

# CNUMC at Innovation Park Project Description: (dated September 14, 2021)

## Project Summary:

This project is the development of a new Medical Center Campus for the California Northstate University (CNU) at Innovation Park located in the North Natomas area of the City of Sacramento, CA 95834. The project will be completed in 3 phases and will culminate in a completed new medical center and university campus with associated support buildings.

The entire planned campus currently consists of eighteen (18) buildings divided into four (4) distinct zones. A more detailed description of each building program and configuration is provided in the Phase Descriptions.

The summary breakdown and square footages for each zone is as follows:

Medical Zone: Total SF of 1,609,000 SF. Includes 6 buildings:

- M1: Hospital Building – 14 floors with a total of 730,000 SF
- M2: Central Plant Building – 2 floors and basement level with a total of 90,000 SF
- M3: Ambulatory Care Building – 5 floors and basement level with a total of 175,000 SF
- M4: Medical Building – 7 floors and basement level with a total of 150,000 SF
- M5: Parking / Retail Building 1 – 5 floors and basement level with a total of 207,000 SF
- M6: Parking / Retail Building 2 – 7 floors and a basement level with a total of 257,000 SF

University Zone: Total SF of 918,000 SF. Includes 4 buildings:

- U1: University Building 1 – 5 floors and basement level with a total of 256,000 SF
- U2: University Building 2 – 5 floors with a total of 216,000 SF
- U3: University Building 3 – University (U3) 4 floors with a total of 108,000 SF  
Central Plant / Retail (U4) – 2 floor and basement level with a total of 81,000 SF
- U5: Parking / Retail Building 3 5 floors with a total of 257,000 SF

Faculty / Student Housing Zone: Total SF of 672,400 SF. Includes 6 buildings:

- R1: Admin / Dormitory Building 1 – 6 floors and basement level with a total of 140,000 SF
- R2: Faculty Housing Building 1 – 6 floors and basement level with a total of 126,000 SF
- R3: Admin / Dormitory Building 2 – 6 floors and basement level with a total of 140,000 SF
- R4: Faculty Housing Building 2 – 6 floors and basement level with a total of 126,000 SF
- R5: Daycare Facility Building – 1 floor with a total of 27,000 SF
- R8: Sports Courts – 1 floor with a total of 27,000 SF (combined with R5)
  
- R6: Active Senior Living (RCFE) Building 1 – 5 floors and basement level with a total of 86,400 SF
- R7: Central Plant Building – Not Used. Combined into U4

Research / Laboratory Zone: Total SF of 480,000 SF. Includes 2 buildings:

- C1: Laboratory Building 1 – 1 floor with a total of 40,000 SF (combined with C3)
- C2: Pharmaceutical Building 1 – 4 floors and parking below with a total of 200,000 SF (Combined with C4)
- C3: Pharmaceutical Building 2 – 4 floors and basement level with a total of 200,000 SF (Combined with C1)
- C4: Admin / Central Plant – 1 floor with a total of 40,000 SF (Combined with C2)

## Project Objectives:

- California Northstate University (CNU) has the following objectives for the Medical Center Campus Project at Innovation Park:
  - Offer innovative, high-quality health care for patients residing in the Natomas Area;
  - Develop a hospital that will be in close proximity to the proposed California Northstate University campus to provide training opportunities for its students;
  - Promote new, highly accessible, and innovative care models by designing facilities to incorporate the most advanced techniques available for diagnosis and treatment;
  - Provide trauma services (Planned Level II after certification) to respond to incidences of massive casualty and other emergency response needs of the City and region and to provide for healthcare and emergency services along the Interstate I-5 corridor.
  - Develop an integrated university campus to accommodate all the colleges within California Northstate University, designed facilities to create a distinct campus identity through the use of consistent materials and colors, pedestrian-friendly circulation and attractive site features such as open space and other amenities for staff and University community.
  - Provide for Clinical Laboratory and Pharmaceutical Research and Development Facilities to support the medical mission of CNU.
  - Provide for student, faculty and senior housing to service the CNU community.
  - Accommodate helicopter access directly to the facility and design helipad facilities in accordance with the following objectives:
    - To lessen significant impacts on the surrounding community;
    - To locate the helipad to meet the functional needs of the hospital;
    - To comply with all applicable regulatory and life safety requirements for helipads and helicopter travel, including but not limited to Federal Aviation Administration (FAA) requirements for flight path obstruction clearance;
    - To locate the helipad on a site where access is controlled, to ensure public safety during helicopter landings and take-offs;
    - To construct a visually unobtrusive helipad, integrating into the design of the building.
  - Provide economic stimulus for the City of Sacramento and the surrounding region by creating high paying jobs that will have a multiplier effect on regional economic growth;
- Develop a staff and patient-friendly hospital with a convenient location, available parking, efficient patient and emergency access in close proximity to amenities and patient services.

