

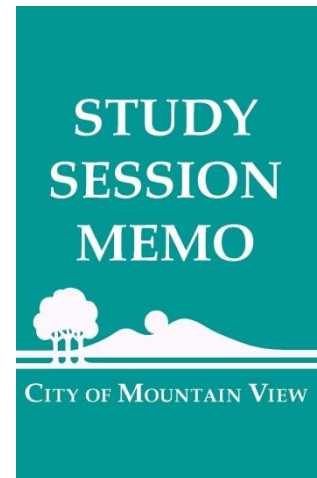
DATE: February 10, 2015

TO: Honorable Mayor and City Council

FROM: Lindsay Hagan, Associate Planner
Gerry Beaudin, Zoning Administrator
Randal Tsuda, Community Development
Director

VIA: Daniel H. Rich, City Manager

TITLE: **El Camino Hospital Campus Update**



PURPOSE

The purpose of this Study Session is to provide the City Council with an introduction to the El Camino Hospital Campus Update project.

BACKGROUND

El Camino Hospital (ECH) is a not-for-profit hospital which serves the communities of Los Altos, Los Altos Hills, Mountain View, Sunnyvale, and other unincorporated areas in Santa Clara County.

Due to increasing population growth in the 1950s, voters established the El Camino Hospital District (now the El Camino Healthcare District) in 1956 to purchase land and construct the hospital building (built in 1961). The campus and buildings are leased to ECH, who operates the hospital. The hospital is governed by a board, which is appointed by the five-member Healthcare District Board of Directors.

In 2005, City Council approved a major redevelopment of the campus, including:

- Demolition of the 7-story Old Main Hospital, the previous Oak Pavilion building, and the Casa Real apartment buildings (for patient families); and
- Construction of a 5-story, 450,000 square foot New Main Hospital with 300 beds, a new 3-story, 66,000 square foot medical office building (Melchor Pavilion), a new 2-story, 28,000 square foot dialysis center (new Oak Pavilion), an addition to the central utility plant, and a new 4-level North Parking Garage.

The project also included the removal of 31 Heritage trees and the relocation of 30 Heritage trees. The driving force for the project was bringing the hospital into compliance with SB 1953, which required seismic upgrades to patient-care facilities by

2008. At that time, Council also approved amendments to the El Camino Medical Park Precise Plan (P(24)), including:

- Removing residential development from the Precise Plan, which was not related to the medical uses; and
- Adjusting development standards and subarea boundaries within the Plan.

Construction of the project approved in 2005 has been completed, except for the demolition of the Old Main Hospital. The basement and two floors of the Old Main Hospital are occupied by outpatient programs and support services, as well as the truck loading docks.

In 2014, ECH approached staff to discuss a new project for the campus in response to growing community needs for various services. A description of the project scope is discussed later in this report.

