



August 16, 2007

Mayor McLean and Members of the City Council  
City of Santa Clarita  
23920 Valenica Blvd.  
Santa Clarita, CA 91355

Re: Henry Mayo Newhall Memorial Hospital (HMNMH)  
Master Plan

Subj: Response to City Council Questions

Dear Madam Mayor and Members of the City Council:

SWA ARCHITECTS, in conjunction with HMNMH and G & L Realty, have reviewed the suggested modifications to the Master Plan by the City of Santa Clarita. Following are our responses to the modifications for your review and approval:

**1. The community holiday tree should be preserved.**

*The community holiday tree will be preserved until the subterranean levels of Parking Structure 4 are needed. A replacement holiday tree will be planted in a prominent location on the campus if needed based on construction of PS4. This tree will become the community holiday tree if and when the current tree is removed for PS4 construction.*

**2. A "healing courtyard" or similar space that promotes well-being and peace near the main hospital shall be incorporated. This space should include a water feature.**

*A "healing courtyard" will be included in the design of the In-Patient Building A.*

**3. Master Plan Modifications**

- a. **Relocate Building by Hospital Entrance:** Create more open space at hospital entrance by relocating Medical Office Building 1 away from main Hospital entrance into the location originally planned for Parking Structure 4 so that it is immediately adjacent to Parking Structure 1.

*The Hospital and G&L have revised the Site Plan to accomplish this request.*

*The surface parking area adjacent to the main hospital entrance (former location of Medical Office Building 1) will now initially consist of a surface parking area. When needed, this area will have a grade-level surface deck of parking that will be landscaped and blend in with the surroundings*

*(in lieu of four above grade levels as previous proposed for Parking Structure 4) and two subterranean levels of parking. This redesign eliminates the previous above-ground Parking Structure 4, along with the need for subterranean parking under Medical Building 1 and a second subterranean level under Parking Structure 1.*

- b. **Subterranean Parking:** Medical Office Building 1 should have at least one level of subterranean parking provided underneath the building.

*The Hospital and G&L explored this option and determined that only seventy-nine (79) parking spaces could be created at approximately double the cost of other parking. As a result, other parking solutions were found. See the answer to "a" above.*

- c. **Additional Sub-Levels:** Parking Structure 1 should have additional levels of subterranean parking to avoid the need for Parking Structure 4 in the future.

*The Hospital and G&L explored this option and determined that the spaces created would be almost double the cost of other parking. In addition, since this is the first parking structure needed to be built, it would add \$4.5 million in costs to be paid by the Hospital while providing parking that would not be needed for many years. As a result, other parking solutions were found. See the answer to "a" above.*

*An evaluation of subterranean parking has concluded that it is cost prohibitive in the near term. The HNMNM parking engineers estimate the costs per space, compared to structured above grade parking, to range from 1.35 times to 2 times the cost dependent upon depth, soil conditions, length and width of the parking bays and the number of subterranean levels.*

*Parking consultants currently estimate the total cost per space of Parking Structure 1 to be \$22,800 per space.*

*If the Hospital adds one additional level under PS 1, the additional 150 spaces would cost \$30,324 per space.*

*If the Hospital adds two additional levels under PS 1, the additional 300 spaces would cost \$34,200 per space.*

- d. **Pedestrian Traffic:** Medical Office Building 1 and Parking Structure 1 should have direct pedestrian access which provides a connection between the parking structure and the east façade of Medical Office Building 1.

*A pedestrian plan has been developed and is shown on the revised site plan.*

- e. **Medical Office Building 3 and Parking Structure 3 should have direct pedestrian access** which provides a connection between the parking structure and the north façade of Medical Office Building 3.

*A pedestrian plan has been developed and is shown on the revised site plan. Decorative and colored paving to mark the walkway between Parking Structure 1 and Medical Office Building 1 will be provided. PLAZA – see exhibit*

- f. **Southwest Corner of Campus:** Medical Office Building 2 should be moved away from the southwest corner of the site and closer to the existing two-story medical office building. A atrium connecting MOB 2 with the existing building should be considered. The buildings shall be complimentary in architectural design, which will require a façade enhancement for the existing two-story medical building. Moving Medical Office Building 2 will free-up 30-50 feet at the southwest corner of the site for green space. See exhibit

*Medical Office Building 2 has been moved, as suggested. Additional landscaping will be incorporated which will provide increased green space along this edge of the campus. Enhanced pedestrian connection features, including a landscaped terrace, seating, and ground landscaping has been included between Medical Office Building 2 and the existing Medical Office Building F. G&L Realty has agreed to make color modifications to the existing two-story medical building (MOB F) to ensure it is complimentary to the new architectural style for the campus.*

#### **4. Architectural Enhancements**

- a. Provide a more significant cornice on both Medical Office Building 1 and Parking Structure 1.

*This has been done and is shown on revised building elevations.*

- b. Bring the textures and quality of the architecture on Parking Structure 1 up to the standard that is characteristic of the Valencia neighborhood.

*This has been done and is shown on revised building elevations. As described below, the green screen is now more decorative and artistic.*

#### **5. Landscaping**

*HMNMH and G&L Realty have agreed to all of the following changes suggested for Master Plan Landscaping.*

- a. Provide additional greenery at the southwest corner of the property (adjacent to Medical Office Building 2 and within the parking area).
- b. Make the green screen on Parking Structure 1 more decorative and artistic so that as the vines grow in a way to drape the structure. Tubular steel lattice can be designed into art forms.

- c. Ensure that appropriate irrigation infrastructure is provided to support the landscaping on the green screens and the planters.
  - d. Do not plant Eucalyptus trees – use Cedar Deodar, Sycamore or Beefwood trees instead. Use appropriate trees from the City's existing plant palette that maximize shade.
  - e. Enhance the rear slope planting to ensure that open areas are filled-in and that viewsheds from specific properties are not adversely affected by building construction. Minimum 24" box trees shall be used.
  - f. Preserve the maximum number of McBean Parkway street trees as possible and replant trees (2:1) along this corridor to create a densely landscaped edge with minimum 24" box trees.
6. **Roof Planters:** Install planters on the parking structure roofs to allow vines to grow down the structure facades.

*This request is difficult to accomplish due to the heat in the Santa Clarita Valley. These planters, even with the most aggressive maintenance, do not result in any added aesthetic value to parking structures. The significant landscaping proposed around the perimeter of the parking structure will satisfy the intent of this request. Therefore, no planters on the parking structure facades are proposed.*

Sincerely,

SWA ARCHITECTS



Stephen Wen, AIA  
Sr. Principal

Enclosures

cc: Roger Seaver, President & CEO – Henry Mayo Newhall Memorial Hospital  
Richard Gottlieb, Director of Development – G & L Realty