## Flood Zone Requirements and Mitigation:

The current site of the project is designated as an A99 transitional flood zone that is being actively removed from flood impacts through levee improvements. The City of Sacramento does not require flood mitigation and will permit construction in an A99 zone provided that the City is held harmless.

State law also required the following:

Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones. (Gov. Code, § 65302, subd. (g)(2)(B)(iv).)

Although the City of Sacramento does not require elevation of buildings for flood mitigation in the A99 zone, the current decision of CNU is to raise the first floor of the Hospital approximately 18'-0" to 20'-0" from the current site to 38 – feet above sea level. This will mitigate to provide protection against the projected 100 year flood plain level plus two feet.

Per discussion with OSHPD, the current flood hazard condition must be met and the state requirements are for flood mitigation for the 200 year level. After the planned levee improvements are completed, then the requirements can be revisited. Using a different methodology the level of the 200 year flood plain has been determined to be roughly equal to the 100 year flood level. The 36 + 2 foot requirement = 38 feet above sea level will also be used as the required level for the first floor per OSHPD requirements.

## Parking

The CNU Medical Center includes three parking garages with tenant space for commercial services. Underground parking will be located in several of the Campus buildings and underneath the elevated roadway. Temporary surface parking lots will be used throughout the phased development of the Center, but at full buildout, surface parking will be kept to a minimum and will not exceed 200 spaces.

The California Northstate University (CNU) continues to work with City staff on the development of a parking management plan that includes alternate modes of transportation. The number of parking spaces for the hospital will be based on a percentage of employees and visitors that will be on site during the busiest shifts. In addition, the number and location of long-term and short-term bicycle parking and access to these facilities will be carefully considered to encourage safe and convenient access. Furthermore, the CNU will coordinate with the bicycle facilities that are being proposed in the Innovation Park Planned Unit Development (PUD) area, such as protected bike lanes and off-street trails. The CNU will also be working with the City and JIBE to develop a Transit Management Plan and explore methods to reduce the number of car trips to the site.

CNU will commit to having a minimum of six percent of all spaces, to be designated as EV installed and have access to a charging station. A minimum of ten percent of all spaces will be considered EV capable (inclusive of the EV Installed spaces).

## Project Phasing:

### *Phase 1*

**Planned Duration from 2022 to 2026.**

**Completed as part of two sub-phases: 1A and 1B.**

**Total of 1,218,000 SF including 98,000 SF of shell space.**

**Total of 4 Buildings as follows:**

Phase 1A:

- Hospital Building (M1) 14 floors with a total of 730,000 SF (98,000 SF to be shelled)
- Central Plant -Medical (M2) 2 floors and basement level with a total of 90,000 SF

Phase 1B:

- University Building 1 (U1) 5 floors with basement level and a total of 256,000 SF
- Pharmaceutical Building 1 (C2) 4 floors and basement level with a total of 200,000 SF
- Central Plant / Admin (C4)– R/L 1 floor with a total of 40,000 SF

### **Hospital Building**

The Hospital Building (M1) is 14 stories including a Ground Level Medical Clinic level and a mechanical penthouse and be approximately 730,000 square feet in size with approximately 420 patient beds at full buildout. The initial submitted phase will contain 263 patient beds.

