
APPENDIX C3

Redlands Medical Center Development Plan

Kaiser Permanente Redlands Medical Center Development Plan

Owner/Developer:

Kaiser Foundation Hospitals
393 E. Walnut Street, 5th Floor
Pasadena, CA 91188

Property Address:

1301 California Street
Redlands, CA 92374
APN 0167-441-07-0000

September 17, 2024

Plan Overview

Kaiser Permanente (“KP”) Redlands Medical Center Development Plan (“The Master Plan” or KPRMC) is a 983,000 square-foot state of the art medical campus located on the northwest corner of California Boulevard and Lugonia Avenue. The site is north of the interstate 10 (I-10) within the East Valley Corridor Specific Plan and the Medical Facilities district of Concept Plan No. 1 .

The Master Plan will be constructed in four (4) phases and ultimately include a 321-bed Hospital, Central Utility Plant (CUP), three (3) Medical Office Buildings (one of which is existing), one (1) Parking Structure and ancillary surface parking. Each phase will be developed as shown in the table below:

Table A

Kaiser Permanente Redlands Medical Center Campus Phasing					
Phases	Description	Building Area (SF)	Height	Levels	Floor Area Ratio
Existing MOB 1	120,000 sf	120,000	Existing	Existing	0.075
Phase 1- Ambulatory	4-story 165,000 sf and 864 added surface parking stalls	165,000	62'-0" to Roof Level	4 Levels	0.179
Phase 2- Hospital	7-story 213 Bed Acute Care	400,000	107'-0" to Roof Level	7 Levels + Basement	0.431
	Central Utility Plant (CUP)*	35,000	18'-0" to Roof Level	2 Levels + Basement	
	Parking Garage for 1,288 parking	464,000	118' to Parapet	7 Levels + Basement	
Phase 3- MOB 3	4-story 83,000 sf and 333 added surface parking stalls	83,000	62'-0" to Roof Level	4 Levels	0.483
Phase 4- Hospital	6-story 108 bed hospital	180,000	77'-0" to Roof Level	5 Levels + Basement	0.596

*CUP and Parking Structure square footage excluded from FAR

The project objectives are as follows:

- Provide high quality health care in seismically safe, state-of-the-art, and advanced-care medical center facilities for KP members throughout the Inland Empire region.
- Supplement and support KP’s existing clinics and medical facilities in San Bernadino County region and provide needed advanced-care medical facilities to the community.
- Design a new, 983,000-square-foot, medical center campus in a manner which allows the flexibility to respond to the varied and evolving health care demands of KP members and residents within the region, within the framework of a changing health care industry and KP’s obligation to serve as a responsible steward of its member dues.
- Create a comprehensively planned, advanced-care medical center campus that provides community vitality, economic growth, and a wide range of employment opportunities in Redlands and the surrounding region.
- Provide the long-range development capacity on the project site’s sizeable area which would accommodate the future growth of KP members requiring health care services, while

also providing the flexibility for a range of shorter term interim and conveniently sited, complementary uses.

- Implementing many green building features using the standards of the Green Guide for Healthcare, as such standards evolve over time, and Leadership in Energy and Environmental Design (LEED) Gold certification or equivalent, as well as KP's existing sustainable building strategies.
- The multi-phased, state-of-the-art mastered planned medical center will include the development of approximately 983,000 square feet of advanced medical services facilities and associated ancillary uses. The medical uses may include, but not limited to, ambulatory care facilities, inpatient and outpatient medical office clinics and buildings, emergency services, urgent care facilities, radiation oncology services, a Central Utility Plant (CUP), and a 321-bed Hospital with surface and structured parking.

EXISTING CONDITIONS

The 36.5 acre project site is located on the northwest corner of California Street and Lugonia Avenue, with Almond Avenue bordering on the north. The site is surrounded by industrial warehouses to the north, south, east and west. To the south is a shuttered water park which will be redeveloped for industrial warehouse use.

Currently, there is a 120,000 square foot medical office building (MOB 1) on the project site that provides primary and specialty care services. It is surrounded by an ancillary parking lot containing 600 parking stalls. At the time of the writing of this Development Plan, construction of a solar canopy along Lugonia Avenue is ongoing. Main access to MOB 1 is provided off of California Street with a secondary driveway on Lugonia Avenue. The remainder of the site is generally undeveloped but includes a detention basin that is shared with the western neighbor, located in the northwest corner of the property. There is also a storm drain facility to the north of the building and parking lot that serves the existing MOB 1.

PHASE I

Phase I will consist of a 4-story 160,000 square foot Ambulatory Surgery Center/Medical Office Building (ASC/MOB 2) directly west of the existing MOB 1. The building will contain operating rooms for outpatient (less than 24 hour stay) surgeries and clinical space. The Phase I ASC/MOB 2 will include a surface parking area which will allow for an additional 864 cars and expand and enhance the main entry off of California Street to include a passenger loading area which would take members directly to the front of the new ASC/MOB 2.

