An aerial photograph of the UC Davis Sacramento Campus at dusk. The main building is a large, multi-story structure with a modern, geometric design, featuring many windows and a central tower. The building is illuminated from within, and the sky is a deep blue with some clouds. In the foreground, there is a curved road with a white canopy structure over it, and a green lawn. The overall scene is a mix of urban architecture and natural elements.

UC DAVIS SACRAMENTO CAMPUS

2020
LONG RANGE
DEVELOPMENT
PLAN UPDATE



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CHAPTER ONE

INTRODUCTION

UC Davis is a world leader in advancing health, dedicated to translating science into hope through an education, research and patient-care enterprise that touches millions of lives throughout Northern California and beyond. UC Davis operates two world-class campus locations with the 5,300 acre Davis campus serving as the traditional home of many university programs and the 150 acre Sacramento campus serving as the campus focused on healthcare, patient needs and collaborative opportunities between other scientific disciplines.

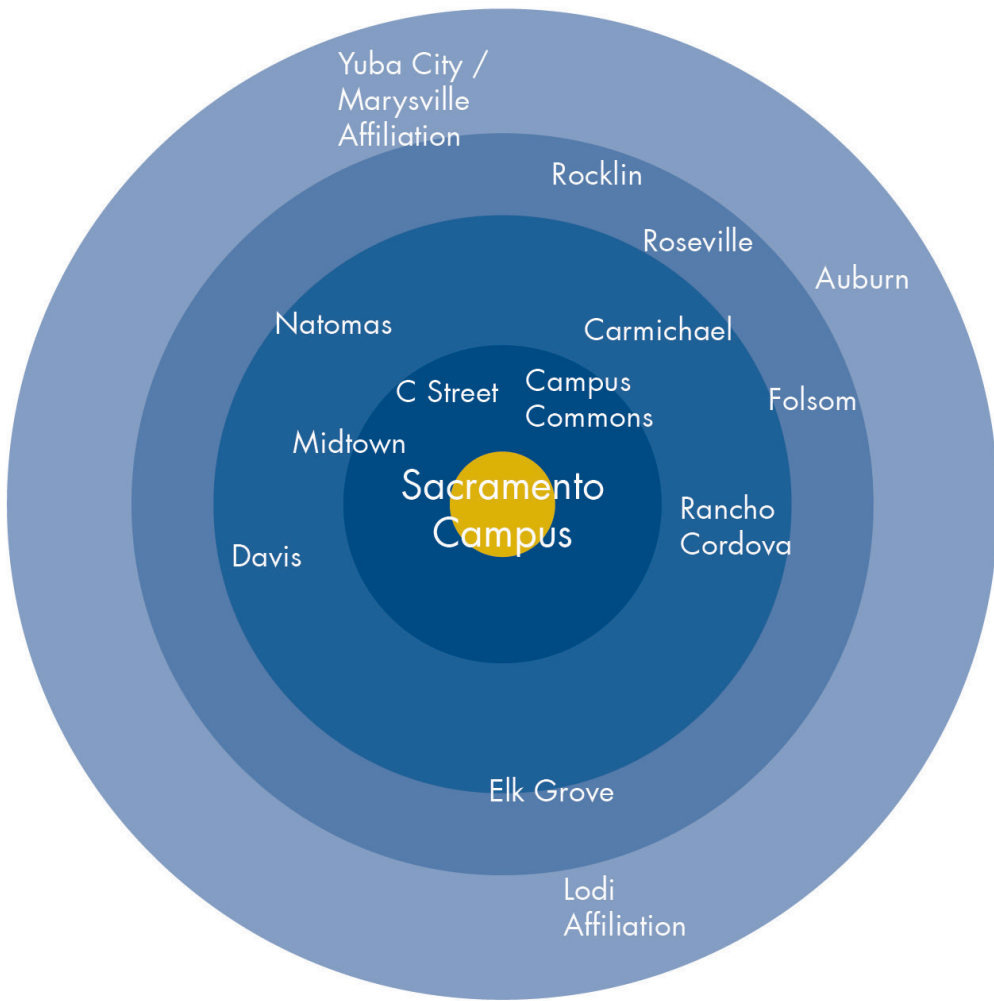


FIGURE 1.1 *UC Davis Regional care system*

THE SACRAMENTO CAMPUS

As a part of UC Davis, UC Davis Health is a multifaceted, multi-site effort that includes the top-ranked UC Davis School of Medicine, Betty Irene Moore School of Nursing, 625-bed UC Davis Medical Center hospital, and an extensive network of community-based primary and specialty care clinics (**Figure 1.1**). UC Davis Health includes on-campus facilities in Davis and Sacramento as well as dozens of off-campus leased and owned facilities throughout the Sacramento region.



FIGURE 1.2 *Sacramento Campus Location*

LRDP DEFINITION AND FOCUS

The focus of the 2020 Long Range Development Plan (LRDP) Update is on the UC Davis Sacramento Campus (**Figure 1.2**), which represents approximately 75% of all space occupied by UC Davis Health.

A Long Range Development Plan is defined as a “physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education” (Public Resources Code of the State of California Section 21080.09). It is a comprehensive document that anticipates population growth and establishes the land use patterns and relevant policies to guide implementation of facilities and infrastructure as the campus evolves. The LRDP document is accompanied by an Environmental Impact Report (EIR) that analyzes the environmental impacts of growth in enrollment, patient care, research, and development programs. The 2020 LRDP Update is supported by an updated Supplemental EIR (SEIR) to analyze any

anticipated change in impacts from the updated LRDP projections. While there is no set time frame for an LRDP, any meaningful change in land use or population projections warrant an update to both documents (LRDP and EIR) to ensure the University is properly considering all relevant context and impacts. Much has changed in the campus context since the adoption of the last LRDP in 2010, and new projects such as Aggie Square add additional land uses and population considerations. The 2020 LRDP Update involves modifications to the land use to support potential growth and development. UC Davis anticipates that under the 2020 LRDP, the on-campus population could grow to include a population of 21,200, which is approximately 1,481 over the 2010 LRDP projection. UC Davis also anticipates growth up to 7.07 million gross square feet, which is approximately 500,000 gross square feet above what was analyzed in the 2010 LRDP EIR.



Staff and visitors gather at the main hospital entrance

THE 2020 LRDP UPDATE

In the decade since the adoption of the current LRDP, the strategic focus of UC Davis Health and the Sacramento campus has evolved. The fundamental mission of patient care, research, education, and community service remains at the core of all operations but the evolution of health care, research, and education has provided new context and uses to deliver on this mission.

A major shift has been consideration of the Sacramento campus as more than a simple density of medical and educational services, but rather as a collaborative mixed-use medical, research, education, and patient care campus. The upcoming Aggie Square project is planning for a residential population on campus for the first time on the Sacramento campus, along with a new community promoting research collaboration, innovation and entrepreneurship, inclusive economic development, and serving as a host location for private research partners. This project and its associated outward-facing programs will be an asset to the surrounding neighborhood and region that actively invites the community into the anchor institution for Sacramento.

UC Davis Health has long supported a hub-and-spoke model of clinical care, but recent years have seen this thinking applied to “support” back-office services as well. With finite physical resources at the Sacramento Campus, prioritizing uses that need a physical proximity to the hospital has led to consideration of locating other important but less physically dependent uses at other Health properties across the region. While this LRDP explicitly applies only to the Sacramento campus, the basic vision, goals, and principles should hold true of all development of UC Davis Health programs regardless of physical location.

The University focus on sustainability has only deepened in the past decade. Updated University of California sustainability practices are forefront across the UC system, and there is a growing recognition of the inherent link between human and environmental health and the corresponding contributions the built environment makes to both. Additionally, an updated Strategic Plan for UC Davis Health sharpens the focus on patient experience, sustainability, and equity.

The 2010 LRDP identified six planning principles, upon which this 2020 update will build (**see Chapter 4 for updated principles**):

- Reinforce the UC Davis Health’s position as a world-class academic health center and support the vision and strategic plan
- Provide an environment that helps attract and retain a diverse mix of patients and outstanding faculty, students and staff
- Create a more campus-like feeling where appropriate with quality open space
- Respect neighborhood concerns
- Identify and mitigate adverse environmental effects
- Complement and support the vision for the City of Sacramento and the Sacramento region

The 2020 Update refreshes these principles to use as a strong foundation, and identifies land uses and policies that more fully express the campus community’s current expanding focus on the pedestrian experience and a welcoming campus environment, and fostering collaboration, sustainability, and flexibility in the face of swiftly changing health care, education, research, and partnership needs.

This document is an update of the 2010 plan rather than a whole sale replacement. Chapters 1-3 remain largely unchanged, with relevant updates to context and site statistics. Chapter 4, the Long Range Development Plan, includes new land use designations and mapping and corresponding policies which supersede those of the 2010 LRDP. The mission of UC Davis Health and the Sacramento campus remain unchanged and this update will continue to be a powerful tool to deliver on that mission in the decades to come.



CHAPTER TWO

UC DAVIS HEALTH

MISSION

UC Davis Health strives to create a healthier world through bold innovation, driven by a mission of improving lives and transforming health care. As an extension of the mission of UC Davis as land-grant University, to engage in teaching, research, and service for the greater public good, UC Davis Health is improving lives and transforming health care by:

- Providing excellent **patient care**
- Conducting **groundbreaking research** into new medical knowledge and applying it to the health challenges that face the world, patient care
- **Fostering innovative, interprofessional education** of physicians, nurses, scientists and other health-care professionals
- and creating dynamic, productive **partnerships with the local and global community.**



EDUCATION

The educational mission of UC Davis Health encompasses several groups: UC Davis School of Medicine, Betty Irene Moore School of Nursing, the Practice Management Group, and the teaching component of the Medical Center and medical fellows, as well as a robust continuing professional education program. The UC Davis School of Medicine has developed a national reputation for specialty and primary-care programs.

Medical students can enroll in a fully accredited master's degree program in public health or business administration. The school also conducts a doctoral program to train physician-scientists in ways to respond to the scientific, social, ethical and political obstacles of health care.

The Betty Irene Moore School of Nursing fosters nursing excellence through an expansive educational model that incorporates scientific rigor and immersive, inter-professional education. It allows nursing students and medical students to learn shoulder-to-shoulder in academic courses with common standards and practice. Degree programs include PhD, MHS – Physician Assistant Studies, MS – Family Nurse Practitioner, and MSN – Master's Entry Program in Nursing.

Physicians in the region have access to a continuing education program that presents more than 300 seminars, workshops, on-site hospital tutorials, distance learning, online classes, special lectures and one-hour weekly and monthly medical grand rounds every year.

Other training and continuing education programs range from professional maintenance for physicians and nurses from across the region, to clinical pastoral education, dietetic internships, health informatics, and the Center for Health and Technology, among others, both onsite and through distance learning programs.

With the development of Aggie Square, the Lifelong Learning Center will bring educational resources to the surrounding community to educate people of all ages in the diverse fields of health care and healthy food production and retail. Aggie Square will also include facilities for UC Davis-affiliated educational programs outside of the Schools of Medicine and Nursing, for both graduate and undergraduate students.

RESEARCH

UC Davis Health research spans from clinical to translational and basic-science studies, supporting the mission of improving health for individuals, communities, and populations, with an emphasis on collaboration. Areas of focus include studies related to cancer, cardiovascular health, human molecular genetics, evidence-based clinical care, epidemiology, health policy, health disparities, lifespan health, neurosciences, intellectual and developmental disabilities, stem cell and regenerative medicine, nutrition, vision science, injury and healing, and telemedicine.

In 2018, external funding for research reached \$300 million, including ten UC Davis Health departments ranking in the top 30 nationwide for National Institutes of Health funding. Targeted research units within UC Davis Health include the Center for Reducing Health Disparities, Center for Healthcare Policy and Research, Institute for Population Health Improvement, and Center for Health and Technology, as well as the UC Davis Alzheimer's Disease Center and the UC Davis Institute for Regenerative Cures. The UC Davis MIND Institute ranked first in the US for NIH autism research funding in 2017, with more than \$18 million.

Nearly 1,000 research studies were underway in 2020 across UC Davis Health, funded by federal, state, foundation, and pharmaceutical and biotechnology sources, as well as private foundations and philanthropy. Collaborative research partners include the Shriners Hospital for Children, the U.S. Department of Veterans Affairs (VA) Health System, David Grant Medical Center at Travis Air Force Base, California Institute for Regenerative Medicine, California departments of Public Health and Health Care Services, Patient-Centered Outcomes Research Initiative (PCORI), California Association of Health Facilities (CAHF), and Alameda County Care Alliance, as well as private industry, venture capitalists, and regional entrepreneurs. Within the UC Davis community, research collaboration occurs with the California National Primate Research Center, School of Veterinary Medicine, College of Biological Sciences, College of Agricultural and Environmental Sciences, and the College of Engineering.

Continued growth in investment in partnerships and research facilities reflect a commitment to remaining one of the nation's top health care knowledge and education providers.



PATIENT CARE

UC Davis Health, including the UC Davis Medical Center in Sacramento as well as the UC Davis Primary and Specialty Care Networks, is a nationally renowned provider of ongoing and acute care. With 625 licensed beds, the Medical Center serves as a regional tertiary care center and it is inland Northern California's largest and busiest hospital. In 2018, there were approximately 35,000 inpatient admissions and 901,000 outpatient visits to the UC Davis Medical Center and clinics. UC Davis Health serves approximately 6 million residents in 33 counties encompassing 65,000 square miles in Northern and Central California. It plays a pivotal role in the healthcare delivery system in this region:

- UC Davis operates inland Northern California's only Level 1 trauma center, and one of only two in California, with comprehensive adult and pediatric emergency departments.
- With the region's only nationally-ranked, comprehensive hospital for children, UC Davis Medical Center offers more than 30 children's specialties including cardiology and oncology and is ranked among the nation's best in five specialties including two in conjunction with partner

Shriners Hospitals for Children. The recently updated UC Davis Children's Surgery Center provides state-of-the-art operating and recovery spaces along with a technologically advanced fleet of surgical equipment.

- UC Davis Medical Center has the only National Cancer Institute-designated comprehensive cancer center serving inland Northern California, and one of the nation's largest clinical trials programs. It offers comprehensive care to adults and children with both rare and common cancers.
- UC Davis Medical Center has ranked among U.S. News and World Report's top hospitals in the nation for 10 specialties and is the top-ranked hospital in the Sacramento area.
- UC Davis Medical Center has been granted Magnet recognition by the American Nurses Credentialing Center (ANCC), the highest form of recognition for nursing excellence nationally.

ENGAGEMENT

UC Davis actively engages with the diverse communities of the Sacramento region, Northern California, and beyond to provide education, care, and employment.

UC Davis programs train providers, instructors, safety officials and others to use technology-enabled care as part of a pioneering telehealth research and practice program. Additional programs offer community workshops to increase health and science literacy, and encourage students from diverse backgrounds to consider health careers through outreach programs targeted for k-12, post-baccalaureate, and post-graduate communities.

UC Davis Health provides leading-edge care for patients and the community where they are, through programs such as the UC Davis Health Cancer Care Network which unites multiple cancer centers to offer care in their own communities, and the Betty Irene Moore School of Nursing partnerships with more than 350 clinical sites and community agencies for education and research programs.

Addressing issues of health, environment, and economy, UC Davis Medical Center is the largest farm-to-fork production food service in the nation's farm-to-fork capital, and plans to expand on the food-and-health focus through the development of Aggie Square and community-facing food resources.



VISION AND GOALS

UC Davis Health aspires to improve lives and transform health care by providing excellent patient care, conducting groundbreaking research, fostering innovative interprofessional education, and creating dynamic, productive partnerships with the community. As a diverse community of faculty, staff, trainees, and partners, UC Davis Health is collaborating to shape the future of medicine through innovative scientific discovery, continuous learning, and state-of-the-art clinical care.

