

Project Description - Dignity Health Campus Project

PROJECT NAME	Dignity Health Campus Project
Property Owner/Applicant:	Dignity Health/Robert O'Hare
Project Location/APN:	Northeast Corner of East Bidwel Street & Alder Creek Pkwy (APN: 072-3190-047)
Planning No.:	PN 20-193
Project Entitlements:	Planned Development Permit and Development Agreement Amendment
Staff Contact:	Steve Banks, Principal Planner 916-461-6207 sbanks@folsom.ca.us

Project Description: The applicant, Dignity Health, is requesting approval of a Planned Development Permit and Development Agreement Amendment for development of a 530,000-square-foot medical campus on 31-acre site located at the northeast corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The proposed project is intended to be developed in five phases, with a 65,000-square-foot medical office building being considered the first phase and a 400,000-square-foot hospital and another 65,000-square-foot medical office building being development in subsequent phases as outlined in the attached Planned Development Guidelines. Access to the project site is proposed to be provided by a new driveway on East Bidwell Street and three new driveways on McCarthy Way (accessed via Placerville Road, Westwood Drive, and Alder Creek Parkway). Additional site improvements include 1,411 parking spaces, drive aisles, curbs, gutters, sidewalks, internal walkways, underground utilities, retaining walls, site lighting, site landscaping, monument signs, and a helipad.