After completion of Phase I, the total parking count would be 1,464 which is 39 more stalls than required by the Redlands Municipal Code. The resulting floor-area-ratio (FAR) would be 0.18, and the total landscaped coverage area would be 34% and total Parking Lot landscaped areas would be 14% coverage as noted below.

PHASE 1

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Total Building Area	285,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,194,000 SF	
Total Building Coverage	76,000 SF	
Total Landscaped Area	411,000 SF	34%
Total Surface Parking Area	601,000 SF	
Total Parking Area Landscape	85,000 SF	14%

A new driveway off of Almond Avenue is proposed and will connect to the expanded main entry roadway from California Street. Additionally the driveway off of Lugonia will be widened and improved to allow for two-way ingress and egress.

PHASE II

Phase II would be located to the west and north of the existing MOB 1 and the Phase I ASC/MOB 2. It includes a maximum 400,000 square foot, 213 bed hospital, which would be seven levels above grade with a basement level and 118 feet tall to the parapet. A mechanical equipment enclosure and elevator shaft will extend 15 feet above the 118 feet, which is consistent with the Redlands Municipal Code section 18.152.03.

An architectural canopy would be located at drop off area at the entrance of the Hospital and accessible by the main entry. The Hospital will contain a lower level Service Yard which will serve as the hub for all waste for the entire campus. This will be located to the west (back) of the Hospital tower and service vehicles can access the Service Yard at the Lugonia Street or Almond Avenue driveways.

After completion of Phase II, the resulting FAR would be 0.43- this excludes the Parking Structure and CUP. The total landscaped coverage area would be 40% and total Parking Lot landscaped coverage areas would be 15% as noted below.

PHASE 2

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Hospital	400,000 SF
Central Utility Plant	35,000 SF
Total Building Area	720,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,513,000 SF	
Total Building Coverage	213,000 SF	
Total Landscaped Area	602,000 SF	40%
Total Surface Parking Area	557,000 SF	
Total Parking Area Landscape	85,000 SF	15%

A 464,000 square foot Parking Structure containing 1,218 parking stalls located on six levels above-ground plus a basement level. This would be an open-air structure that will be 70 feet as measured to the top of the parapet. The Parking Structure will be detached from the Hospital due to differing seismic criteria and to maintain independence from the purview of the State of California Health Care Access and Information (HCAI) requirements. Supplementing the parking garage is the surface parking area which will contain 864 stalls.

A Central Utility Plant (CUP) will house the energy infrastructure for the hospital campus. This 35,000 square foot building will contain equipment for all campus mechanical, plumbing and electrical needs.

A stormwater bio-infiltration basin, a bioretention basin and underground infiltration basin are designed to be installed with this phase. These facilities are sized for the ultimate four phase build-out. Additionally, two underground fuel tanks, two underground emergency sewage tanks, two underground water tanks and two underground emergency fire water tanks are proposed. The sizing of all tanks will be determined at the time of construction.

PHASE III

Phase III will construct a four-story 83,000 square foot Medical Office Building (MOB 3) south of the Phase I ASC/MOB 2. Surface parking will be increased by 415 stalls on the northeast corner of the property and in front of MOB 3.

After completion of Phase III, the resulting FAR would be 0.48. The total landscaped coverage area would be 36% and total Parking Lot landscaped coverage areas would be 15% as noted below.

PHASE 3

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Hospital	400,000 SF
Central Utility Plant	35,000 SF
MOB 3	83,000 SF
Total Building Area	803,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,632,000 SF	
Total Building Coverage	233,000 SF	
Total Landscaped Area	593,000 SF	36%
Total Surface Parking Area	685,000 SF	
Total Parking Area Landscape	102,000 SF	15%

PHASE IV

The final phase contemplated for the KPRMC Campus is a 108 bed Hospital expansion to the north of the Hospital Phase II, west of the Parking Structure. The Hospital expansion will match the architectural style and color of the Phase II Hospital building

After completion of Phase IV, the resulting FAR would be 0.60. The total landscaped coverage area would be 34% and total Parking Lot landscaped coverage areas would be 15% as noted below.

PHASE 4

BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Hospital	400,000 SF
Central Utility Plant	35,000 SF
MOB 3	83,000 SF
Hospital Addition	180,000 SF
Total Building Area	983,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,632,000 SF	
Total Building Coverage	263,000 SF	
Total Landscaped Area	563,000 SF	34%
Total Surface Parking Area	685,000 SF	
Total Parking Area Landscape	102,000 SF	15%

PARKING:

Parking generated by each phase of development will be satisfied by a combination of surface parking and the Phase II Parking Structure. Upon completion of the full build-out, the total number of parking stalls will be 2,803 stalls which is 92 stalls in excess of what is required pursuant to the East Valley Corridor Specific Plan.