The Hospital Building has three major components. Diagnostic and Treatment Podium, East Patient Bed Tower and West Patient Bed Tower.

- Diagnostic and Treatment Podium: 4 Story Podium with Ground Floor Medical Clinics. The Ground Floor Medical Clinics are not required to be above the flood plain. There is a 4<sup>th</sup> floor transitional level with the Cafeteria and Kitchen and a Mechanical Mezzanine Floor. Total Area of the Ground Floor Medical Clinics, Diagnostic and Treatment Podium and Fourth Floor Transitional Level is approximately 383,300 SF
- West Patient Bed Tower: The East patient bed tower building would be 7 stories in height starting at the fifth floor and be approximately 208,900 square feet. The East patient Bed Tower includes the central vertical circulation tower. The patient bed tower would be built on top of the Diagnostic and Treatment Podium and contain approximately 207 patient beds.
- East Patient Bed Tower: The East patient bed tower building would be 7 stories in height starting at the fourth floor and be approximately 137,200 square feet. The patient bed tower would be built on top of the Diagnostic and Treatment Podium and contain approximately 56 patient beds on two floors as part of Phase 2A. The remaining five floors will be shelled for future completion during Phase 2 for 1an additional 57 patient beds

During Phase 2, the shelled floors of the second patient tower will be completed and the total patient bed count will increase to 420 patient beds with a total area of approximately 730,000 square feet.

This new State-of-the-Art healthcare facility will house all the acute care services and required support space for the California Northstate University Medical Center (CNUMC). This includes the Imaging and Cardiology Departments, Perioperative Services, Urgent Care and Emergency Department, Obstetrics, Neonatal Intensive Care Unit, Pediatrics, Intensive and Coronary Care Unit Suites, Step-Down Patient Care Units, Medical / Surgical Nursing Units and Concierge level Nursing Units. The Pharmacy Department, Clinical Labs, Sterile Processing Department and other ancillary support spaces, and utility rooms are also included.

Because of the raised elevation of the drop-off area at the Main Entry and the Ambulance Bay, a parking level underneath is planned to utilize the available space. The parking level will have a total of 249 parking spaces.

The architectural design vocabulary of the new Hospital Building will provide an iconic gateway image for Innovation Park, the Natomas District and the city of Sacramento from the I-5 and 80 corridors while providing a teaching healthcare facility for the California Northstate University for decades to come.

### **Central Plant Building – Medical Zone**

The CNU Central Plant Building (M2) is approximately 90,000 gross square feet in size. The Central Plant consists of the following elements:

- 30,000 square feet below grade for parking and 30,000 sf for parking at grade level for a total of 60,000 SF of parking
- Two Levels of Central Plant and Support Space at 15,000 SF per level for a total of 30,000 SF
- 15,000 square feet of Exterior raised Mechanical Yard.
- The Central Plant main level and mechanical yard is currently designed to be raised to mitigate against the 200 year flood plain level and the grade and below levels will have parking. The parking levels will have a total of 200 parking spaces.

### **University Building 1**

- University Building (U1): This University building is planned to be approximately 216,000 square feet above grade and five stories in height with a planned footprint of 43,200 SF. There is a 40,000 SF parking level below that brings the total area of the building to 256,000 SF. The parking level below has approximately 124 spaces. The building contains, classrooms, teaching laboratories, student support services, auditorium and administrative functions. The building is planned to accommodate CNU Colleges with about 2,000 total students and 400 Faculty Members on Campus. An Auditorium Space that can accommodate 950 persons is also planned. For Graduation ceremonies and as a student amenity, an outdoor amphitheater that can accommodate up to 2,000 persons will be provided.

### **Pharmaceutical Building 1 and Central Plant**

- Pharmaceutical Building 1 (C2/C4): This Research building is planned to be approximately 200,000 square feet in size and five stories in height with a planned footprint of 40,000 SF. There is a 40,000 SF parking level below that brings the total area of the building to 240,000 SF. The parking level below has approximately 124 spaces. The building contains research and manufacturing facilities for pharmaceutical products. It includes staff support services and administrative functions. The lower floor is designed for 15,000 SF for administrative functions and loading and 25,000 SF for the Central Plant for the C2 and U1 Buildings.