At both the program and place-making levels there are a number of goals set forth for UC Davis Health and the Sacramento campus from the full spectrum of campus and community leadership voices. The goals driving this LRDP Update reflect and support the goals outlined in the 2017-2020 Strategic Plan, with a focus on the physical development of campus.

1. **Lead Person-Centered Care and Improve Population Health**

Provide high-quality patient-oriented facilities and amenities that support the work of healthcare practitioners and the positive experience of patients and visitors

2. **Reimagine Education**

Support an ever-evolving population of diverse, transdisciplinary, life-long learners who will lead transformation in health care to advance well-being and equity for all, including facilities and campus spaces for undergraduates, professional continuing education students, and community learners of all ages and backgrounds

3. **Accelerate Innovative Research**

Clear the path for new research including the discovery, implementation and dissemination of new knowledge by creating flexible supportive spaces for deep research as well as formal and informal collaboration and “creative collisions”

4. **Transform Campus Culture**

Engage the campus population and the community at-large with dignity, care, and compassion, through spaces and public programs designed to welcome people of all walks of life and abilities

5. **Promote Sustainability**

Actively design and plan for sustainable systems in infrastructure, design and materiality, and community interactions

UC DAVIS HEALTH FACILITY LOCATIONS

SACRAMENTO CAMPUS

The Sacramento campus is home to UC Davis Health – the UC Davis Medical Center, UC Davis School of Medicine, and the Betty Irene Moore School of Nursing. The majority of Health’s patient care, research, and educational activities occur on the Sacramento campus.

OTHER LOCATIONS

The UC Davis Medical Group is committed to providing quality primary care throughout the Sacramento region. UC Davis Health operates 17 primary and specialty care offices in 10 area communities, and partners with Rideout Health to provide primary care in the Yuba City/ Marysville area.

In total, UC Davis Health leases over 830,000 square feet of off- site facilities in the Sacramento region for clinics and offices.

UC Davis Health continues to expand into the surrounding region with facilities for supporting services that do not need immediate adjacency to the health care, research, or education functions of the Sacramento campus.

Administrative offices in cities across the region support a number of functions, and ease the burden on spatially-constrained Sacramento campus land.





SACRAMENTO CAMPUS PLANNING CONTEXT

HISTORICAL BACKGROUND

The history of the UC Davis Sacramento campus and UC Davis Health involves the evolution of a regional hospital and the founding and growth of a medical school within the University of California.

In 1852, Sacramento County founded a hospital to meet the health care needs of the county's poor; in 1871 the county consolidated operations at three sites onto 22 acres adjoining Stockton Boulevard. In 1876 the county hospital was destroyed by fire, but was rebuilt on the same site, opening again in 1879. Between 1928 and 1982, significant additions were made, including the North/South Wing and the East Wing (a nursing tower and dietary, outpatient and radiology departments).

UC Davis was established in 1905. It was the third University of California campus to be founded (preceded by Berkeley and San Francisco, both in 1873). One of 10 campuses of the university, UC Davis has its original campus 17 miles west of Sacramento in the city of Davis, and in the 2019-2020 school year had an enrollment of 39,629 students.

In 1965, the State of California established the UC Davis School of Medicine and the first class was enrolled in 1968. UC Davis is one of five UC campuses with teaching hospitals affiliated with a medical school (the others being Irvine, Los Angeles, San Diego, and San Francisco). With academic facilities located on the Davis campus, the School met part of its teaching and other program needs through an affiliation agreement with the Sacramento County Hospital. In 1978, the University of California assumed ownership of the hospital and it was renamed the UC Davis Medical Center.

Over time the Medical Center site grew in size and expanded its facilities and site as shown in **Figure 3.1 (land acquisition map)** and **Table 1 (timeline of building construction)**. It acquired portions of the former California State Fairgrounds which had occupied much of the site between 1909 and 1968. Two of the fairgrounds buildings remain - Governors Hall and the Exhibition Hall (since renamed the Institute for Regenerative Cures). Other parcels were acquired so that today the campus occupies a majority of the property between Stockton Boulevard on the west, V Street on the north, Broadway on the south, and the residential neighborhoods on the east.

Today, the Sacramento campus (**Figure 3.2**) encompasses 146 acres, nearly 50 buildings, and about 3.7 million gross square feet of facilities (excluding parking structures). Today all teaching activities of the School of Medicine and the Betty Irene Moore School of Nursing occur on the Sacramento campus. Research is the primary activity continuing on the Davis campus in a variety of facilities and disciplines.

REGIONAL CONTEXT



The Sacramento County Hospital in 1928

Timeline of Building Construction**County Hospital / Main Hospital**

Housetaff Facility	1916
Pathology Building (demolished)	1921
Boiler Plant (demolished)	1925
Main Hospital	1929
Camelia Cottage (demolished)	1931
Main Hospital Additions	1950
Primary Care Facility (Cypress Building)	1954
Professional Building (demolished)	1963
Main Hospital Additions	1964
Pathology Support Building	1968
University Tower (UCD)	1982
Parking Structure 1 (UCD)	1990
Medical Records Building (UCD)	1991
Patient Support Services Building (UCD)	1995
Davis Tower (UCD)	1999
Parking Structure 3 (UCD)	2012
Surgery and Emergency Services Pavilion (UCD)	2010
North Addition Office Building (UCD)	2019

UC Davis Health

Original Kiwanis Family House (demolished)	1984
Administrative Support Building	1987
Trauma Nursing Unit	1990
Cancer Center South	1991
Children's Surgery Center	1991
Broadway Building	1992
Governor's Hall	1992 (acq)
Research I	1992
Research II	1992
Exhibition Hall (Inst. For Regenerative Cures)	1992 (acq)
Facilities Support Services Building	1994
Fleet Services Facility	1994
Imaging Research Center	1996
Research III	1997
Student Fitness Center	1997 (acq)
Central Plant	1998
Ronald McDonald House	1998
Lawrence J. Ellison Ambulatory Care Center	1998
Parking Structure 2	1998
Sherman Building	1998 (acq)
Courtyard by Marriot	2001
M.I.N.D. Institute	2003
Education Building	2006
New Kiwanis Family House	2006
Same Day Surgery Center	2007
Telemedicine Resource Center	2011
Cancer Center North	2012
Translational Science Center (demolished)	2012 (acq)
Betty Irene Moore Hall	2017
Eye Center	In Constr.
Parking Structure 4	Pending

TABLE 1 *Timeline of building construction*

SURROUNDING DISTRICTS AND NEIGHBORHOODS

The 146-acre Sacramento campus is located 2.5 miles southeast of downtown Sacramento, on Stockton Boulevard between V Street and Broadway.

Forming its western boundary, Stockton Boulevard, a major urban corridor, is lined mostly with one- to three-story office buildings and a small amount of retail; taller buildings include Parking Structure 3, Shriners Hospital, and the Glassrock Building. UC Davis Health currently leases several buildings along the corridor, and the Regents own the Sherman Building at Sherman Way and Stockton Boulevard.

The Elmhurst neighborhood north of V Street and northeast of campus is a residential neighborhood consisting primarily of single-family homes. To the west of Stockton Boulevard is the North Oak Park neighborhood, also largely residential, with a mix of single-family and multi-family residences. These neighborhoods can be characterized as pre-World War II traditional neighborhoods. Multi-family residential uses predominate in the Fairgrounds neighborhood to the southeast of the campus.

Between the southern edge of the campus property and Broadway are located several public institutions and offices, including the Language Academy of Sacramento, and County and State office buildings. These public office uses continue south of Broadway as well. The Broadway Office building located at Broadway and 50th Street, is owned by UC Davis Health and houses administrative offices.

In the past decade, changes in housing affordability and regional transportation have increased commute times as more people are commuting longer distances. Along with these changes has come increased interest in and planning for development in the core of the city, including quality local employment and more housing options.

GEOGRAPHY

Geographically, the UC Davis Sacramento campus and the City of Sacramento are located at the northern end of the Great Valley of California, the Sacramento Valley. Sacramento sits at the confluence of two major rivers: the American and the Sacramento. The campus is located on the edge of the historical Sacramento San Joaquin Delta, part of the greater San Francisco Estuary, which was once seasonal wetlands prior to European settlement and the passage of the Swamp and Overflow Lands Act of 1855 that incentivized conversion of marsh land to agriculture and other development. Today topography is generally flat and dry after centuries of development.

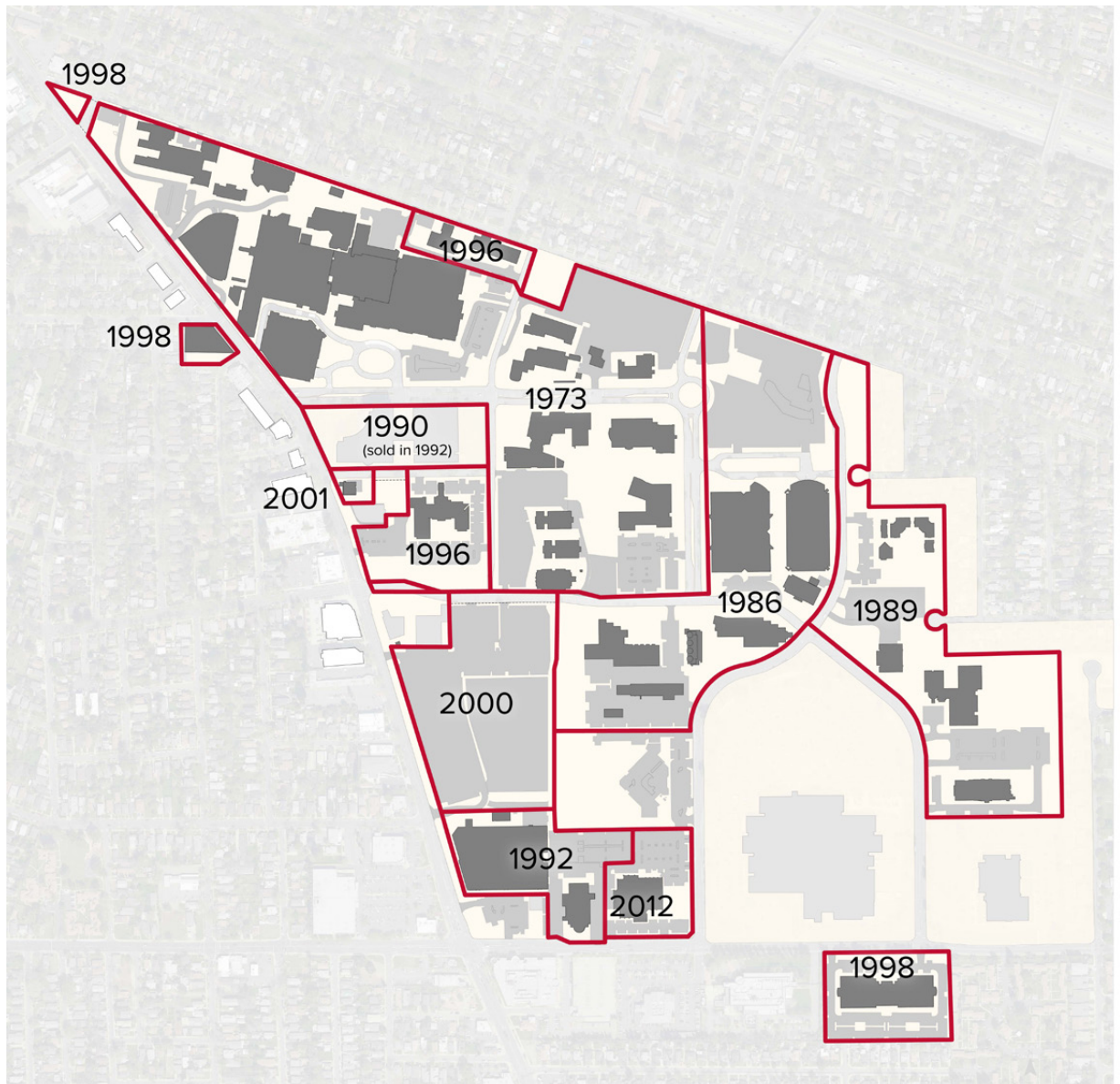


FIGURE 3.1 Land acquisition map



FIGURE 3.2 *Site boundary*

CLIMATE & ENVIRONMENT

The climate today is defined as Mediterranean, characterized by cool, wet winters, and hot, dry summers. The winter months are also most likely to see Tule fog, a dense and low type of radiation fog that occurs in the water bodies of the central valley. January through September see the most wind.

In the future, the Sacramento valley region can expect to see more frequent and intense heatwaves as well as more intense storm events. These changes will likely affect not only energy and power systems due to the unpredictability of source availability, but also public and individual health due to wildfire, disease-causing pathogens, and mental health from chronic stressors. The climate-related risks to the urban forest and other vegetation due to temperature and precipitation shifts also have

implications for human health and comfort as the urban tree canopy may provide less shade and thermal relief.

The UC Davis Sacramento campus today is part of a larger urban ecological system, including the urban forest canopy, parks, and a green infrastructure network. Sacramento is in the warm temperate dry forest biome, making it an ideal climate for broadleaf trees, shrubs, grasses, and mosses. While campus is not directly connected to any larger naturalized areas, it is home to a handful of habitat and vegetative pockets that may be connected to areas of similar size and function in the neighborhood and region.

PLANNING CONTEXT

As a state entity of the State of California, the University is able to act as its own planning approval authority, and is not subject to the jurisdiction of local counties or municipalities. The UC Davis Sacramento campus should still evolve in a way that is sensitive to the vision, goals, and desires of the City and

community neighbors. Most relevant is the City of Sacramento 2035 General Plan, focused on “how to accommodate growth and change while preserving and enhancing the qualities and characteristics that make it such a desirable place to live.”

PREVIOUS PLANNING EFFORTS

STRATEGIC PLAN

The UC Davis Health 2017-2020 Strategic Plan identifies six key strategic plan goals that qualify and expand on the mission and vision for UC Davis Health. The Strategic Plan goals are laid out in Chapter 2.

2010 LONG RANGE DEVELOPMENT PLAN

The current Long Range Development Plan was approved in 2010. It was completed in response to anticipated demands for growth of facilities and enrollment. Six planning principles were identified:

1. Ensure appropriate facilities adjacencies
2. Improve campus open space and landscape character
3. Provide convenient access to and within the campus
4. Improve pedestrian connections throughout the campus
5. Provide attractive campus entries and edges
6. Continue to plan and operate a sustainable campus

The 2010 LRDP Land Use Plan (**Figure 3.3**) shows the land use zones, including:

- Education and Research
- Hospital
- Ambulatory Care
- Support Services
- Major Open Space
- Landscape Buffer
- Parking Structures

Since 2010 many changes have occurred at the Sacramento campus including the development of the North Addition Office Building and Parking Structure 3 in the hospital zone, the addition of other new clinical facilities including the Cancer Center North building, and expansion in the educational core including

construction of the Betty Irene Moore School of Nursing and the Center for Health and Technology. Approved land use amendments for upcoming projects including Parking Structure 4 and the Eye Center are reflected in Figure 3.3, to show 2020 conditions.

The 2010 LRDP has served the Sacramento campus well since it was prepared, clearly identifying land use zones that have been successful in informing facility siting decisions. In addition, the plan established the basis for a public realm network that has guided the siting and configuration of new facilities and infrastructure systems and led to the development of a welcome campus feeling.