PARKING PROVISION:	PARKING REQUIREMENT:	PARKING DEMAND:	PARKING REQUIRED:	PARKING PROVIDED:
Existing MOB 1	5 PER 1,000 sf	120,000 SF	600	600
ASC/MOB 2	5 PER 1,000 sf	165,000 SF	825	825
Hospital	1 PER BED / 1 PER PEAK STAFF	213 BEDS / 501 STAFF	714	714
Central Utility Plant	NA	NA	0	0
MOB 3	5 PER 1,000 sf	83,000 SF	415	415
Hospital Addition	1 PER BED / 1 PER PEAK STAFF	108 BEDS / 49 STAFF	157	157
Excess				92
			2,711	2,803

Parking requirements for the hospital is based on a peak staff level of 501 employees for the Phase II Hospital and the 49 employees for the Phase IV Hospital addition.

Redlands Employment Numbers by Phase		
Phase	Size	Peak Staff
Phase I- MOB I (Existing)	91,772 sf	175
Phase 2- ASC/MOB 2	164,800 sf	368
Phase 3- Hospital, CUP, Parking Structure	213 beds	501
Phase 4- MOB 3	83,000 sf	228
Phase 5- Hospital Addition	108 beds	49

VEHICLE ACCESS AND ONSITE CIRCULATION

At the ultimate Master Plan build-out, the site will include five (5) points of vehicle access: two (2) on Almond Avenue, one (1) main entry on California Street and two (2) on Lugonia Avenue. A brief description and timing of each access point improvement is provided below:

Phase I – A new driveway on Almond Avenue will be installed with the first phase. The main entry on California will be extended to the new ASC/MOB 1 building and the existing Lugonia Avenue driveway will be widened to allow for two-way traffic. The extended driveway on California Street will be the main entry to the campus and will include a loop with drop off area for members. All driveways will allow for two-way traffic.

Phase II – With the Hospital phase, there will be an added driveway on Lugonia Avenue and Almond Avenue on the west portion of the site. Both driveways will be designated for the ambulance route and the Lugonia Avenue driveway will be designated for service vehicles. All driveways will allow for two-way traffic.

Phase III and IV- no new driveways are proposed for these phases.

No street widenings are proposed or required with the development of the Master Plan. All public streets abutting the property is improved to its full future right-of-way standards. There is a planned bus turnout lane on California Street with the Phase II Hospital in front of the Existing MOB 1. Required sidewalk improvements will be completed for each phase of construction.

DESIGN ELEMENT

The proposed buildings will consist primarily of patterned curtain walls with a color palette largely consisting of earthy beiges as well as accented use of white, greens, and blues. Opening treatments will include the use of channel glass, spandrel glazing, clear heat reducing vision glazing, and frit patterned glazing. The unitized aluminum and glass exterior façade of the Hospital culminates with the Rotunda marking the entrance using a curtain wall system with select areas of aluminum and frit patterned glass, and light gauge framed penthouses with metal panels. The building and screen wall include articulation and roof line modulation to reduce massing. All roof-mounted equipment will be screened from view as required by EV 4.0240.

The Parking Structure, although detached from the Hospital, is visually connected by way of the architectural metal canopy and the extensive landscaping. The landscaped area provides a welcoming route from the Parking Structure to the Hospital and medical office buildings. The Parking Structure has a glass and metal beacon element located on the north façade facing Almond Avenue, providing a high quality impactful architectural element which speaks the vernacular of the Master Plan Campus.

LANDSCAPE MASTER PLAN AND OPEN SPACE

As intended by the Concept Plan 1 Amendment 2, the landscape concept will largely define the visual character and identity of the project site. The primary goal in developing the landscape concept for KPRMC is to create a variety of welcoming respite areas and promenades for visitors, members and staff. At full build out, Pedestrian walks of varying lengths circumambulate the site. The community can exercise and take advantage of the walking gardens and promenades which will work as an artery that connects the individual buildings. The Landscape Master Plan recognizes

and implements landscape requirements of the Concept Plan 1 and the East Valley Corridor Specific Plan.

The focal landscape feature for the Master Plan are two gardens that are proposed around the existing MOB 1 and the ASC/MOB 2. They will include a decorative stream bed, bridge and decomposed granite trails, seating/dining furniture, and decorative paving that will relate these landscaped areas to the built structure. The main entry from California will be enhanced with landscaped medians and decorative paving to welcome visitors and create a sense of entry and place.

As each phase of development occurs, these gardens will evolve and continue to relate the new structures to the existing environment. With the Phase II, the garden north of the Hospital and west of the Parking structure will be enhanced with a decorative dry stream feature. The CUP and Service Yard area will be buffered by varietal trees and plantings, with generous landscaped marking the new Lugonia Avenue driveway.