## **Phase 2**

**Planned Duration from 2025 to 2029.**

**Total of 1,622,500 SF including buildout of 98,000 SF of shell space.**

**Total of 9 Buildings as follows:**

- ( ) Hospital Building (M1A) 98,000 SF Shell Space Buildout of M1
- Ambulatory Care Building (M3) 5 floors with basement level and a total of 175,000 SF
- Medical Building (M4) 7 floors with basement level and a total of 150,000 SF
- Retail / Parking Building 1 (M5) 5 floors with basement level and a total of 207,000 SF
- Retail / Parking Building 2 (M6) 5 floors with basement levels and a total of 257,000 SF
- University Building 2 (U2) 5 floors with a total of 216,000 SF
- Admin / Dormitory Building 1 (R1) 6 floors with basement level a total of 140,000 SF
- Faculty Housing Building 1 (R2) 6 floors with a basement level and total of 126,000 SF
- Daycare Facility (R5) 1 floor with a total of 13,500 SF (Modular Building)
- Pharmaceutical Building 2 (C1/C3) Pharmaceutical - 5 floors with a total of 200,000 SF  
Laboratory -1 floors with a total of 40,000 SF

### **Hospital Building – Buildout of Shell Space in M1 – Not a new building.**

- East Patient Bed Tower (M1A): During Phase 2, the 98,000 SF of shelled floors of the East patient tower will be completed and add approximately 157 patient beds. The total patient bed count will increase to 420 patient beds with a total area of approximately 730,000 square feet.

### **Ambulatory Care Building**

- Ambulatory Care (M3) : This building would be 175,000 square feet in size and five stories in height with a planned footprint of 30,000 SF and a Basement Level of 25,000 SF. This building would contain outpatient medical services and other support areas. Specific departments and programs are to be determined at a later date.

### **Medical Building**

- Medical Building (M4): This medical building is planned to be approximately 150,000 square feet in size and seven stories in height and a basement level with a planned footprint of 18,750 SF. This building would contain medical services and hospital administration.

### **Retail / Parking Building 1**

- Retail / Parking Building 1 (M5): The parking structure would be 207,000 square feet in size and would contain approximately 430 parking spaces. There is an option to use a mechanical stacked parking system to increase the parking to 800 parking spaces. The parking structure would be five stories in height with one basement level and would include 26,000 square feet of first floor retail, food service, and other supporting uses.

### **Retail / Parking Building 2**

- Retail / Parking Building 2 (M6): The parking structure would be 257,000 square feet in size and would contain approximately 760 parking spaces. There is an option to use a mechanical stacked parking system to increase the parking to 1200 parking spaces The building would have 5 floors with a footprint of 29,000 SF and two parking levels of 56,000 SF at grade and below. The parking structure includes 29,000 square feet of first floor retail and medical retail services.

## **University Building 2**

- University Building 2 (U2): This University building is planned to be approximately 216,000 square feet in size and five stories in height with a planned footprint of 43,200 SF. The building contains, classrooms, teaching laboratories, student support services, auditorium and administrative functions. The building is planned to accommodate the CNU Colleges with about 2,500 total students and 500 Faculty Members on Campus.

## **Admin / Dormitory Building 1**

- Admin / Dormitory Building 1(R1): This Residential building is planned to be approximately 140,000 square feet in size and five stories in height with a basement level and a planned footprint of 20,000 SF. There will be approximately 150 units housing 300 students on 5 floors. The first floor would be 20,000 SF of Administration and Student Support space. There is a parking level below with approximately 61 spaces.

## **Faculty Housing Building 1**

- Faculty Housing Building 1 (R2): This Residential building is planned to be approximately 126,000 square feet in size and six stories in height with a basement level and a planned footprint of 18,000 SF. There will be approximately 100 units housing 100 faculty families on 6 floors. There is a parking level below with approximately 62 spaces.