OTHER PLANS

Subsequent to preparation of the 2010 LRDP, several other plans and studies have been finalized or are currently underway, and provide guidance for the implementation of facilities and site improvements. These plans include:

- 2010 Physical Design Framework, which provides guidance on campus design elements including overall siting, form, and materiality. The Physical Design Framework is currently being updated for 2020.
- UC Davis Sustainable 2nd Century, which is an overview of the sustainability roadmap for UC Davis at large and provides guidance for seismic demolition and replacement for hospital and office facilities.
- 2018 Campus Utility Master Plan, which includes strategies for expansion of utility capacity on campus as population and square footage grow.
- 2020 Transportation Tomorrow, which is a comprehensive framework for enhancing transportation options to and from campus, and easing reliance on single-occupancy vehicles.

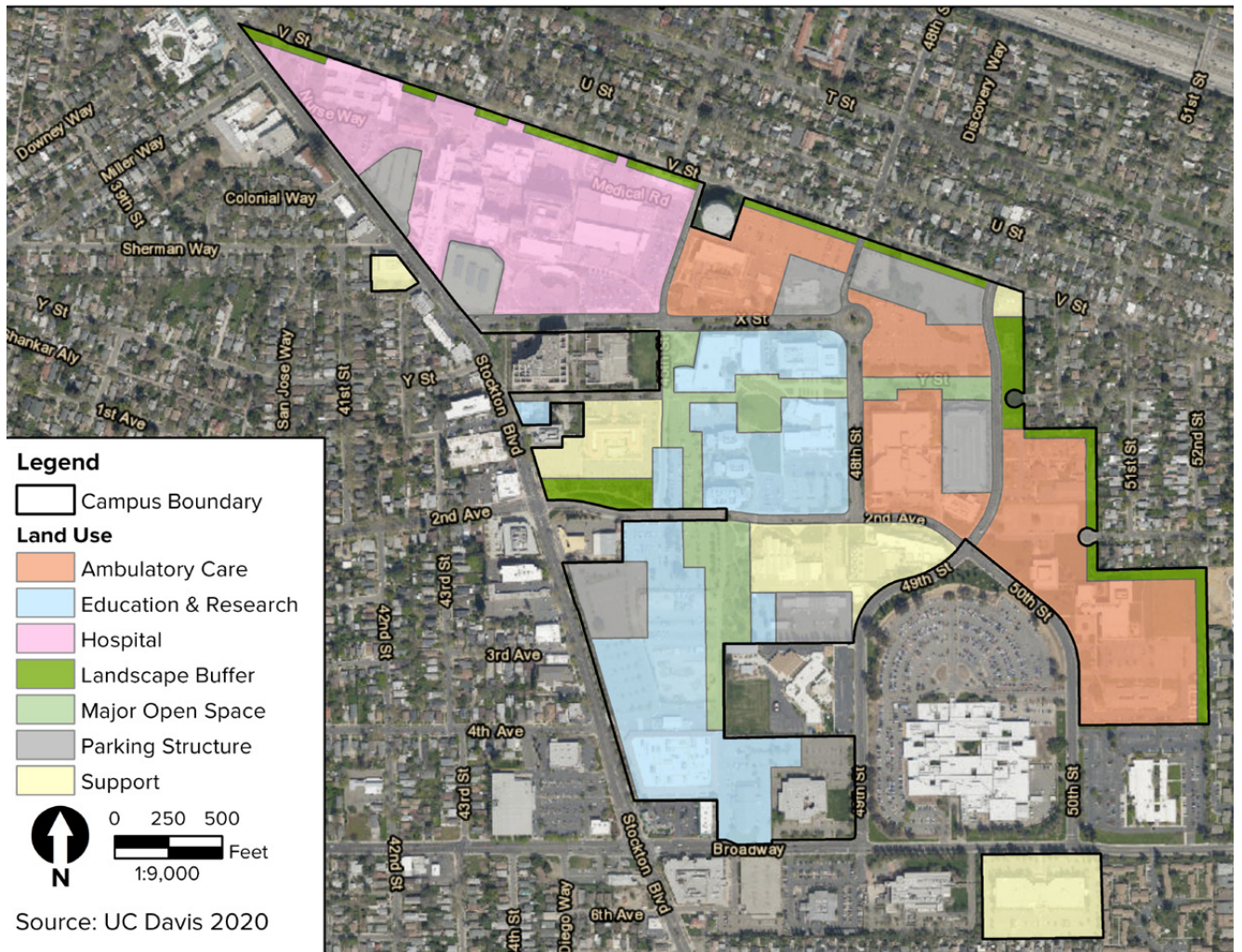






FIGURE 3.3 2010 LRDP Land Use Plan with Current Amendments



FIGURE 3.4 Existing buildings by land use

Legend

-  Hospital
-  Education and Research
-  Ambulatory Care
-  Support Services

EXISTING CAMPUS FACILITIES

The Sacramento campus currently encompasses an area of 146 acres, with approximately 3.7 million gsf of facilities (excluding parking structures), and has five general facility types: hospital, ambulatory care, education and research, administrative and support services, and parking (**Figure 3.4**).

HOSPITAL

The main hospital occupies the northwest corner of campus, in the location of the original County Hospital. It includes not only the Main Hospital and Davis Tower, but also the Trauma Nursing Unit, the Surgery and Emergency Services Pavilion, Cypress Building, Housestaff Building, Medical Records, Patient Support Services, Pathology Support Building, North Addition Office Building, and Police Building. Parking Structures 1 and 3 as well as various surface parking lots serve the hospital area.

The hospital is located adjacent to Stockton Boulevard and is readily accessible by patients and visitors. However, the incremental nature of its growth and development over time have resulted in a complex arrangement of hospital and supporting uses. The Pavilion project, completed in 2010, consolidated operating rooms, surgical intensive care units, emergency department, and dietary operations. A new main entry and parking structure 3 off X Street, near Stockton Boulevard are accessible from a generously landscaped drop-off area.

The hospital facilities will require a variety of replacements and/or additions in coming years. These are prompted by 1) deficiencies in older buildings in the quality of the spaces for modern medical uses, or 2) modifications

that will be required to bring existing facilities up to current seismic codes. Facilities to be removed include: Cypress Building, Housestaff Building, North-South Wing, and East Wing. A new bed tower addition is planned on the eastern side of the existing hospital adjacent to the ED / Surgical pavilion to meet seismic safety standards. Additionally, the North Addition Office Building built in 2018 provides replacement office space for staff currently working in the North/South Wing of the hospital.

Inpatient hospital uses will also expand to the south end of campus with the upcoming inpatient rehabilitation hospital project, which will be located along Broadway at 49th Street. The Rehabilitation Hospital will serve patients who require rehabilitation following a stroke, traumatic brain injury, spinal cord injury or similar medical problems. The Rehabilitation Hospital would provide nursing care, physical therapy, occupational therapy, speech pathology, and related services to post-acute patients for whom the average stay is approximately 13 days. UC Davis Rehabilitation Hospital would involve construction of a two-story, 58,623 gsf office building with approximately 170 parking spaces.

Existing facilities in the hospital area, excluding the parking structure, total 1,996,511 gsf.



Main Hospital

AMBULATORY CARE

The ambulatory care facilities are located in the northeastern and eastern portion of the campus and encompass major clinical facilities: the Laurence J. Ellison Ambulatory Care Center, Cancer Center North and South, M.I.N.D. Institute, Clinical Trials Modular Buildings, Imaging Research Center, Same Day Surgery Center, M.I.N.D. Institute Wet Lab, Ronald McDonald House, and Kiwanis House. Parking Structure 2 is located in this area immediately east of Ellison Ambulatory Care. The area includes various surface parking lots.

The Cancer Center was expanded in 2012 to include outpatient adult and pediatric infusion services. Longer term plans include expanded radiation oncology services at the Cancer Center, and a new Eye Center is currently under construction as an expansion to the Ellison

Ambulatory Care Center. It is anticipated that additional ambulatory care facilities, specialized clinics, and institutes will be added over time in the vicinity of the ambulatory care facilities. Two additional parking structures are anticipated in this area to accommodate surface parking lost to new building facilities.

The recently approved 58,000 sf Eye Center expansion and Ambulatory Care Center renovation project facilitates UC Davis Health's strategy to consolidate and improve the operational efficiency of the Ophthalmology Department services and hospital-based outpatient services at the Sacramento Campus.

The square footage of ambulatory care facilities is currently 651,940 gsf (excluding the parking structure).



Ellison Ambulatory Care Center

EDUCATION AND RESEARCH

The education functions of the Sacramento campus are primarily centralized in the Education Building and the Betty Irene Moore School of Nursing (Moore Hall). Located along X Street between 48th and 49th Streets, the Education Building includes a medical library, two large auditoriums, classrooms, student support spaces, and the offices of the dean and other administrators. As the heart of the educational activities on campus, it also includes a campus bookstore, cafés, and small outdoor courtyards with seating suitable for lunching or studying. Similar educational facilities with a focus on nursing are housed in Moore Hall, where teaching and research facilities are supported by large auditorium spaces, and a generously landscaped courtyard connects Moore Hall to the Administrative Support Services Building to the north. Situated between these two buildings is the Administrative Support Services Building. The Center for Health and Technology, which focuses on telemedicine, adjoins the Education

Building. Vanderhoef Commons, the central quad of the Sacramento Campus, anchors all of these educational building uses to each other.

Research Buildings I, II, and III are located south of the Education Building, north of 2nd Avenue. The Institute of Regenerative Cures occupies the former State Fair Exhibition Hall adjoining Stockton Street just north of Broadway. Governors Hall, just east, is currently vacant but is being considered for renovation and reuse. The Facilities Support Services Building, directly south of Vanderhoef Commons across 2nd Ave, will be transitioned from administrative support services to academic uses.

The education and research facilities are supported by existing surface parking lots.

The square footage of these facilities combined is 610,771 gsf.



Education Building

SUPPORT SERVICES

There are a variety of buildings housing services that support the functions of the hospital and other facilities of the Sacramento campus. The Central Plant, Facilities Support Services Building, and Fleet Services Facility are located south of 2nd Avenue and total 162,552 gsf. There is room in this area for further expansion of the Central Plant. As the major utility corridor and lines emanate from this area, these facilities will remain as located today.

Other campus support facilities are located at the periphery of the campus and include the Courtyard by Marriott Hotel, located behind the Glassrock Building, south of Y Street; the Medical Student Fitness Center at Stockton Boulevard and T Street; the Sherman Building on Stockton Boulevard; and the Broadway Office Building, located on Broadway opposite 50th Street. There is room in these areas for consolidation of fleet, additional facilities offices, and related services.



Parking Structure 3



Facilities Support Services Building

PARKING STRUCTURES

Three parking structures are currently located on campus; two structures, Parking Structures 1 and 3, lie immediately west of the hospital, and the other, Parking Structure 2, adjoins Ellison Ambulatory Care Center. Parking Structure 1 is reserved for staff, while 2 and 3 primarily provide patients and visitors with convenient access to key destinations.

Parking Structure 4 is currently under development in the north east corner of campus, on the site of current surface lot 18 and unimproved contractor parking. In the future, additional structures will be considered as the campus grows and surface lots become building sites.

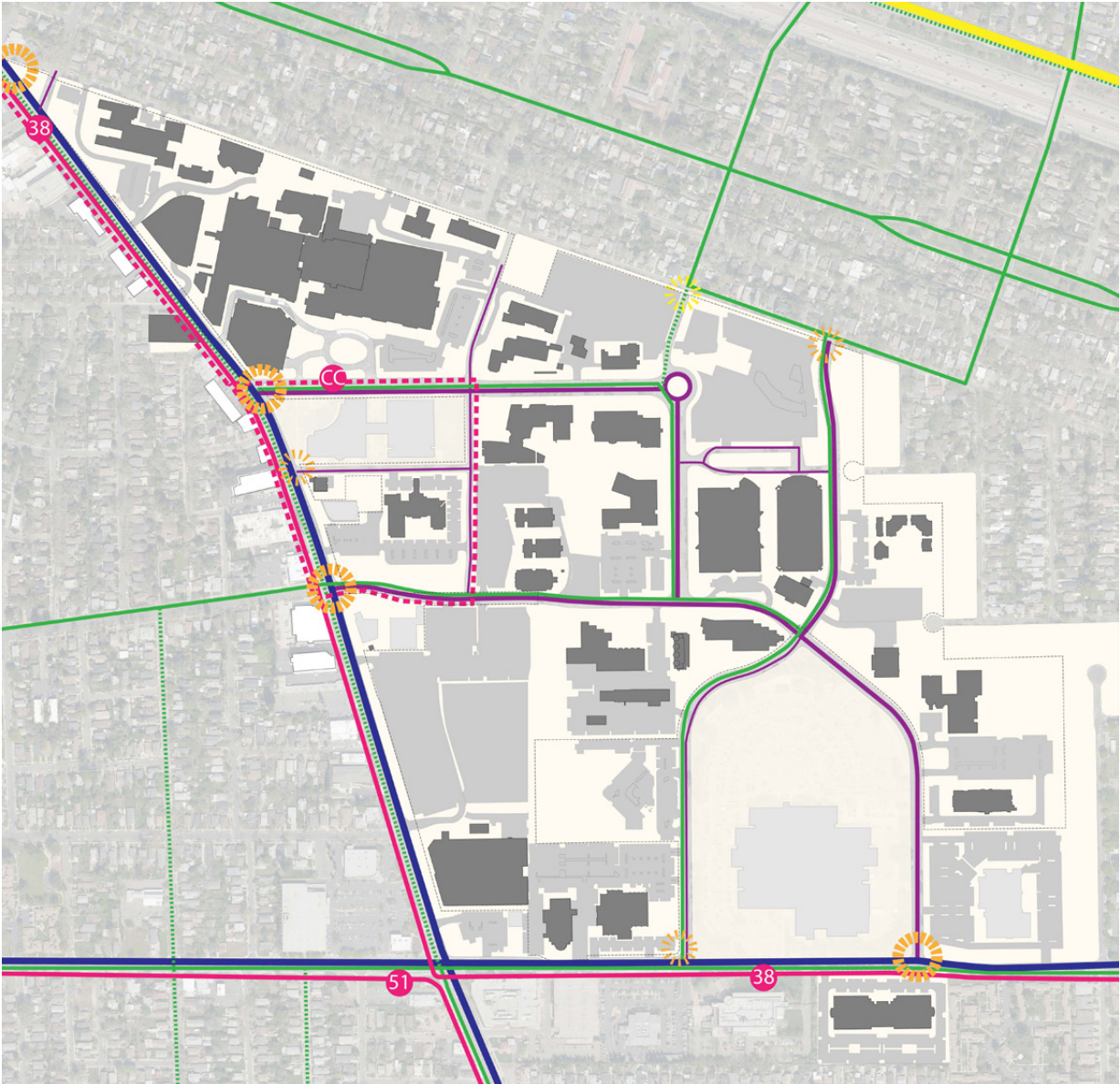


FIGURE 3.5 Existing transportation network

Legend

- Major Street
- Secondary Street
- Bicycle Route
- Transit Route
- Campus Entry

TRANSPORTATION, CIRCULATION AND PARKING

Vehicular Circulation

The Sacramento campus is well located for regional access via the freeway system, metropolitan light rail and bus transit, and the pattern of local surface streets (*Figure 3.5*).

The four primary vehicular entries into campus are:

1. Stockton Boulevard at Colonial Way (Parking Structure 1),
2. Stockton Boulevard at X Street,
3. Stockton Boulevard at Y Street, and
4. 49th Street and 2nd Ave

The major vehicular circulation routes within the campus include east-west running X and Y Streets, and north-south running 48th, 49th, and 50th Streets.

With the development of Aggie Square, a new vehicular entrance will be added at Stockton Boulevard and 3rd Ave. A north-south extension of 45th Street and an east-west extension of 3rd Ave will expand the internal vehicular network.

