function inside the building. The windows frames are prefinished aluminum metal panels that look like the prescribed aluminum frames in the Palladio Planned development guidelines. The design has curtainwall along waiting areas and public gathering spaces. Clearly defined entries are emphasized with metal panel canopies with wood slat and glass accents.

The Palladio mall and surrounding buildings all have a clear strong base- usually clad with stone and a lighter colored stucco top. Corner anchor elements are emphasized with windows and openings are highly articulated and visually emphasized in the in the Palladio mall layout. The Planned development guidelines also state that very clearly.

The new KP Folsom Medical office building follows these design cues but in a modern manner.

Signage

The proposed site and building signage ensure uniformity and consistency for the entire campus. As required by previous entitlements for the site proposed signs conform to the Palladio Kaiser Planned Development Guidelines and Kaiser Permanente Signage Standards. The signs include:

1. Existing Monument signs for campus located at the comers of the site where streets intersect. These provide Identification and branding for the Kaiser Permanente campus. These will remain with minor changes. Text will be added to acknowledge the proposed Medical office building and make sure the text and logo are updated per new KP standards
2. A new entry illuminated Monument Gateway sign is proposed at the new main entry off Iron Point Road. This will not exceed Sign Type C standards mentioned in the Palladio Kaiser Planned Development Guidelines and the KP Signage Standards. This will be at a scale appropriate to be read from a pedestrian's point of view or slower car speed.
3. A new Directional illuminated Vehicular Signs that provides wayfinding information is proposed. The sizing of the sign and materials used will be designed to conform to the codes mentioned above.
4. Three new Secondary illuminated Directional signs are proposed at the exits. The sizing of the signs and materials used will be designed to conform to the to the codes mentioned above.

   For more information on the proposed signs, please refer to the elevations in the package submitted.

Energy and Sustainability

The energy and sustainability goals of the project are to achieve an energy use intensity (EUI) of 51 and to achieve a gold certification with Leadership in Energy and Environmental Design (LEED). The basis for the LEED checklist shall be LEED v4.1 BD+C: Healthcare.

One of the key hallmarks of this project is the proposed microgrid for on-site power generation. The proposed solar project has been designed to maximize the benefits of renewable energy in both form and function for Kaiser Permanente Folsom Medical office building and the community. In Function, the 1.68 Mega-Watts of solar will produce enough energy to offset a large portion of Folsom Medical office building's electrical needs. This in conjunction with the all-electric facility will reduce the production of greenhouse gases caused by the facility's electrical needs. In form, the solar arrays will appear as 28, 14ft tall shade canopies oriented in the western direction and with a 7-degree tilt, located to the north and the east of Folsom Medical office building. These solar shade canopies will provide shade to the visitors of the facility, as well as a demonstrate dedication to clean energy and community. There will be further coordination with the utility company (Sacramento Municipal Utility District) with regards to the amount of electricity generated at the site versus the electricity consumed and all the applicable rules and regulations.

In alignment with Kaiser Permanente's sustainability goals and to minimize the building carbon footprint, the mechanical and plumbing systems will be making use of all-electric water heating systems to eliminate natural gas usage in the building. Use of heat pump systems for both space heating and domestic water will maximize the efficiency of electrical power required to serve these functions. To further reduce electrical power consumption, premium efficient motors are specified as standard practice to minimize fan and pumping power losses, along with high-efficiency air handler units and non-refrigerant based drinking fountains. Implementing low-flow fixtures and use utility-grade water sub-meters will help to reduce and track water usage within the building.

Environmental Setting (this section supplements #29 & 30 of Environmental Information form)

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rearyard, etc.) (Attach additional sheets if necessary.)

Currently, a Kaiser Ambulatory Surgery Center is located on the project site along with surface parking and related improvements. The remainder of the site, and the location of the proposed improvements, is vacant grassland which is maintained by Kaiser. The site is generally flat but there are portions that were raised many years ago with fill from the greater Broadstone area development.

The previous environmental documentation did not identify Cultural Resources on the project site. Standard construction and development practices will be followed to suspend work and contact the City and a qualified professional archeologist if any archeological, cultural, historical resources, artifacts, or other features are discovered during the course of construction.

There are no known sensitive plant or animal species on the site. The site is surrounded by urban uses.

The surrounding urban uses include

- North: local, regional, and visitor serving commercial centers
- South: local, regional, and visitor serving shopping center
- East: local, regional, and visitor serving shopping center
- West: Multiple family housing