## **Daycare Facility Building**

- Daycare Facility Building (R5): This daycare building is planned to be approximately 13,500 square feet in size and one story in height with a secure outdoor space of 3,000 SF. There will be approximately 175 children and 30 staff at the facility. The building will be a modular building or designed for expansion of 13,500 SF during Phase 3.

## **Pharmaceutical Building 2**

- Pharmaceutical Building 2:
  - Pharmaceutical (C3) is planned to be approximately 200,000 square feet in size and five stories in height with a planned footprint of 40,000 SF. The building contains research and manufacturing facilities for pharmaceutical products. It includes staff support services and administrative functions. The lower floor is designed for administrative functions, loading and 62 parking spaces.
  - Laboratory (C1): This Laboratory is planned to be approximately 40,000 square feet in size with one story. The floor contains clinical, pathology and specialty laboratories for support of the medical center. It includes staff support services and administrative functions.

## **Phase 3**

**Planned Duration from 2028 to 2032.**

**Total of 838,900 SF**

**Total of 5 Buildings as follows:**

- University Building 3 (U3/U4/R7) 6 floors with a basement level and a total of 189,000 SF
- Retail / Parking Building 3 (U5) 5 floors with a total of 257,000 SF
- Admin / Dormitory Building 2(R3) 6 floors with basement level a total of 140,000 SF
- Faculty Housing Building 2 (R4) 6 floors with a basement level and total of 126,000 SF
- Daycare Facility / Sports Court (R5/R8) Daycare - 1 floor with a total of 13,500 SF – Expansion of Facility.  
Sports Court – 1 floor with a total of 27,000 SF
- Active Senior Living (RCFE) Building (R6) 5 floors with a basement level and a total of 86,400 SF

### **University Building 3**

- University Building 3 (U3/U4/R7): This University (U3) building is planned to be approximately 189,000 square feet in size and six stories in height with a planned footprint of 27,000 SF. The building contains, classrooms, teaching laboratories, student support services, auditorium and administrative functions. The building is planned to accommodate the CNU Colleges with about 1,000 total students and 200 Faculty Members on Campus. The building also contains a Central Plant(U4/R7) of 54,000 SF which is partially below grade and a Retail level of 27,000 SF.

### **Retail / Parking Building 3**

- Retail / Parking Building 3 (U5): The parking structure would be 257,000 square feet in size and would contain approximately 690 parking spaces. There is an option to use a mechanical stacked parking system to increase the parking to 1000 parking spaces The parking structure would be four stories in height with one basement level and include 50,000 square feet of first floor retail and dining services.

### **Admin / Dormitory Building 2**

- Admin / Dormitory Building (R3): This Residential building is planned to be approximately 140,000 square feet in size and five stories in height and a parking level below with a planned footprint of 20,000 SF. There will be approximately 150 units housing 300 students on 5 floors. The first floor would be 20,000 SF of Administration and Student Support space. There is a parking level below with approximately 61 spaces.

### **Faculty Housing Building 2**

- Admin / Faculty Building (R4) : This Residential building is planned to be approximately 126,000 square feet in size and six stories in height with a planned footprint of 18,000 SF. There will be approximately 100 units housing 100 faculty families on 6 floors. There is a parking level below with approximately 62 spaces.

### **Daycare Facility Building Expansion (Combined with**

- Daycare Facility / Sports Court Building (R5/R8):
  - The daycare building expansion is planned to be approximately 13,500 square feet in size and one story in height with a secure outdoor space of 3,000 SF. There will be approximately 175 children and 30 staff at the facility expansion. The Daycare Building total is 350 children and 60 staff.

- Sports Court : A single story sports court at the roof level of the daycare would be constructed. The Sports Court would be 27,000 sf in size. The roof area will be occupied and will contain, basketball, tennis and volleyball courts for student use.

### **Active Senior Living (RCFE) Building**

- Admin / Faculty Building (R6): This Residential Care Facility for the Elderly (RCFE) building is planned to be approximately 86,400 square feet in size and five stories in height with a basement level and a planned footprint of 14,400 SF. There will be approximately 100 residents on 4 floors. The first floor would be 14,400 SF of Administration and Resident Support space. There is a parking level below with approximately 48 spaces.