As of Fall, 2019, the estimated daily population (students, staff, faculty, patients, visitors, and others) visiting the campus is 13,547. The majority arrive by car. The current mode split for employees and campus affiliates is:

- Drive alone = 78%
- Carpool/vanpool = 5%
- Transit = 10%
- Bike = 3%
- Walk = 2%

Approximately 80 percent of employees arrive at the campus between 6:00 AM and 9:00 AM, with a similar percentage departing between 3:00 PM and 6:00 PM. Although the Medical Center is a 24-hour facility, the full-time and part-time faculty and staff exhibit arrival and departure behavior similar to other commercial establishments as verified through entry and exit counts taken at major campus parking lots. Arrival and departure characteristics of patients and visitors demonstrate a more uniform pattern, as compared to pronounced peaks of employee travel. There is a small peak of visitor travel activity between 6:00 PM and 8:00 PM corresponding with evening visiting hours.

TRANSIT

UC Davis Health operates the MedTrans (On-Site) shuttle service which connects various locations within the campus area. Three routes – Green, Gold, and Blue – provide service to and from the various buildings and parking lots and other locations in the Sacramento campus area, including the 39th Street Light Rail Station. In addition, the Causeway Connection, operated by Sacramento Regional Transit and YoloBus in collaboration with UC Davis, connects the Davis and Sacramento campuses. An employee shuttle also serves Elk Grove with direct connection to the Sacramento campus.

The Sacramento Regional Transit District (RT) provides bus transit service along Stockton Boulevard and Broadway via the 38 routes and along Stockton south of Broadway via the 51 route, one of the busiest in the system.

The Sacramento RT light rail line runs north of campus, with stops at 39th and 48th Streets. These light rail stations are less than a 1/2-mile distance (10 minute walk) from the Sacramento campus. The campus provides a shuttle bus service between the 39th Street light rail station and the main hospital.

The planned Mobility Hub will be located on 45th Street just north of 2nd Ave and will create a second consolidated transit area on campus for ease of transfer, and which will create an attractive and safe environment for people to gather and wait for transit.



UC Davis Health MedTrans Shuttle

PEDESTRIAN AND BICYCLE CIRCULATION

The Sacramento County Bikeway Master Plan (2011) defines a network of existing and proposed on-street and off-street bikeways throughout the city and county. Access to the campus is achieved along bicycle routes from the west on 2nd Avenue, from the north on 39th, 48th and 51st Streets, from the south along Stockton Boulevard (ends at Broadway), and from both east and west along Broadway. Within the campus, X Street and 48th, 49th and 50th Streets have on-street bike lanes, and 2nd Avenue is listed as a proposed bikeway.

Bike lockers and/or racks are located at nearly every building on the Sacramento campus.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

The campus currently has a robust TDM program for employees called the Green Commuter Program. The TDM program consists of incentives for carpooling, vanpooling, riding transit, biking and walking. Approximately 1,400 employees take advantage of the Green Commuter program, and nearly 20% of campus affiliates use a shared or active mode.

In 2020, an updated transportation demand management plan, *Transportation Tomorrow*, recommends additional targeted investments in active and transit modes to further reduce pressure on vehicular infrastructure and improve sustainability performance.



Cycling amenities at the Hospital



Electric bus charging station



FIGURE 3.6 Existing surface and structured parking

PARKING

The Sacramento campus serves a variety of population groups including patients, visitors, staff, faculty, students, medical interns and residents, research and community partners, and vendors. The parking needs of each of these groups vary, and require careful consideration when planning campus facilities.

Parking is accommodated on the Sacramento campus in three parking structures and several surface lots (**Figure 3.6**). The main hospital is served by Parking Structures 1 and 3, providing approximately 1800 spaces total. Parking Structure 2 serves the Ellison Ambulatory Care Center and contains approximately 800 spaces. The remaining buildings on campus have adjoining surface parking lots.



X Street at the Main Hospital



Naturalized Open Space

OPEN SPACE

MAJOR OPEN SPACES

Vanderhoef Commons is the central quad on campus, the heart of the Education core, and a key component of the public realm. Completed in 2013, it is framed by the Education Building, the Administrative Support Services Building, Betty Irene Moore School of Nursing, and Research Buildings I-III. A large grassy expanse provides space for gatherings and informal recreation, bounded by a walking loop. The walking trail provides a direct pedestrian connection to the main hospital.

Cancer Survivors Park lies at the intersection of 2nd Avenue and Stockton Boulevard, and includes native plantings, grassy areas, seating, and sculptures. To the west of the Facilities Support Services Building and running north-south lies a Naturalized Open Space that includes native and drought-tolerant species. While not intended or designed to be heavily used, it is a welcome visual amenity and serves as an attractive pathway through this area of the campus.

The heart of the new Aggie Square project will be the Market Plaza and Aggie Square Plaza. Market Square will be located at the intersection of Stockton Blvd and 3rd Ave, and will be an amenity for both the campus and surrounding community. It will be host to a number of food-and community-based programs including a regular farmers market. Aggie Square Plaza, located at the intersection of 45th St and 3rd Ave, will be a major gathering space for the tenants of Aggie Square, including research and community partners as well as residents.



Community Garden

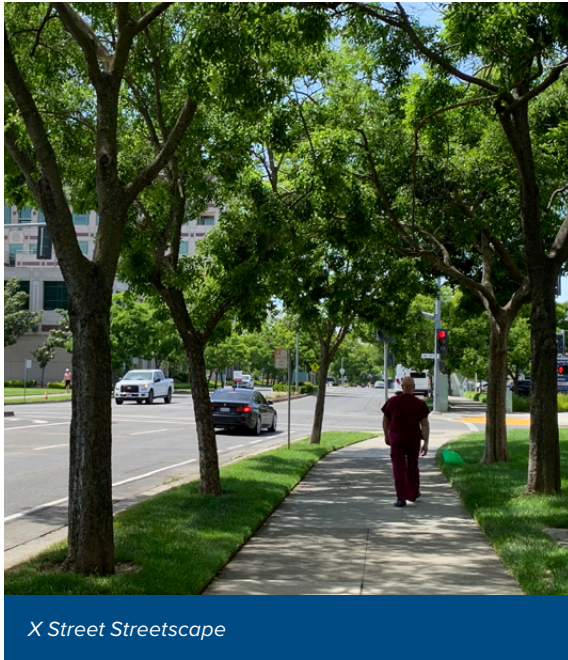
BUILDING ENTRIES AND COURTYARDS

Within the hospital complex, courtyards adjoining the Patient Support Services Building and the North/South Wing serve as quiet outdoor spaces for patients, visitors, and staff. Elsewhere on campus, there are courtyards and outdoor seating between the existing Research Buildings and the Cancer Center buildings, next to the Education Building, and adjacent to both the Ellison Ambulatory Care Center and the M.I.N.D. Institute. Several of these open spaces and courtyards include significant outdoor art pieces.

The areas adjoining some building entrances, notably at the Patient Support Services Building, Betty Irene Moore Hall, Ellison Ambulatory Care Center, M.I.N.D. Institute, and the Education Building include seating areas and special landscaping.



Vanderhoef Commons and Moore Hall



X Street Streetscape

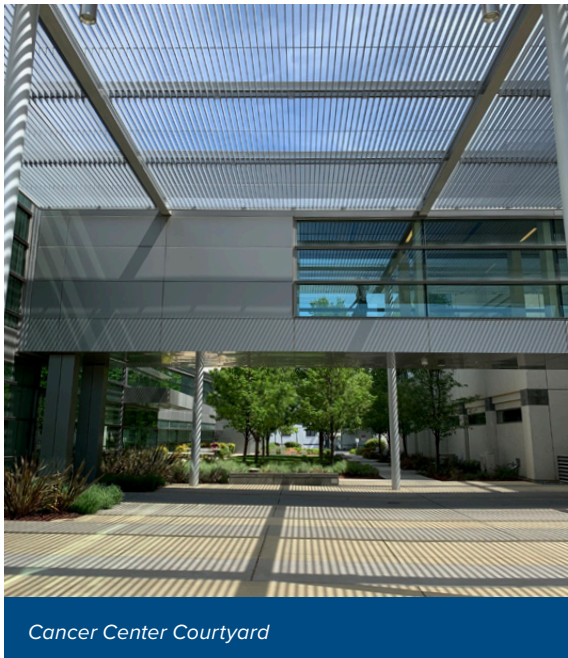
STREETS

Other important open spaces on campus are associated with streets. Many campus streets have been improved with landscaped setbacks and street trees which provide a visual amenity and shade. However, other streets are not yet improved with these plantings and consequently are not as attractive for walking in the hot summer months. While the campus continues to add street trees, it does not yet have the abundance of large shade trees that is so characteristic of Sacramento's downtown neighborhoods.

Campus Edges

The campus adjoins residential neighborhoods on the north and east. Along the northern edge on V Street, west of 45th Street, some campus buildings have been set back from the property line and landscaping added to create an attractive green edge. The new "parklet" at the North Addition Office Building is a good example of a green edge that serves as a buffer as well as an amenity for the community, with shade trees, seating, lighting, and art. The few campus buildings that lie on the eastern edge are set back from the adjoining properties by at least 40 feet.

Stockton Boulevard and Broadway are the more urban campus edges. The Stockton edge is occupied by major buildings (the hospital, Shriners, Parking Structure 3) as well as parking lots and low scale structures (the Institute for Regenerative Cures). Health facilities on the west side of Stockton Boulevard are accessible for pedestrians by signalized crosswalks at Colonial Drive, Sherman Way, X Street and 2nd Avenue. On the secondary Broadway edge much of the frontage is occupied by other public facilities (Department of Justice, State Employment Development Offices) or their parking lots.



Cancer Center Courtyard

CAMPUS ENTRIES

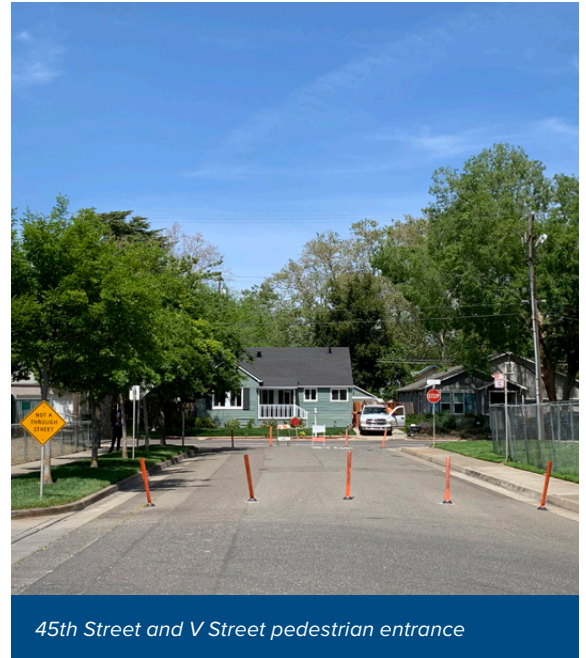
The primary entries to the campus lie at Stockton and X, Y and 2nd Streets, and Broadway at 50th Street. The Stockton entries are generally attractive with landscaping associated with existing buildings (the UC Davis Medical Center as well as Shriners Hospital) while the Broadway entries at 50th (a primary entry) and at 49th (a secondary entry) are not as well signed or landscaped.

UTILITIES AND INFRASTRUCTURE

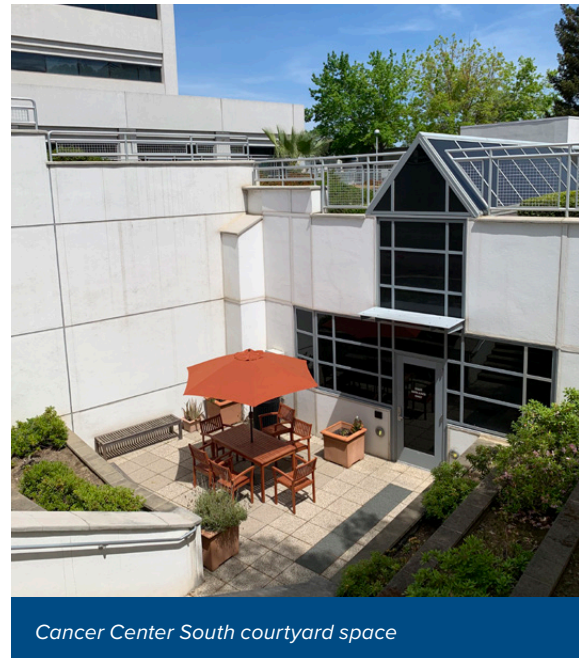
The Sacramento campus has an extensive utility infrastructure. The central co-generation plant provides normal and emergency electrical power, chilled and hot water for heating and cooling, and process steam to most campus buildings. The remainder are connected directly to the Sacramento Municipal Utilities District. The Central Plant uses natural gas provided by Pacific Gas & Electric Company. The campus Central Plant is designed to accommodate some growth in utility demand. The upcoming Aggie Square project will create its own electrical power and heating and cooling through its own on-site generation. The campus owns and operates its own telecommunications infrastructure.

Sanitary sewer and storm water drainage systems are connected to the City of Sacramento utility systems. Solid waste is separated into appropriate waste streams. Medical waste and hazardous chemical and radioactive waste is packaged and labeled, and categorized for shipment to appropriate off-campus disposal sites.

Potable water is provided by connection to the City of Sacramento domestic water system. The campus owns and operates two wells which supply irrigation water to all campus grounds.



45th Street and V Street pedestrian entrance



Cancer Center South courtyard space

ENVIRONMENTAL CONSIDERATIONS

LOCAL FACTORS

Climate

The climate today is defined as Mediterranean, characterized by cool, wet winters, and hot, dry summers. Average summer high temperature reaches 92 degrees, winter lows average 38 degrees Fahrenheit. Rain generally occurs between October and April, with an average of 18.5 inches of rainfall per year. The windiest part of the year is typically from January through September, with average wind speeds of over 6mph. In the summer, the delta breeze blowing through the Delta from the San Francisco Bay cools the night air significantly (up to 30 degrees overnight). On average, 96 days of the year have a fog, mostly in the morning. The fog season runs from October to March.

According to the Fourth Climate Assessment for California, the Sacramento valley region can expect more frequent and intense heatwaves including a 10 degree max temperature increase by end of century, and an increased frequency of “extreme heat” days from four per year to 40 per year. Average annual precipitation is likely to remain steady, but it will come in more intense storms which will stress water storage and flood control systems, as well as create uncertainty and stress for vegetation in the region.

Biological Resources

The Sacramento campus is almost entirely developed with either buildings, parking lots, roads, or landscaped areas, leaving no suitable habitat for sensitive species and no wetlands. While it is unlikely that the site is used as a migratory wildlife corridor, trees on the site provide suitable nesting habitat for common birds known to occur in the area.

Tree Protection Standards

UC Davis has recognized two categories of on-campus trees that meet standards for important trees. Campus development projects avoid removal of these trees whenever possible. Important trees include:

- Heritage Trees: *Healthy valley oak trees with trunk diameters of 33 inches or greater at a height of 24 inches from the ground.*
- Specimen Trees: *Healthy trees or stands of trees that are of high value to the campus because of their size, species, extraordinary educational and research value, and other exceptional local importance.*



Research II & III courtyard space

PLANNING FOR SUSTAINABILITY

University of California Policy on Sustainable Practices

The University of California Policy on Sustainable Practices is a system-wide commitment to minimize the University's impact on the environment and reduce the University's dependence on non-renewable energy sources. In compliance with the policy, UC Davis is prepared a Climate Action Plan (2009), which includes both the Davis and Sacramento campuses and provides a road map to a more sustainable future.