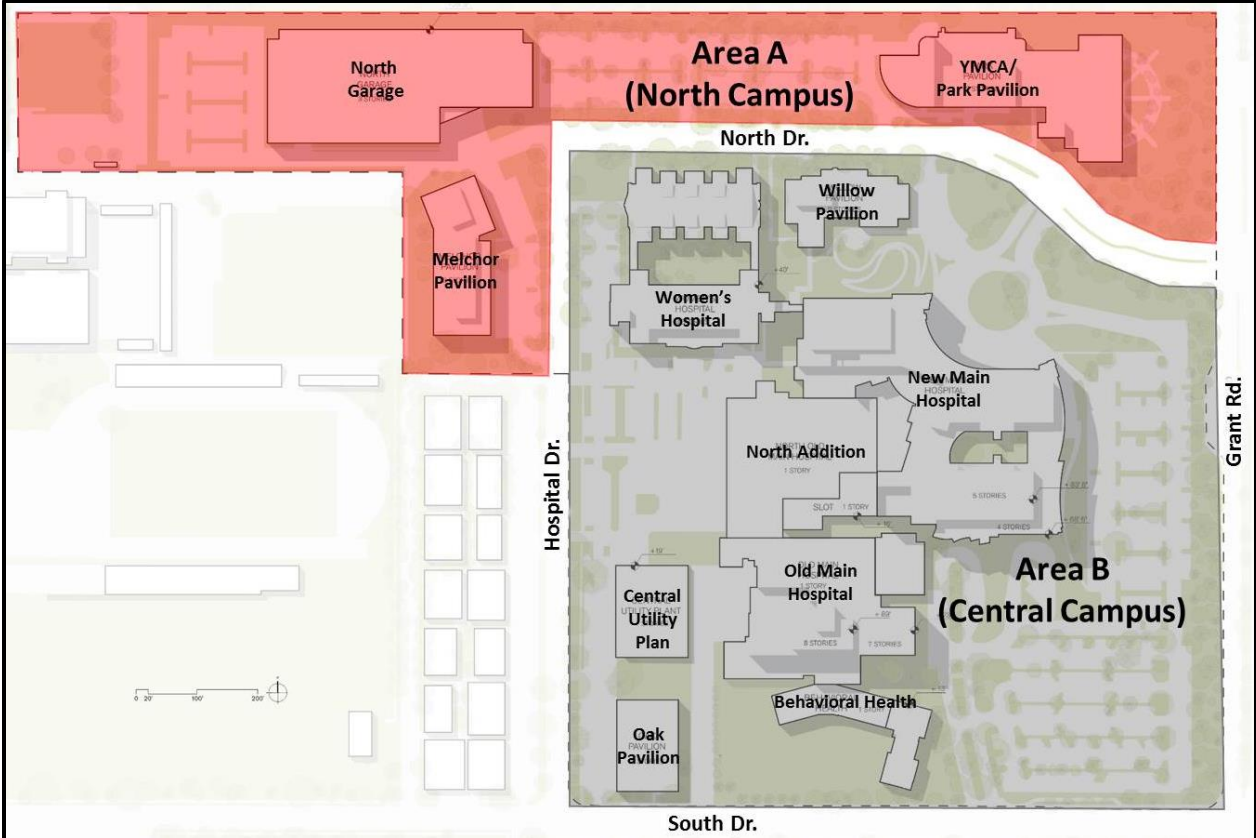
Project Site and Zoning

The ECH campus (campus) is located in the El Camino Medical Park Precise Plan at the City limit boundary of Mountain View and Los Altos. The campus is bordered by St. Francis High School and private medical offices on the west, Cuesta Park to the north, Grant Road and single-family homes to the east, and South Drive and private medical offices to the south. Access to the campus is from Grant Road via



North or South Drive. South Drive also provides access to St. Francis High School; the hospital has no direct access to Miramonte Avenue. Due to the close proximity of Permanente Creek, the campus is located in a Special Flood Hazard Zone AO, requiring flood protection and prevention measures for new construction. The campus is divided

into two areas—Area A (North Campus) and Area B (Central Campus)—within the Precise Plan. See Attachment 1 – El Camino Medical Park Precise Plan – for details.



Area A (North Campus)

Area A is located along North Drive and contains the one- and two-story YMCA/Park Pavilion building, the 4-level North Parking Garage, and the 3-story Melchor Pavilion medical office building. The YMCA building has an outdoor amphitheater located between Grant Road and the building, as well as a fenced pool area located adjacent to Cuesta Park. The North Parking Garage has one level of below-grade parking and three levels above-grade parking with surface parking located to the east and west of the parking structure. The Melchor Pavilion building contains private medical offices and has a small surface parking lot located along Hospital Drive.

Area B (Central Campus)

Most of the campus is located within Area B bounded by Hospital Drive to the west, North Drive to the north, Grant Road to the east, and South Drive to the south. Area B includes the following buildings:

- Willow Pavilion—2-story building built in 1990 which houses an ambulatory surgery center and administrative offices;
- Women’s Hospital – 2- and 4-story women’s health services building built in 1993;
- New Main Hospital – 5-story, 450,000 square foot hospital building built in 2009;
- North Addition—2-story, 90,200 square foot building housing outpatient and support services for the hospital built in 1973;
- Slot Building—a single-story building which houses the data center, laundry facilities, and the morgue;
- Old Main Hospital—6-story, 280,000 square foot hospital building built in 1959. The basement, first floor, and second floor are currently occupied with outpatient and support services for the hospital;
- Behavioral Health Building—a one-story, 21,300 square foot building providing inpatient and outpatient behavioral health services constructed in 1959;
- Central Utility Plant (CUP)—a 1-1/2-story, below-grade utility plant which services the campus with basic utility infrastructure needs and was originally built in 1973; and
- Oak Pavilion—2-story medical office building built in 2006, which is currently undergoing renovation. The building will house the Cancer Center and administrative offices.