In Phase III, a MOB 3 entrance will relate to decorative dry stream bed (that is located between the ASC/MOB 2 and MOB 1) and create an enclosed oasis that will act as a central gathering place for users of the three medical office buildings.

In the last phase of development of the Hospital Addition (Phase IV), the garden will be reduced but the seating and dining area will be redefined to include a pedestrian promenade.

Site Perimeter landscaping with a minimum width of 25' on Almond Avenue, California Street and in excess of 25' on Lugonia Avenue is designed to soften the parking area hardscape. The minimum setback for this property is 25 feet on all streets and 10 feet to the interior property line, which the project complies. A combination of berms, ground cover and plantings will screen vehicles while welcoming visitors to the site. City of Redland's approved street trees planted forty feet (40') on center is intended to enhance the street scape.

Within the parking lot, landscape fingers every 20 stalls will be installed with a variety of trees per the Concept Plan 1 (Amendment 2). Pedestrian walkways meandering throughout the campus will be highlighted by a "Thrive Path" which will be signed and marked to encourage members and staff to participate in the landscaped amenities.

Water conservations methods will be utilized through all phases of development and in all areas of the campus by way of drought tolerant plantings, provision of water efficiency calculations and best management practices for reducing run-off. The project will use a water efficient subsurface drip irrigation and decomposed granite and decorative gravel with appropriate plant materials to conserve soil moisture. All trees will be watered with bubblers and limited turf areas with high efficiency, matched precipitation rate rotor heads. A smart irrigation controller will gather weather information from rain and weather sensors on site to determine watering times and rates

EXTERIOR SIGNS

All exterior building and wayfinding signage shall be approved via a comprehensive Master Plan Sign Plan approved by the City of Redlands. The campus-wide Master Plan Sign Plan will provide a cohesive and attractive framework to provide guidance on size, location, materials, and colors allowed by the Redlands Sign Regulations. Proposed signs may include wall, blade, pylon, monument, vehicular and pedestrian wayfinding, and kiosk signs. Sign features may include LEDs, LCDs, and programmable digital displays. Signs not expressly identified in the City of Redlands Sign Ordinance may be considered by the Development Services Director

CONSTRUCTION PHASING AND TEMPORARY PARKING

It is intended that the site will contain all required construction and temporary parking with no need for off-site parking during all four phases of construction.

Phase I- During Phase I, there will be two phases of temporary and construction parking, Phase IA and IB. Phase 1A is developed first to provide replacement of parking removed during Phase 1B construction.

Phase II- The Parking Structure will be developed first to provide excess parking for MOB 1, ASC/MOB 2 and contractor parking during construction. During construction of Phase 2B, there will be ample parking for all uses. Construction Laydown area is used as necessary for construction activity. The construction of the Parking Structure will provide parking for all future phases.

Phase III- Excess parking from Phase 2 provides for construction parking.

Phase IV- Excess parking from Phase 2 provides for construction parking.

NOISE

KPRMC will be surrounded by industrial warehouse use and general commercial uses. A Noise Study will be prepared by a Noise Analyst to analyze impacts to adjacent properties and sensitive receptors near the project site.

SITE WORK AND STORMWATER FACILITIES

The fully developed site will have a resulting gentle slope from east to west of about 6-7%. Each phase will result the following grading quantities:

Kaiser Permanente Redlands Medical Center Campus Phasing		
Phase	Description	Grading Quantities
Phase I	Phase 1- ASC/MOB 2	Net 0
Phase II	Phase 2- Hospital, CUP, Parking Structure	26,000 CY Fill
Phase III	Phase 3- MOB 3	26,000 CY Fill
Phase IV	Phase 4- Hospital Addition	26,000 CY Fill

The existing MOB 1 was designed with on-site stormwater facilities. There is a vegetative swale surrounding the developed portion of the site. There is an existing Detention Basin in the middle of the site and in the northwest corner that straddles the property line and is located on a portion of KP's site and the adjacent site. It is intended that KP will obtain a quit claim to this shared Detention Basin, prior to the construction of Phase II Hospital. All phases will treat stormwater run off on-site.

Phase I will install a bio-infiltration basin on the north portion of the site and a bio-retention basin in between MOB 1 and ASC/MOB 2 and in the center of the drop off drive aisle in the main entry.

Phase II will add a system of bio-retention and underground infiltration facilities that will be sized for the full four phase build out of the campus.

Appendix

Owner/Developer

Kaiser Permanente

Architect

Tom Chessum

CO Architects

Civil Engineer

Scott Davis

Michael Baker International

CEQA, Noise, Biological Resources, Cultural and Paleontological Resources Consultant

Ultra Systems

Traffic Engineer

Fehr & Peers

Green House Gas and Air Quality Consultant and Federal Aviation Administration Study

Environmental Science Associates (ESA)