The University of California Policy on Sustainable Practices promotes the principles of energy efficiency and sustainability in the following areas:

- Green Building Design
- Clean Energy
- Climate Protection
- Sustainable Transportation
- Sustainable Building Operations for Campuses
- Zero Waste
- Sustainable Procurement
- Sustainable Foodservices
- Sustainable Water Systems
- Sustainability at UC Health

Sacramento 2035 General Plan Goals and Policies on Sustainability

The Sacramento 2035 General Plan places a strong emphasis on sustainability. The General Plan is based on the city's Smart Growth principles, and features goals and policies that foster sustainable development and address climate change. These goals and policies run through each of the General Plan's ten citywide elements.

Some of the goals and policies most relevant to the UC Davis Sacramento Campus LRDP are listed below. Note that this is not an exhaustive list but rather a sampling of those most relevant to the LRDP.

- Sustainable Development Patterns
- Sustainable Building Practices
- Heat Island Effect
- Transportation Demand Management
- Integrated Pedestrian System
- Water Conservation Programs
- Zero Waste
- Renewable Energy
- Energy Efficiency Improvements
- Stormwater Best Management Practices (BMPs)
- Urban Forest

RELEVANT CITY POLICIES AND PLANS

The University of California, as a state institution, functions as its own land use planning agency and is not required to conform to local planning regulations. However, like other UC campuses, the UC Davis Sacramento campus endeavors to work cooperatively with local agencies in order to be a positive presence in the City of Sacramento.

SACRAMENTO GENERAL PLAN

Between now and 2035, the City of Sacramento is expected to grow by approximately 165,000 residents and 86,000 jobs. The 2035 General Plan continues to promote Smart Growth as a way to accommodate this population increase while improving the quality of life in the city. The Sacramento 2035 General Plan was adopted by the City Council on March 3, 2015. The guiding vision of the General Plan is that Sacramento will be the most livable city in America. Six themes underlie and support the vision. The six themes are:

- Making Great Places
- Growing Smarter
- Maintaining a Vibrant Economy
- Creating a Healthy City
- Living Lightly-Reducing Our Carbon Footprint
- Developing a Sustainable Future

The General Plan emphasizes compact growth, infill development, and intensifying development near transit and mixed-used activity centers. It endorses land use patterns and densities that foster pedestrian and bicycle use, and takes steps to reduce carbon emissions that contribute to climate change. The General Plan emphasizes that planning and developing a truly sustainable future depends on a healthy environment, strong economy and social well-being of Sacramento residents.

Acknowledging the scale and intensity of activity on the Sacramento Campus, the General Plan has designated the campus an “Urban Center Low” land use. This land use designation is applicable to smaller urban centers found throughout the city. Typically located near light rail stations and/or arterials, these areas are encouraged to have a mix of employment- intensive uses, retail and housing.

The General Plan designates the Stockton Boulevard Corridor as “Urban Corridor Low.” This policy is intended to encourage “multistory structures and more intense uses at major intersections, nodes of intense mixed-use development that are bordered by lower-intensity single-use residential, retail, service, and office uses” Guidelines for this type of corridor suggest an urban form with buildings aligned along the sidewalk and with entries directly on the street frontage, building heights ranging from two to six stories, and pedestrian-oriented uses such as sidewalk cafes located at street level. Allowed uses include horizontal and vertical mixed use, as well as single use retail, service, office and residential.

OTHER PLANS

Several studies and plans have been commissioned by the City to improve the condition of the Stockton Boulevard and Broadway corridors. These have been led by the Sacramento Housing and Redevelopment Agency and include the Broadway/Stockton Urban Design Plan completed in 1998, and the Broadway + Stockton Boulevard Beautification Master Plan, completed in 2001. The plans include conceptual urban design, infrastructure investment and land use options for Broadway and Stockton Boulevard in the Oak Park and Stockton Redevelopment areas, as well as detailed streetscape proposals for the major corridors. Other current efforts include the Stockton Boulevard Corridor Study, which looks at the corridor from Alhambra downtown to Elder Creek Road in South Sacramento, and will recommend transportation improvements for safety, comfort, and reliability of all modes. One segment of Stockton Boulevard, immediately south of Broadway, is a Vision Zero Top 5 Segment, a priority for designing for pedestrian and cycling safety. The Broadway Complete Streets project will bring new and enhanced bicycling and pedestrian facilities to Broadway in the areas adjacent to campus. The City is finalizing an urban forest master plan which will address the protection, maintenance, sustainability, and enhancement of Sacramento's tree canopy.

All of the plans noted are supportive of and consistent with existing campus land uses and with the further intensification of programs on the Sacramento campus.



SacRT 39th Street Light Rail Station



CHAPTER FOUR

THE LONG RANGE DEVELOPMENT PLAN

This 2020 Update to the 2010 Long Range Development Plan (LRDP) for the UC Davis Sacramento Campus, which is the primary setting for the UC Davis Health System, builds upon the 2010 LRDP and other subsequent and concurrent planning efforts. As such, the baseline goals and objectives remain the same; as the campus has matured over the past ten years, the addition of an updated land use type and campus population category necessitate some additional objectives. Importantly, it shares the basic goals of the previous LRDP: to provide a flexible, attractive campus environment capable of accommodating current and future operations and facilities associated with a world-class medical institution.

The 2020 LRDP Update serves as a general land use plan that will allow the UC Davis Sacramento campus to achieve its mission-oriented goals in education, clinical care, research, and community and professional engagement. The LRDP is also a powerful tool to help guide the ongoing evolution of campus as a comfortable, safe, attractive, and sustainable place for the UC Davis community and the surrounding region.

Included in this section:

1. A discussion of planned program and enrollment growth
2. Planning principles and concepts that will guide planning for future development, and
3. A land use plan with land use definitions

PROGRAM DEVELOPMENT

The following is a summary of the objectives and underlying assumptions regarding the projected growth of programs and services at the Sacramento campus. Application of this set of objectives, together with the planning principles and overall vision for campus, will allow for the continued success of the UC Davis Health System and the Sacramento campus “create a healthier world through bold innovation.”

Provide additional state-of-the-art inpatient and outpatient capacity to keep pace with community health care needs and to support UC Davis Health’s teaching, research and community engagement missions.

Patient care is central to the mission of UC Davis Health. To ensure the School of Medicine can continue to contribute to the evolution of academic medicine, the program scope and services offered by Health must continue to progress in concert with academic program requirements, advances in technology, and changes in the healthcare needs of the Health service area. A number of recently approved projects are described in Chapter 3. Additional projects anticipated in this LRDP Update include:

Cancer Center Expansion

In the coming years, the Cancer Center anticipates a need for expanded facilities to accommodate state-of-the-art equipment and clinical space, as well as updates for seismic safety. This may take the form of a new stand-alone building, additions to current building(s), and/or renovation of existing facilities. Expansion of Cancer Center facilities are expected to be in close proximity to existing buildings, in the north east section of campus.

Replacement Hospital Tower

In the face of aging hospital infrastructure, UC Davis Health is embarking on an ambitious project to update and replace outdated and seismically deficient facilities. With the removal of the North-South Wing as well as the East Wing, a new replacement hospital tower is planned for the eastern edge of the existing hospital. The Replacement Hospital Tower will be connected to the Pavilion hospital building, and will likely comprise both new construction as well as renovation to existing facilities. New building(s) may be developed in a phased approach, and are expected to include in-patient beds, interventional platforms, procedure rooms, public space, support space, and administrative office space.

Other clinical buildings

In addition to the program-specific projects described above, this LRDP Update anticipates a number of clinical facilities in future years that will both expand current capacity and allow for seismic safety upgrades. While precise program and location have yet to be determined, it is likely that they will be in the northern section of campus, with adjacencies to the hospital as well as the Ambulatory Care Center.

Facilitate growth in student enrollment and the implementation of major educational initiatives in order to address the existing and projected need for health care professionals and other highly-trained multidisciplinary professionals in the state of California. Simultaneously support growth in workforce development and lifelong learning, including the Continuing and Professional Education program.

School of Medicine

Since the publication of the 2010 LRDP, UC Davis Health has made great strides in the expansion of academic enrollment and educational initiatives. To address a previous state-wide shortage of physicians, the School of Medicine has increased enrollment to over 1,600 students, residents, and fellows. It is anticipated that School of Medicine population will remain relatively stable in the coming years, with an incremental increase proportionate to growth in built program space.

Betty Irene Moore School of Nursing

The Betty Irene Moore School of Nursing opened in 2009 and now offers masters, PhD, physician's assistant, and family nurse practitioner programs, with a total enrollment of over 300 students. Betty Irene Moore Hall is a state-of-the-art facility with 70,000 square feet of instructional, laboratory, and gathering spaces, including simulations suites replicating hospital, outpatient and home health situations. The School of Nursing anticipates incremental growth in enrollment proportional to an increase in overall facility growth on campus.

Lifelong Learning Tower at Aggie Square

As part of the Aggie Square development, the Lifelong Learning tower is planned to include space for instruction and research for the University, research and community partners, and other public-facing programs. The Lifelong Learning Tower will likely host classes from the College of Agriculture, Science, and the Environment and the College of Business, Leadership, and Technology. Additional programming may include continuing education for a variety of health-related skills, as well as online learning.

Provide the facilities and infrastructure required to facilitate continued growth of the research enterprise at the Sacramento Campus, especially in order to foster interaction and collaboration between all campus programs and disciplines.

Life Science, Technology, and Engineering (LSTE) Buildings at Aggie Square

Recognizing the importance of ever-expanding partnerships in the advancement of health science and research, Aggie Square will include two buildings dedicated to “health beyond treating disease.” The LSTE buildings are planned to include wet and dry laboratory space, office space, and common space for University researchers and key industry affiliates. Public-facing uses such as maker spaces and showcases are planned for the ground floor to put “science on display” to visitors, and other state-of-the-art facilities including a basement vivarium will support the continued growth of the research mission for UC Davis and UC Davis Health.

Create an expansive and inclusive community of people focused on advancing health, contributing to the well-being of people in the communities the system serves, propelling a more diverse and healthier economy, and expanding the positive impact of UC Davis Health through more expansive partnerships. Support access to jobs and services to a more diverse population, including providing housing and transportation opportunities and community-serving uses.

Housing / Community Serving Building at Aggie Square

The residential and community-focused building at Aggie Square will include space for a new population of residents, potentially including undergraduate, graduate, and medical students and interns, and may expand to include all University affiliates as well as the general public depending on market conditions. A retail podium centered around healthy local food systems and the Alice Waters Institute will provide food-centered employment as well as bring healthy food options to the campus community and neighbors. A food education program and farmers market also anchor the building.

Governor's Hall

Governor's Hall is one of the last buildings from the California State Fairgrounds, and is currently vacant. In the coming years, it is likely that it will see some level of renovation to host new programs including campus and public events, instruction, and other gatherings.

Mobility Hub

A new Mobility Hub along 45th Street will be a centralized location for arriving to and departing from campus by transit and other shared mobility modes. The Mobility Hub is planned to serve as a primary access point for a number of transit provider partners from across the region. Additionally, it will be a hub for the Causeway Connection, a new transit service provided as a partnership between SacRT, City of Sacramento, YoloBus, and UC Davis. The consolidated transit stops, bike facilities, and public plaza will create a distinct space that provides a comfortable place for patients, staff, faculty, students, visitors and partners to wait for transit or transfer between modes, but also to gather and linger. Simplifying the experience will make transportation simpler and more dignified in all modes.

Continue to update campus to meet modern standards for safety and sustainability. Address seismic and other code-related deficiencies in aging buildings, replacing them with state-of-the-art facilities for health care and health-care related research.

Demolitions for Seismic Safety

A number of buildings in the hospital area are slated for demolition due to updated seismic standards from the state of California. These encompass the North-South Wing, the East Wing, Cypress building, and Houseman Building. These buildings will be replaced with state-of-the-art facilities including a Replacement Hospital Tower and potentially a hospital-based clinic building. Replacement facilities may be located in the Hospital land use, or may be situated in the Ambulatory Care area depending on timing and program.

Renovations and retrofits

Other renovations on the Sacramento campus for functionality and safety include the Ellison Ambulatory Care Center, which will be renovated with updated clinical and office space, and the Broadway Building.

SUMMARY PROGRAM AND POPULATION PROJECTIONS

The following tables and figures illustrate the anticipated growth and shift in population (**Table 4.1**) and program (**Tables 4.2 and 4.3**) currently anticipated for the Sacramento campus as needed to support the program growth and evolution described in the previous section.

EXISTING AND PROPOSED FACILITIES SPACE

Modest population growth is shown for the Health System population, including:

- Students
- Faculty and academic personnel
- Interns residents, and fellows
- Staff

Proportional growth projections are also shown for visitors, who include:

- Inpatient visits
- Outpatient visits

- Emergency visits
- Visitors and others, such as attendants, vendors, and volunteers

The majority of expected population growth will be within new groups accompanying Aggie Square, including:

- Residents
- Research partners
- Lifelong learning
- Retail tenants, employees, and visitors

Space projections are shown by land use designation (hospital, ambulatory care, etc). Included are information and projections of existing space to remain, existing space/buildings to be demolished due to obsolescence and seismic concerns, and projected needs for new space and buildings to support program growth and change.

Population Summary	Existing (2019)	Projected Total	Change
Employees	7,030	12,189	5,159
Students	1,902	2,832	930
Patients and Visitors	4,615	5,768	1,153
Residents	0	411	411
Total	13,547	21,200	7,653

**Note: On-Campus Partner Buildings are public/private partnerships between UC Davis and another entity. The existing population for existing On-Campus Partner Buildings (approximately 250 people) is not included in these daily onsite population totals because these buildings are not owned or operated by UC Davis. The number of employees is not anticipated to change within the planning horizon.*

The 411 residents represent the new on-campus housing associated with Aggie Square Phase 1. There would be an additional 175 units built between 2030 and 2040; those residents would comprise a mix of employees, students, and their dependents who may live on campus in the future and are accounted for in the daily onsite population presented above.

TABLE 4.1 Existing and Projected Daily Onsite Population

Land Use Type	Existing (2019)	Projected Total	Change
Building Square Footage (gsf)	3,669,811	7,070,000	3,400,189
Parking Spaces	7,593	12,000	4,407

TABLE 4.2 LRDP Building Space and Parking Projections

Land Use Designation	Existing (2019) (acres)	2020 LRDP Update Proposed (acres)	Projected Change with 2020 LRDP Update
Ambulatory	32.69	31.04	-1.65
Education, Research, & Housing	28.11	29.85	1.74
Hospital	25.74	24.08	-1.66
Landscape Buffer	7.56	6.77	-0.79
Major Open Space	9.65	13.04	3.39
Parking Structure	13.25	16.57	3.32
Support	16.31	13.13	-3.18
Total area in LRDP Land Use Categories*	133.31	134.48	

*The Total Area is less than the overall campus acreage because streets are not included in the land use category acreages.

TABLE 4.3 LRDP Land Use Area Projections

PLANNING PRINCIPLES

As the Sacramento campus grows and evolves to meet the changing needs of healthcare research and provision and community care, a number of spatial and functional considerations will be key to ensuring the continued success of the UC Davis Health mission. This must also be balanced with the desire to provide an attractive campus that is also a good neighbor and anchor institution for the Sacramento area.

Six planning principles have been identified and are illustrated on the following pages. These principles are intended to guide physical development of infrastructure and facilities. Their primary goal is to:

Create a Framework that Improves the Quality of the Campus Environment while Providing the Flexibility to Support Growth

The planning principles are also intended to:

- Reinforce the Health System's mission as a world-class academic health center and support the vision and strategic plan for the institution and the Sacramento campus
- Provide an environment that helps attract and retain a diverse mix of patients, visitors, and partners, as well as outstanding faculty, students and staff
- Cultivate a true campus-like feeling through a robust public realm
- Respect the neighboring community
- Identify opportunities for positive contributions to sustainability and the University's environmental goals
- Complement and support the vision for the City of Sacramento and region.