The central campus area is served by surface parking lots primarily for patients and visitors with limited employee parking. The ambulance and emergency room entrance is accessed from South Drive next to the Behavioral Health building.

DISCUSSION

As the population continues to grow, ECH's needs and demand for services continue to expand. The Campus Update project attempts to address the following needs:

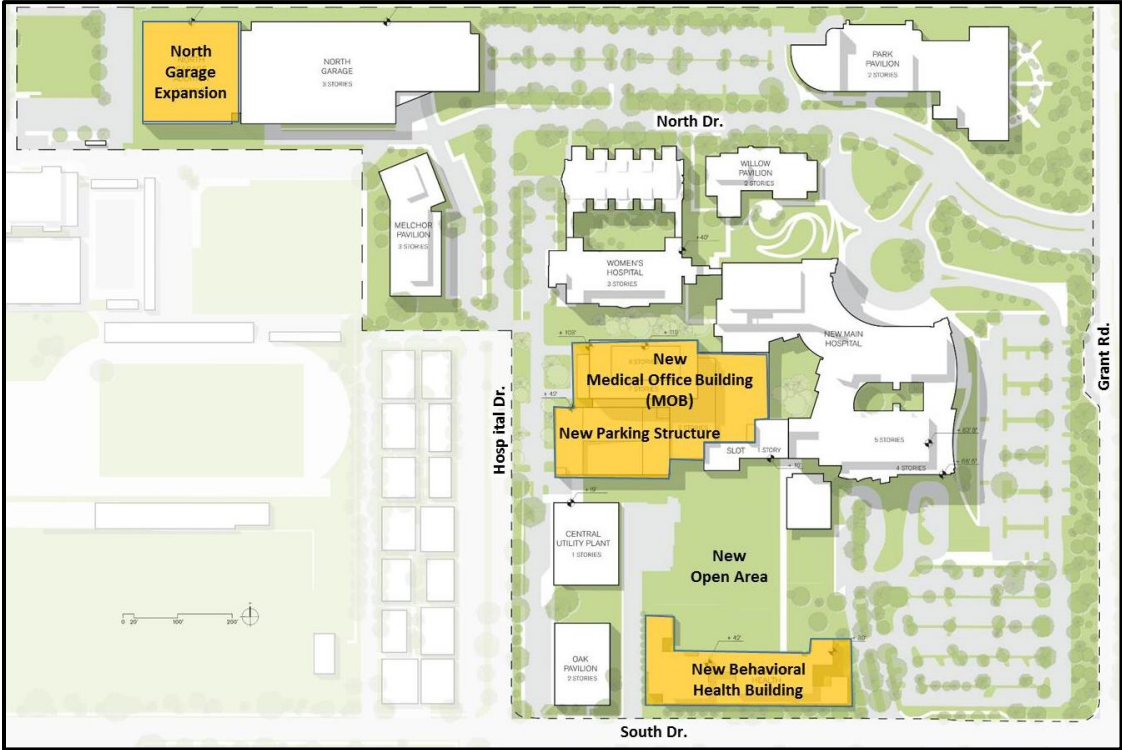
- **Births.** There has been an increase in births, requiring more space for medical equipment, visiting families, and patient rooms. Construction of the new Medical Office building will allow for the Maternal and Child Health Programs to expand into the second and third floors of the existing Women's Hospital, which are currently occupied by medical offices.
- **Outpatient Care.** A new Medical Office building will provide additional space to service outpatient care needs, which are currently located throughout the hospital campus.
- **Behavioral Health.** There is a growing need for behavioral health services in Santa Clara County for inpatient and outpatient care. The larger Behavioral Health building will begin to address the current facility deficit.
- **Parking.** This project proposes to increase parking at the campus by approximately 25 percent to address the parking needs. A preliminary parking count completed in July 2014 at the campus showed 92 percent occupancy of parking stalls at peak hour between 11:00 a.m. and 12:00 noon. Additionally, the applicant will work with staff on improving alternative transit opportunities on campus, such as connection with the community shuttle program, development of a transportation demand management program, and improved bike and pedestrian circulation and facilities.

Project Description

The Campus Update project includes a request for a Planned Community Permit to demolish the Old Main Hospital building, the North Addition building, and the Behavioral Health building, and remove approximately 200 surface parking stalls in order to construct the following (see Attachment 2—Preliminary Site and Elevation Plan—for details):

- A new 2-story, 62,800 square foot Behavioral Health building;
- A new 7- to 8-story, 230,000 square foot medical office building;
- A new multi-level, 320-stall parking structure;

- A 4-level, 360-stall addition to the North Parking Garage;
- Removal of Heritage trees (total number is not known at this time); and
- A new central open area where the Old Main Hospital and old Behavioral Health building currently sit.



The project does not propose any modifications to the Precise Plan and will result in a total net reduction on the campus of approximately 97,000 square feet of building area (inclusive of the demolition of the Old Main Hospital building), and a net increase of approximately 485 parking stalls. Staff anticipates after completion of this project, the hospital campus will be built-out to the maximum building coverage permitted within the Precise Plan.

An Environmental Impact Report (EIR) will be prepared for the proposed project. The EIR will study various potential environmental impacts of the project, including, but not limited to, noise, air quality, traffic, utilities, and aesthetics. The Draft EIR will take 10 to 12 months to complete.

Project Design

The project will be reviewed by the Development Review Committee (DRC) for building and site design, with a formal recommendation to the Zoning Administrator and City Council. Some key design concepts for the project include:

- Addressing special design needs for the new Behavioral Health building, which protect the privacy and care of the patients, such as placing side-facing windows along South Drive to limit direct visibility to the street;
- Matching the North Parking Garage addition to the existing garage design and adding a rooftop solar photovoltaic installation, with improved landscaping along the Cuesta Park frontage;
- Integrating the new Medical Office building and new Parking Structure design along Hospital Drive and redirecting trucks to the loading docks at the New Main Hospital (which have been constructed, but not utilized due to the Old Main Hospital building); and
- Designing a new open area which will include a mix of private and public spaces.

Project Construction

Medical services for the campus must continue to operate during construction, so the applicant is proposing to complete construction of the campus update in three phases over approximately five years.

Phase 1: Construct the North Parking Garage addition.

Phase 2: Construct the new Behavioral Health building, while maintaining and occupying the existing Behavioral Health building. Then, upon completion and occupancy of the new building, demolish the old Behavioral Health building.

Phase 3: Demolish the North Addition building to construct the new Medical Office building and new Parking Structure. Upon completion, demolish the Old Main Hospital building.

Additionally, the State Architect, under authority of the Office of Statewide Health Planning and Development (OSHPD), is responsible for oversight on a portion of the project. OSHPD is responsible for overseeing the construction of new acute healthcare facilities (i.e., hospitals, psychiatric hospitals, skilled nursing homes, and intermediate care facilities) to ensure State-wide uniformity in construction and compliance with

stringent building code standards for these types of facilities. The new Behavioral Health building (a psychiatric facility) will have building permits issued and inspections completed by OSHPD. All other components of the project will have building permits reviewed and inspections completed by the City of Mountain View.

RECOMMENDATION

Staff is seeking input from Council on any concerns or preliminary design direction for the project in addition to those identified below:

- **Circulation**—Improving pedestrian and bicycle circulation throughout the campus, including improving way-finding signage, pathways, bicycle parking facilities, and access to vehicle parking;
- **Tree Protection/Retention**—Review a campus-wide tree plan to identify tree protection and retention measures, as well as identify potential relocations or mitigations to limit new tree removals; and
- **Design**—Review design of the new buildings to ensure they meet the design goals of the Precise Plan, meet the needs of the hospital, and integrate into the park-like setting of the campus. Special attention will be given to the design of the new Medical Office Building in regards to height and design integration with the new Main Hospital.

NEXT STEPS

Following any feedback received from Council at this Study Session, the project will move forward in submitting plans to go through the Development and Environmental Review Process. The project and EIR will be reviewed by the Zoning Administrator, who will make a formal recommendation to the City Council for final action. Public hearings are anticipated for late 2015/early 2016.

PUBLIC NOTICING

Agenda posting and notices mailed to all property owners within 300' of the El Camino Hospital Campus at 2500 Grant Road.

LH-GB-RT/7/CAM/823-02-10-15SS-E

- Attachments: 1. [El Camino Medical Park Precise Plan](#)
2. Preliminary Site and Elevation Plans