Principle #1: Ensure Appropriate Adjacencies

Intentionality in facility adjacencies will help create communities of practice on campus, enhance efficiencies in operations, and ease the movement of patients, visitors, students, faculty, staff, and partners. Recognizing existing major building investments, new facilities will be located in reasonable proximity to the current primary UC Davis Health System mission-related uses (**Figure 4.1**):

- Education and Academic Research
- Hospital
- Ambulatory Care
- Research and Partnerships

Education and Academic Research

The various educational uses at the core of campus are central to the mission of UC Davis Health, and currently include the Education Building (including the Center for Health and Technology), the three research buildings, Betty Irene Moore School of Nursing, and the Administrative Support Building. Some growth is anticipated in these types of uses, including conversion of the Facilities Support Services Building (FSSB) to academic uses as well as additional instruction and academic facilities to support existing schools and programs. The heart of the medical academic mission will remain at the center of the Sacramento campus site, generally bounded by X, 47th, and 48th Streets and spanning 2nd Avenue to include the FSSB, providing seamless access to the hospital and ambulatory care facilities. The development of Aggie Square will bring additional instructional and research space inclusive of other disciplines and strategic partners, outside of the academic core. Such educational and research uses should be located adjacent to the academic core area to support the synergies and interaction necessary for effective collaboration. Other uses that would be appropriate in proximity to educational space would be those that support daily student life, and provide amenities for the entire campus population, such as food services and dining, bookstore, lounges, and recreation facilities.

Hospital

The main hospital is projected to undergo substantial renovation and modest growth in the short to long term. Maintaining critical operations and adjacencies is particularly important for hospital activities and will require detailed study of programming and phasing. The current hospital occupies a compact site surrounded largely by parking, service roads, various smaller support structures, and a few larger support facilities including the North Addition Office Building. Beginning with the demolition of North-South and East Wings and the corresponding addition of the Replacement Hospital Tower, the main hospital will be able to expand strategically within this general area in order to maintain crucial adjacencies. Hospital-based clinical care facilities as well as parking improvements are also anticipated in this area. The hospital use zone will expand to include a parcel at the south-east edge of campus with the addition of the Inpatient Rehabilitation Hospital at the corner of Broadway and 49th Street. Other uses that complement hospital care are appropriate in these areas, including administration, office, and laboratory space, food services, patient-supportive retail and lounges, and parking.

Ambulatory Care

Ambulatory care uses at the Sacramento campus include the Cancer Center, Ellison Ambulatory Care Center, the Eye Center, the Same Day Surgery Center, the M.I.N.D. Institute, Ronald McDonald House, and the Kiwanis Family House. These facilities occupy sites that wrap from the hospital around the northeast and east sides of the campus. Throughout this area there is sufficient land to accommodate additional facilities of this type as well as staff and visitor parking. Sites in this area are easily accessed by the main internal roads. New and updated facilities in this area will include expansion of current capacity at the Cancer Center and the Ellison building along with future ambulatory care facilities and allied institutes. As additional capacity is added, internal programming should be considered when siting new buildings

and building occupants to provide maximum convenience for patients, providers, and visitors when accessing affiliated spaces. Additional structured parking is anticipated at both the north and south ends of the ambulatory care area to mitigate the removal of surface parking for mission-oriented buildings.

Research and Partnerships

The research and partnerships area of the Sacramento Campus includes land south of 2nd Avenue, and is focused around the Aggie Square project. Existing facilities include the Courtyard by Marriott Hotel, the Institute for Regenerative Cures, and Governor's Hall. Anticipated additional uses include university-based teaching and research space outside of the School of Medicine, office and research space for strategic industry partners, teaching and gathering space for the community at-large, food-focused education and retail, and residential space for students and partners. Because of the mix of land use types, consideration of adjacent districts is key in the location of facilities and specific building occupants, for example research and medical school partnerships should be concentrated at the north edge for ease of interaction with the educational core, and community-facing uses along the Stockton Boulevard edge to engage the surrounding neighborhoods. Structured parking to support both the residential uses and visitors is anticipated in this area.

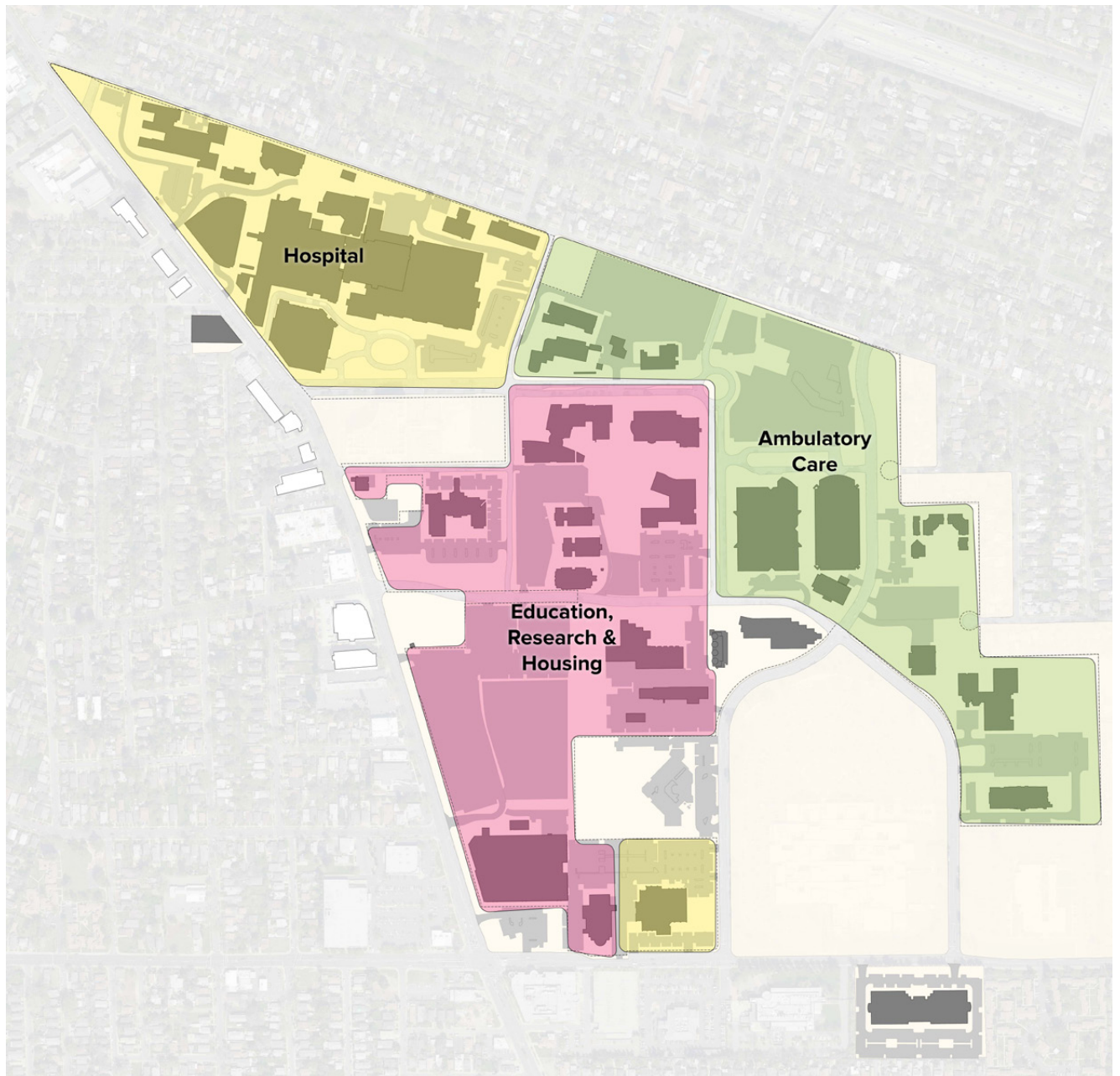


FIGURE 4.1 Principle #1: Ensure Appropriate Adjacencies

Principle #2: Enhance Campus Public Realm and Landscape Character

Recent investments and improvements have created a strong public realm core on the Sacramento campus, centered on the Vanderhoef Commons in the Education Core district, and expanding into the Naturalized Open Space that runs north-south adjacent to the Facilities Support Services Building, and a handful of other smaller interventions such as the “parklet” associated with the North Addition office building. These robust public realm moves provide a strong foundation for continued improvement in the amount and character of intentional landscape space on campus with anticipated program growth and facility renovation. Components of the open space strategy include **(Figure 4.2)**:

- Complete a network of comfortable landscaped spaces across campus that are connected by pedestrian-oriented trails and walkways, allowing for the ability to traverse campus safely on a primarily off-street route with supporting amenities including pedestrian-scaled lighting and seating
- Cultivate a “healing landscape” across campus, using the design of the outdoor environment to support the physical and mental wellbeing of patients, visitors, students, staff, and the community
- Create a new green public space in the Hospital District with the demolition of the North-South wing, which will serve as both a generous pedestrian entrance to campus and an amenity for the patients, visitors, staff, and students who occupy the hospital district
- Connect the campus-focused public realm with existing public green spaces including Cancer Survivor’s Park and the community garden to better integrate them as usable space
- Create an “urban street” pedestrian corridor running north-south along 45th Street including the 45th Street extension into Aggie Square, which provides generous paved pedestrian realm, landscape, lighting, and other amenities, and direct connection with active ground-floor uses on the buildings that line 45th Street
- Create a public realm focus for the south half of campus centered in the Research and Partnerships district, anchored by a market square at Stockton Boulevard and 3rd Avenue and the Aggie Square Plaza at 45th Street and 3rd Avenue
- Continue the strong landscape treatment of major roads and open space areas to provide shaded areas sidewalks for pedestrians with at least no net loss of trees and contribute to the City of Sacramento goal of 40% tree canopy coverage
- Create a network of secondary building-related courtyards with amenities such as benches and shade, to provide an outdoor destination for patients, visitors, students, faculty, and staff
- Create a continuous landscape edge around the portions of campus that abut residential neighborhoods, which will buffer neighbors from campus facilities and operations and provide a green amenity for the surrounding
- Include green infrastructure elements in the design of public realm landscapes, such as permeable paving, bioswales, stormwater capture and infiltration, and other measures

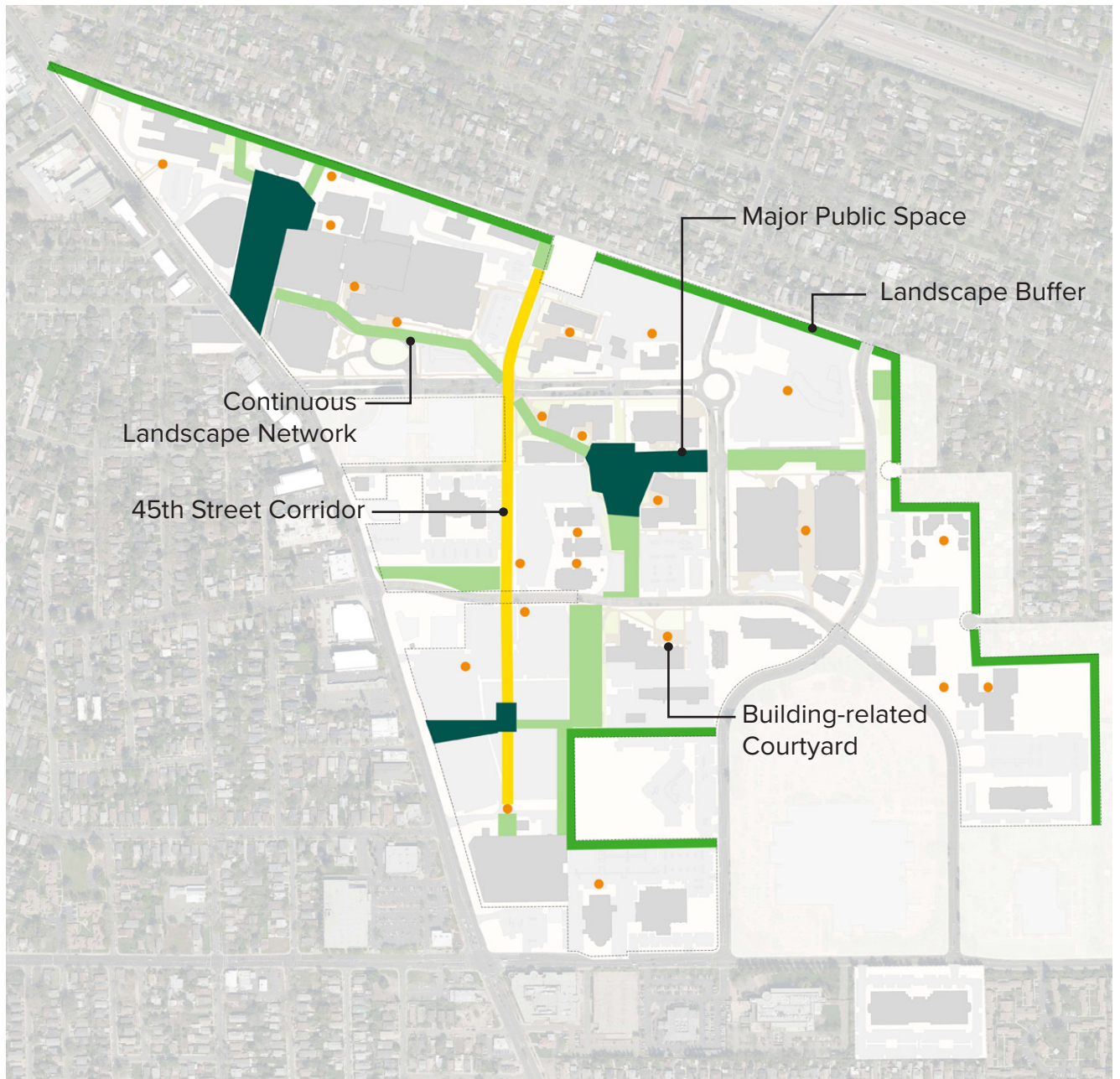


FIGURE 4.2 Principle #2: Enhance Campus Public Realm and Landscape Character

Principle #3: Provide Convenient Multimodal Access to and within the Campus

Providing convenient access to and connections within the campus is crucially important to the successful operations of the Sacramento campus. **(Figure 4.3)**

The diverse population groups served by campus have different needs and as well as different tolerances for wayfinding and distance walked between destinations. A variety of transportation modes should be equally convenient and welcoming to support people no matter their chosen mode, as well as support the University's sustainability goals. Change in mobility technology and habits are on the horizon and will likely shift demand for private vehicle parking as well as drop-offs and shared modes such as autonomous shuttles and microtransit.

A robust transportation demand management program is being implemented on campus, including incentive programs, enhanced partnerships with transit, and more consideration of TNCs, and must be supported with enhanced infrastructure for bikes, pedestrians, and transit. The planned Mobility Hub will be a key component to a truly multi-modal campus and will be connected seamlessly to all major destinations with robust pedestrian and bicycle facilities.

As campus develops further, surface parking will continue to be consolidated into convenient structures in the various districts across campus. These structures will be easily accessed by vehicles, on foot, and by bike, and should include amenities to support active transportation such as designated bike parking.

To reduce potential conflicts and increase the feeling of safety and comfort for pedestrians and cyclists, major vehicular movement is focused on the outer roads, specifically X Street, 48th and 49th Streets, and 2nd Avenue to Broadway. Other streets on campus, while open to vehicular traffic, will be designed to support a pedestrian and bike network in the campus core.

Principle #4: Improve Pedestrian Connections throughout the Campus

All areas of campus will be improved for better pedestrian access. The public realm network will provide the backbone of the connected system. Pedestrian walkways and tree-lined sidewalks will provide additional connections and will ensure safe, comfortable, and efficient ways to move throughout the campus without needing to drive **(Figure 4.3)**.

These pedestrian connections will have a consistent treatment including shade, paving, and plant treatments to orient pedestrians and provide clear direction along the path of travel.

Building entries will be aligned to support these pedestrian connections and to make using them the easiest way to move around campus. Amenities such as benches, good lighting, and wayfinding will support this system.

As noted in the preceding section, patient access will be designed to be clear and convenient, requiring minimal walking from parking and transit access, and with parking located in close proximity to the hospital and other clinical destinations. Pedestrian connections between parking areas and treatment facilities will be generous, comfortable, and highly visible.

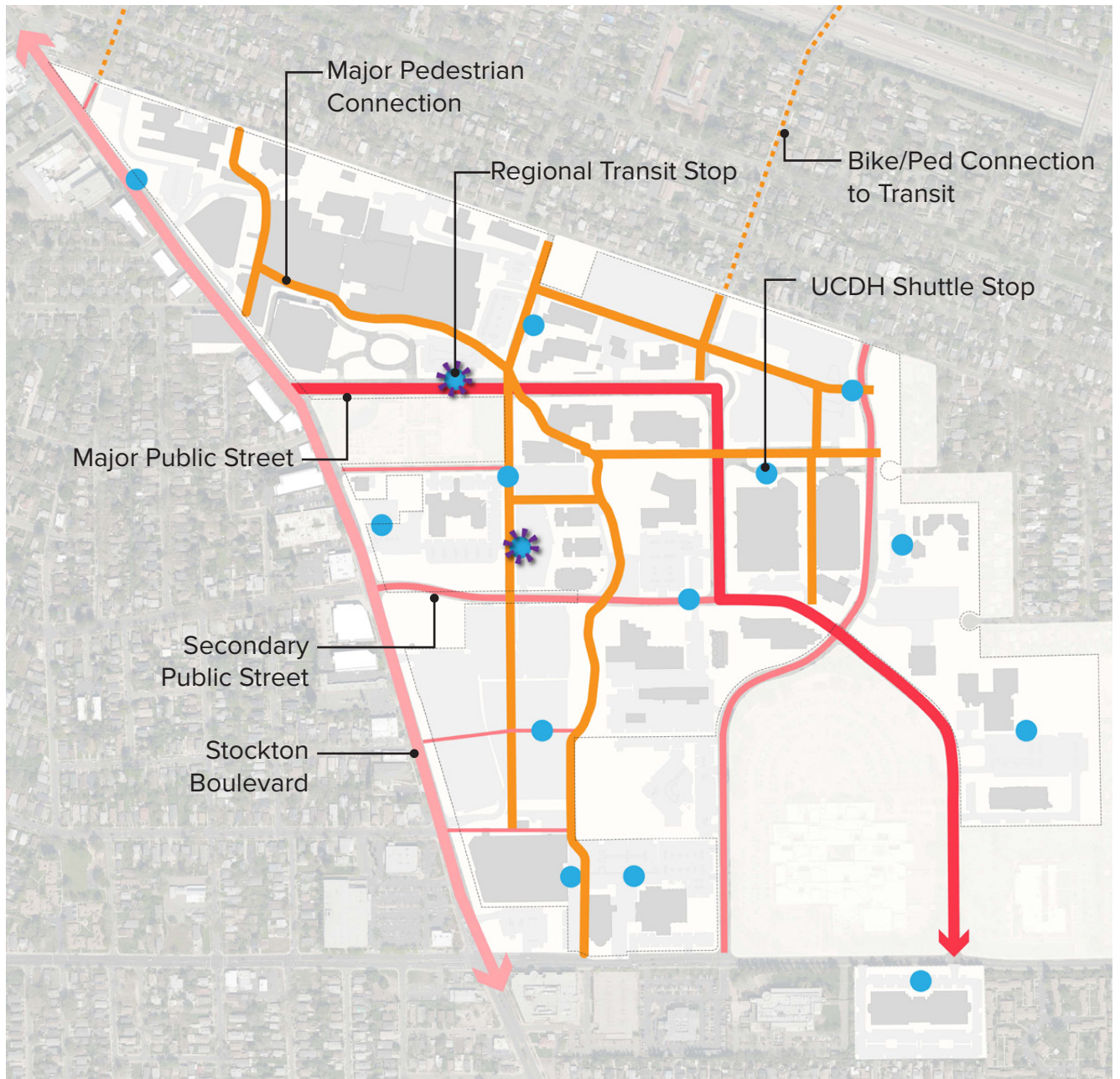


FIGURE 4.3 Principles #3-4: Improve Access and Pedestrian Connections

Principle #5: Provide Attractive Campus Entries and Edges

A number of different entries and entry types for the various members of the campus community and the modes in which they arrive **(Figure 4.4):**

- Pedestrian scaled
- Bike oriented
- Transit connections
- Vehicular entries

Each requires different treatment including scale of the travel paths, signage, and landscape, but all should clearly delineate an entry into a special place and be easy to orient toward from the surrounding area.

While pedestrians are able to use any of the various entries to campus, those that are pedestrian-focused will have special scale and character. There are two main pedestrian-focused entries to campus off of Stockton Boulevard: at the new green space in the hospital district between Parking Structure 1 and the hospital, and at 3rd Avenue into the Market Plaza at Aggie Square. Other pedestrian-focused entries will be from V Street, at 45th Street, 48th Street, and 49th Street. Entries of this scale and focus should have generous landscaping as well as pedestrian-scaled signage to orient people to the path of travel.

While the City of Sacramento plan is to create continuous connectivity for cyclists along Stockton Boulevard, a large proportion of cyclists accessing campus will do so from other routes. Primary entry points for cyclists connecting to the local and regional bicycle network will be along 2nd Avenue, 49th Street both at V Street and Broadway, and 48th Street at V Street. Important considerations at bicycle entries will be seamless connectivity to bike routes on and off campus, bicycle-scaled signage, and separation of modes to prevent conflict with pedestrians and vehicles.

Transit vehicles accessing campus will generally use the same entry points as private vehicles; however a transit rider's first experience of campus will be where they disembark. The Mobility Hub on 45th Street as well as the connection along 48th Street to the light rail station should both be considered campus entry points. Larger-scaled signage and markers, such as a beacon sign or special landscaping, will indicate arrival and welcome visitors to campus, and pedestrian-scaled signage and wayfinding with general orientation material will help people navigate to their destinations.

There are two scales of vehicular entries: primary entries that are iconic and oriented toward the occasional visitor, and secondary that are clearly navigable but more comfortable for those who come to campus regularly. Entries scaled for private vehicles should also be welcoming for pedestrians.

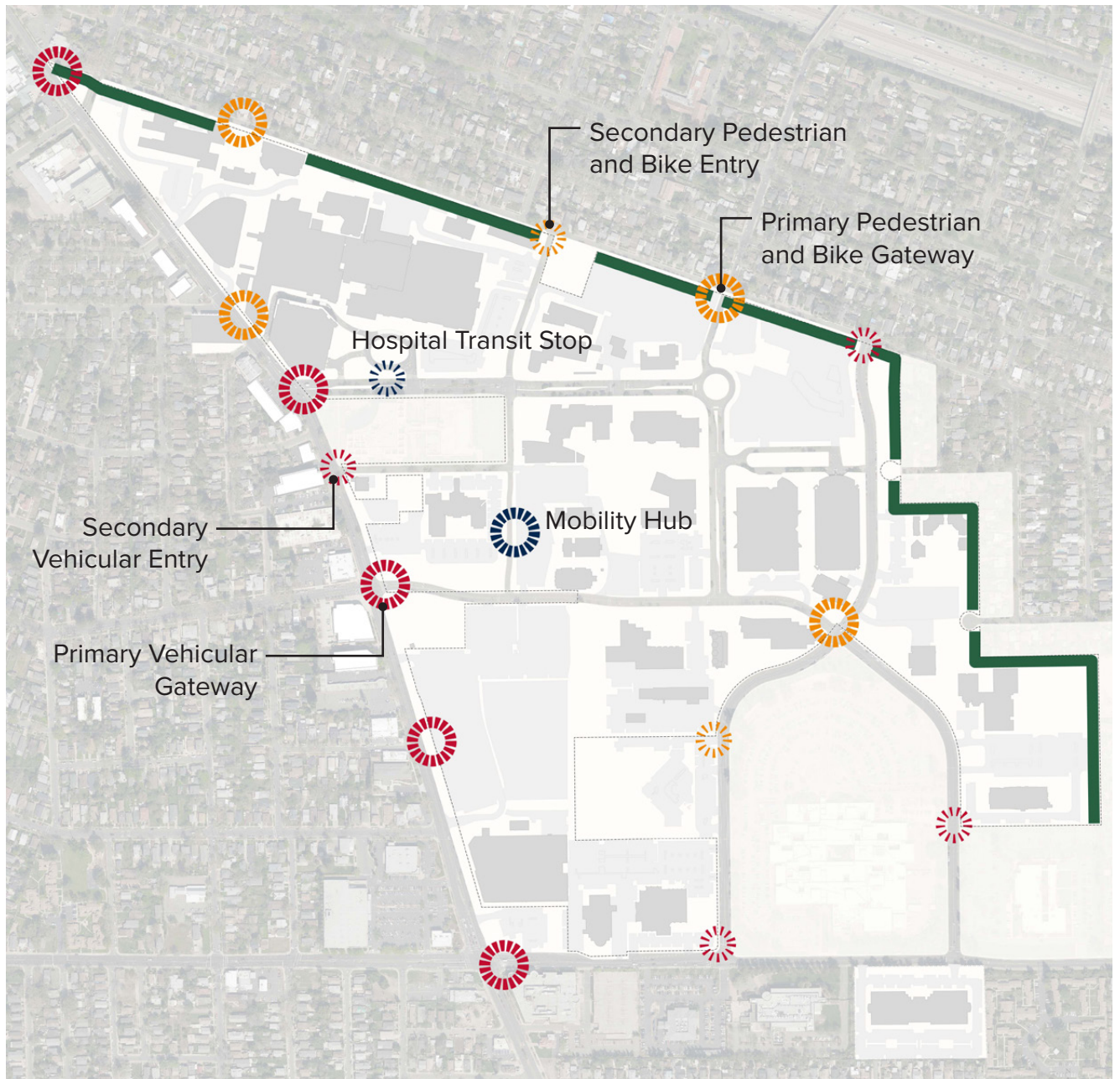


FIGURE 4.4 Principle #5: Provide Attractive Campus Edges and Entries

Primary vehicular entry will be focused at Stockton Boulevard and X Street, with the most direct access to the hospital and ambulatory care facilities and associated parking from the north and west, and Broadway and 50th Street, for access to the ambulatory care facilities from the south and east. These primary vehicular entries should be adequately demarcated with consistent signage and building or landscape treatments to help orient first-time and infrequent visitors as they approach campus.

Secondary vehicular entry will happen at V Street and 49th Street, with direct access to staff parking and the ambulatory care facilities, Stockton Boulevard and 3rd Avenue, with direct access to Aggie Square and the associated parking structure, and Broadway and 39th Street, with convenient access to the Inpatient Rehabilitation Hospital, Governor's Hall, and the Institute for Regenerative Cures.

The Sacramento campus directly adjoins residential neighborhoods along the north and east sides. On these edges, wherever possible, the campus will maintain a landscape buffer. As explained in the following 2020 Land Use Plan section, buildings on the campus edges will be limited in height. In combination with the landscaped setbacks, this will provide a visual and physical transition from the smaller-scaled residential neighborhoods to the campus. In the Hospital land use along V Street, some existing buildings currently within the 40 feet buffer may remain until redeveloped.

Along Stockton Boulevard, the new community-oriented uses within Aggie Square will help integrate the campus into the existing urban fabric and provide a new front facing entry along the commercial corridor.

Principle #6: Continue to Develop a Sustainable Campus

The University of California continues to be a leader in sustainability. The University of California Office of the President Sustainable Practices Policy, updated in 2019, has evolved from a focus on buildings and energy efficiency to include a breadth and depth of considerations: Climate protection, transportation, recycling and waste management, procurement, food, and water. In parallel, the UC Carbon Neutrality Initiative calls for carbon neutrality on every campus by 2025.

Healthcare uses are inherently resource-intensive, from high energy demands for life-saving technology to concerns for contamination in the supply chain; however the Sacramento campus and UC Davis Health continue to exercise leadership in sustainability, being recognized nationally through the Practice Greenhealth program and the Health Care Climate Council, which focus on healthcare providers.

Campus design and planning will support deep sustainability by improving water and energy conservation and regeneration, particularly in the landscape; promoting use of active and shared transportation for both carbon emissions reduction and human health; creating space and opportunities for outreach and education to foster a culture of sustainability; and embracing the health and food initiative for the campus population as well as the surrounding community through initiatives such as the food education program and market at Aggie Square.



Solar panels on Parking Structure 3

2020 LRDP LAND USE PLAN

The Land Use Plan (**Figure 4.5**) is the embodiment of the principles described earlier, and indicates the proposed pattern of development of the Sacramento campus in coming years. Five primary land use categories are shown and are intended to indicate the predominant use in each area; secondary or support uses are allowable in these areas. Each land use category shown in the plan is defined below.

EDUCATION, RESEARCH, AND HOUSING

This mixed land use includes the academic heart of the Sacramento campus, laboratories, office and research space for partners, residential space for students and affiliates, community education, and food production and retail.

Campus is home to various existing and planned schools including Medicine, Nursing, and programs from colleges not associated with the Health System, as well as lifelong learning for the healthcare community and the community at large. These facilities include classrooms, lecture halls, offices, and practical laboratory space. Research includes space dedicated to University-affiliated uses as well as strategic industry and community partners, and consists of laboratories, offices, and associated support space.

Housing will consist of residential apartment units targeted for undergraduate and graduate students, as well as students of the schools of medicine and nursing, and university and private partner affiliates. Associated support services include lobbies, lounges, mail, and laundry facilities.

This land use also includes ground-floor retail that serves campus and the general public. The emphasis will be on healthy food preparation and sales with other secondary retail uses that support the campus and community allowed.

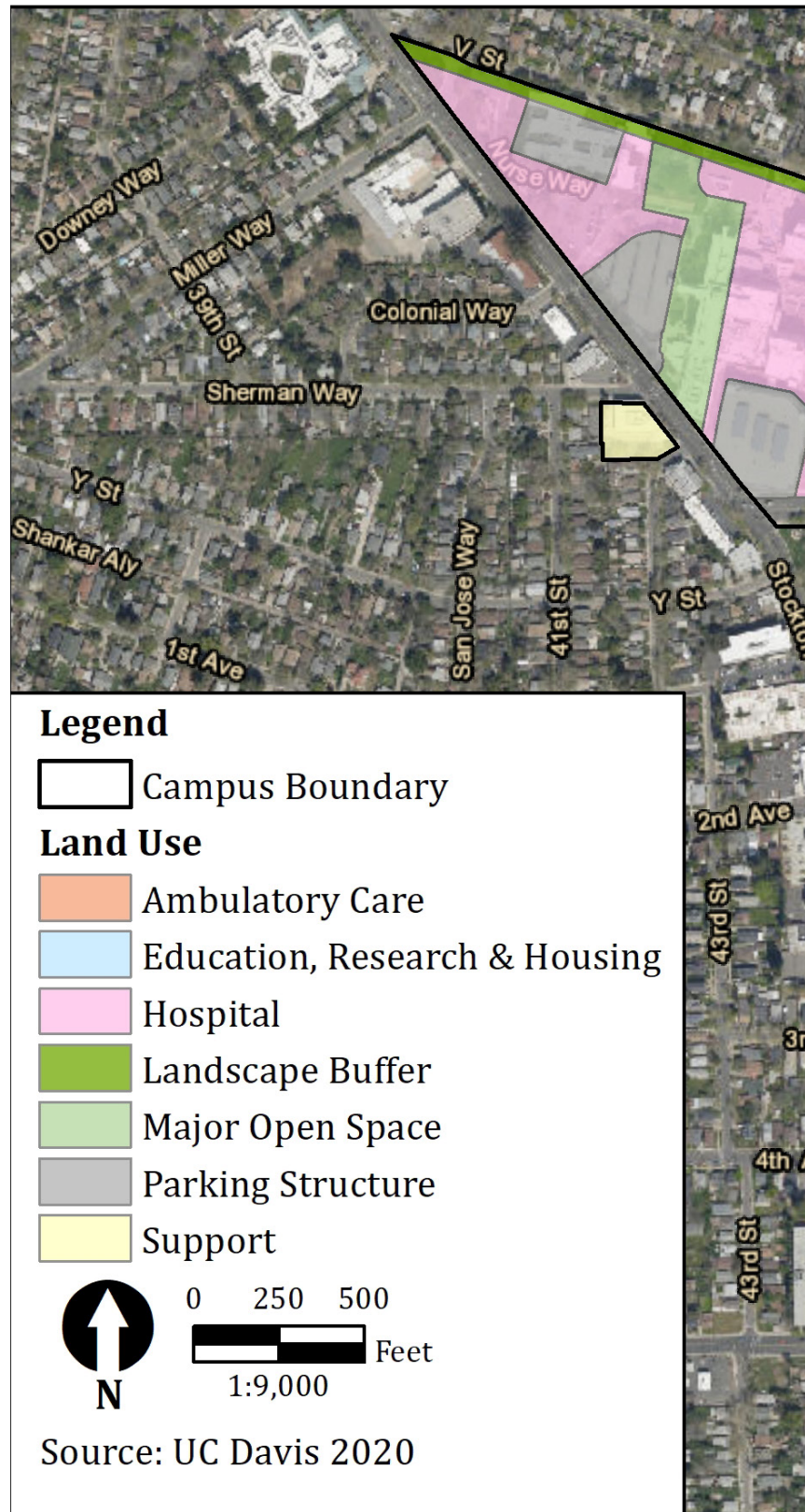
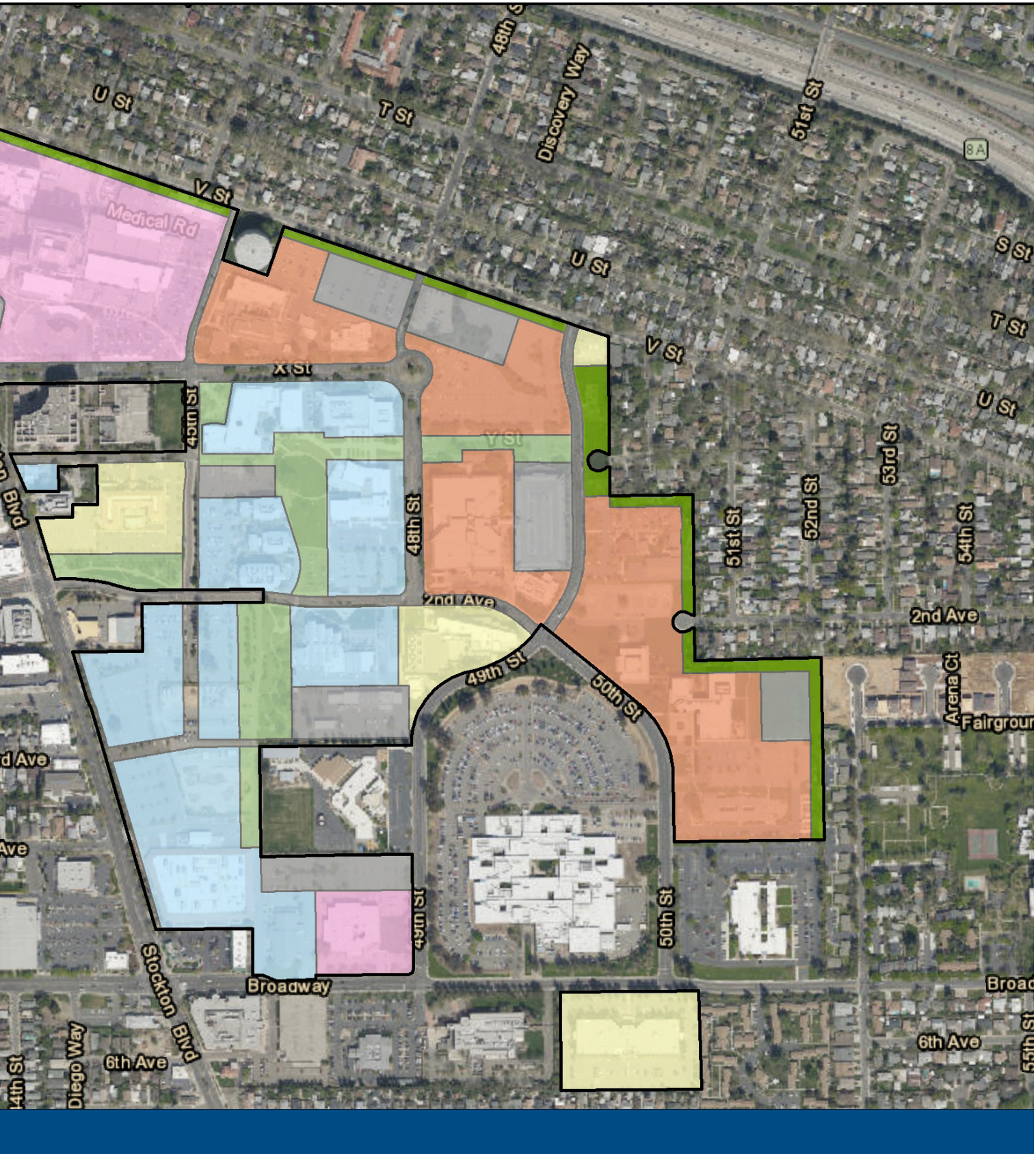


FIGURE 4.5 2020 Land Use Plan



Ancillary support facilities, such as administration, dining, recreation, mobility hub and transit support, and open space are also allowed in this land use.

Building heights will conform to the guidelines put forth in the final section of this chapter.

HOSPITAL

The Hospital land use encompasses the area currently occupied by the hospital and includes adequate land area for long term expansion of that facility. An additional parcel of hospital use is provided at the corner of 49th Street and Broadway, with the area occupied by the Inpatient Rehabilitation Hospital. The hospital areas will continue to provide patient care, nursing, clinical services, surgery and affiliated uses. In addition, ancillary support uses, such as administrative, police and security, open spaces, utility structures, dining and food service, and patient and visitor lounges are allowed in this land use area.

The Hospital land use will include a limited amount of surface parking. Two parking structures immediately adjoin the hospital, providing convenient access for staff, patients and visitors.

The landscape buffer along V Street in the hospital area will be a minimum of 40 feet. Beyond the 40 foot buffer, building heights will conform to the guidelines described in the final section of this chapter. Some existing buildings currently within the 40 feet buffer may remain until redeveloped.

AMBULATORY CARE

The Ambulatory Care land use includes a range of facilities oriented to the daytime or outpatient visitor. Existing uses include the Cancer Center, Ellison Ambulatory Care Center, the Eye Center, the Same Day Surgery Center, and the M.I.N.D. Institute. New ambulatory care facilities and other clinical and research uses are projected for this area.

Complementary uses such as temporary family stay facilities (Ronald McDonald and Kiwanis Houses), skilled nursing facilities, and assisted living facilities are allowed. Over time, existing surface parking will be consolidated into nearby structures.

Along the residential edges of the ambulatory care area, the landscape buffer will be a minimum of 40 feet. Beyond the 40 foot buffer, building heights will conform to the guidelines described in the final section of this chapter.

SUPPORT SERVICES

Support uses include those facilities that support the day-to-day operations of the Sacramento campus. Allowed uses in the support land use zone include utility structures, administrative offices, and fleet maintenance, repair, and storage. Current facilities include the Central Plant, the Facilities Support Services Building, Fleet Services, the Stormwater Storage building, and administrative services and administrative uses (the Broadway Office and Sherman Buildings).

The Courtyard by Marriott hotel at the west end of campus serves patients, partners, and visitors. A hotel use continues to be appropriate in this location or others as campus evolves.

Surface parking may continue in this area or may be consolidated into nearby parking structures.

Building heights along the campus edges will respect the scale of the surrounding neighborhood, and will conform to the guidelines described in the final section of this chapter.

MAJOR OPEN SPACE

The Major Open Space land use designation encompasses only major malls and quads envisioned for the Sacramento campus; smaller courtyards, plazas and quads may be developed throughout the campus in conjunction with new building development. Major open spaces are designated as a separate land use zone to indicate the importance of their location and approximate configuration.

Major open spaces include the main quad (Vanderhoef Commons), located in the center of the education and research area as well as two major malls that will serve to link the hospital, education, research and clinical/ambulatory uses with one another. A new major open space in the Hospital district will replace the North-South Wing after seismic demolition, and the Market Plaza and Aggie Square will anchor the Research and Partnerships district. The major open spaces are intended to be designed to include primary pedestrian walkways, gathering spaces, and locations for special events such as graduation ceremonies. Additional major open spaces that serve both campus and the surrounding community include Cancer Survivor's Park and the Community Garden.

LANDSCAPE BUFFER

The Landscape Buffer zone provides a setback between the campus and adjoining neighborhoods to the north and east. The buffer is intended to be a minimum of 40 feet wide and attractively landscaped. On the western edge of the school site, the buffer is intended to be 70 feet wide. The buffer should also provide amenity to the community, including pathways, shade, lighting, and seating where appropriate, as well as contribute to green infrastructure in the form of stormwater capture and infiltration where space and logistics allow.

PARKING STRUCTURES

As the campus evolves, surface parking will continue to be consolidated into parking structures strategically located to ensure easy access by patients, visitors, campus staff, residents, and partners, while minimizing potential pedestrian- and cycling- vehicular conflicts. Other uses permitted within parking structures, in limited quantities, include ground floor retail, utility infrastructure, and support services such as parking administration offices. Parking lots of approximately 100 spaces are likely to remain in all of the land use zones except open space and the landscape buffer. ADA, service, and short term parking will also be provided throughout the campus adjoining individual buildings as appropriate.

Parking structures will conform to the height considerations described in the final section of this chapter. **(Figure 4.6)**

BUILDING HEIGHTS

The base-case building height maximum across the Sacramento campus is 200', not inclusive of mechanical penthouses and other ancillary roof uses, while conforming to FAA restrictions around helicopter and airport clearance. Along the edges of campus, special height restrictions are in place to respect relationships with the surrounding community and focus the tallest buildings toward the center of campus.

(Figure 4.6)

Along the north and east edges of campus, a series of step-backs address the surrounding residential community:

- 0'-40' from edge of campus: buffer (zero height)
- 40' – 100' from edge of campus: 40' maximum height
- 100' – 180' from edge of campus: 75' maximum height

Along Stockton Boulevard, step-backs address the mid-rise commercial corridor:

- 0'-50' from edge of campus: 85' maximum height
- 50-100' from edge of campus: 120' maximum height

Adjacent to the Sacramento Language Academy, a series of step-backs address the school:

North and south edges:

- 0' - 40' from property line: buffer (zero height)
- 40' – 100' from property line: 75' maximum height

West edge:

- 0' - 70' from edge of campus: buffer (zero height)

Campus should conduct sun / shade studies of school property for any potential future development abutting the west edge of the school.

Along Broadway, height restrictions address the low-rise commercial corridor:

- North side of Broadway: 0' – 100' from edge of campus: 35' maximum height
- South side of Broadway: 35' maximum

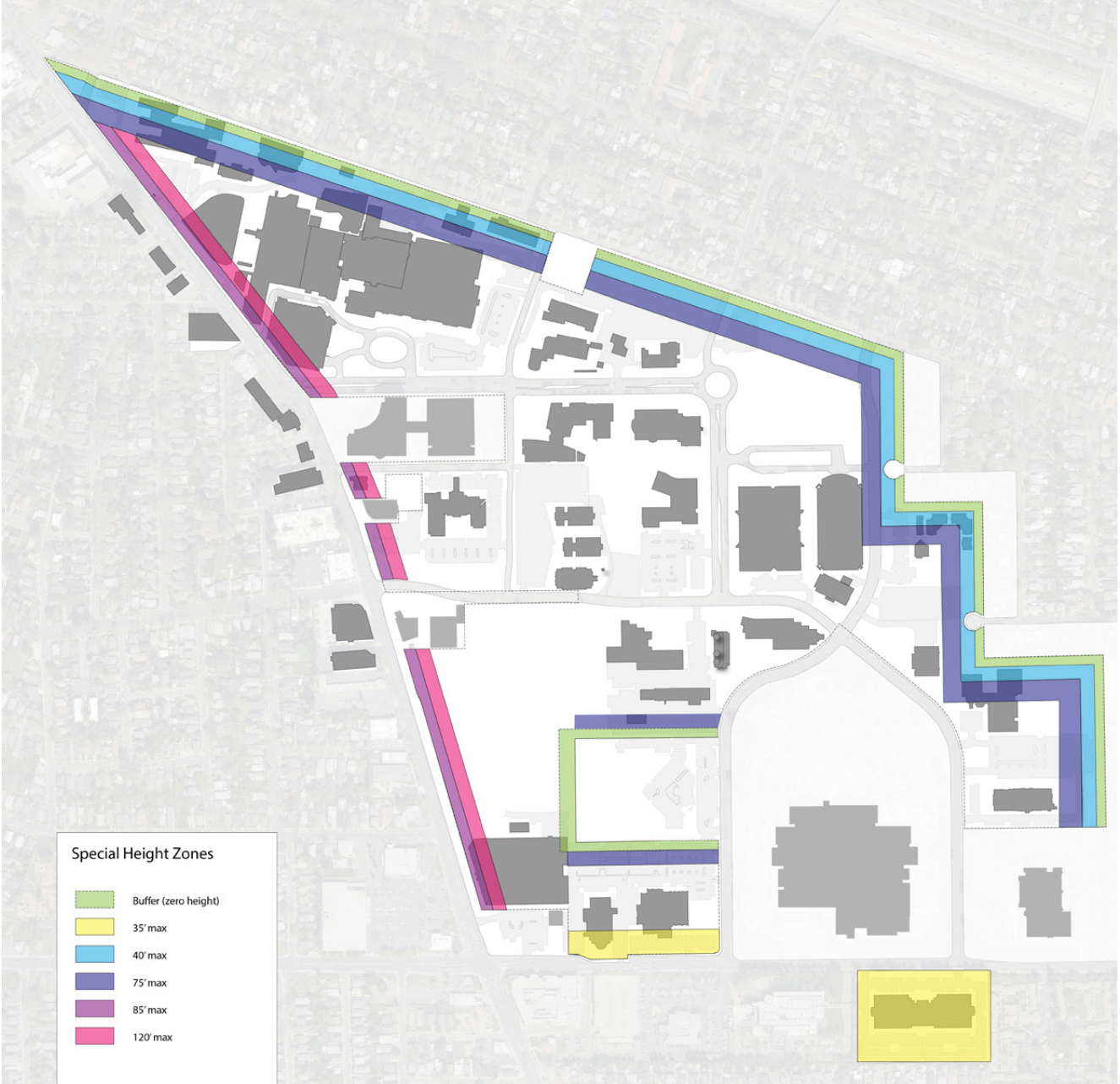


FIGURE 4.6 *Special height zones*



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