

UC DAVIS SACRAMENTO CAMPUS 2010 LONG RANGE DEVELOPMENT PLAN (LRDP) SUMMARY

Introduction

UC Davis Health System (UCDHS) 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. The Health System is a multifaceted, multi-site institution that includes the top-ranked UC Davis School of Medicine, newly established Betty Irene Moore School of Nursing, 645-bed UC Davis Medical Center, and an extensive network of community-based primary and specialty care clinics. The Health System includes on-campus facilities in Davis and Sacramento and dozens of off-campus leased facilities scattered throughout the region.

The exclusive focus of the UC Davis Sacramento Campus 2010 Long Range Development Plan (LRDP) is on the UC Davis Sacramento campus, which represents approximately 75% of all space occupied by the UC Davis Health System. The underlying objective for the 2010 LRDP is to create a framework that helps enhance the quality of the Sacramento campus environment while providing the flexibility to support program expansion over the next 15 years.

Geographic Context

The approximately 142-acre UC Davis Sacramento campus is located in the City of Sacramento, approximately 2.5 miles southeast of downtown Sacramento, and 17 miles east of the UC Davis main campus. The UC Davis Sacramento campus is comprised of more than two dozen buildings with about 3.4 million gross square feet of space.

The main hospital occupies the northwest corner of the site, in the location of the original County Hospital. 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 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.

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, 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. Considerations for site planning in this area include the importance of careful building siting to provide appropriate adjacencies to neighborhoods to the north and west.

The education functions of the Sacramento campus have been centralized in the Education Building, completed in 2007. Located at the intersection of X and 48th Streets, the new building includes a medical library, auditoriums, classrooms, student support spaces, and the offices of the dean and other administrators. Now the heart of the educational activities, it also includes a campus bookstore, cafe and a small outdoor courtyard. 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.

There are a variety of buildings 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.

Transportation, Circulation and Parking

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. The primary entries to the campus lie at Stockton and X, Y and 2nd Streets, and Broadway at 50th Street.

Two parking structures are currently located on campus: Parking Structure 1 lies immediately west of the hospital, and Parking Structure 2 adjoins Ellison Ambulatory Care Center. Parking Structure 3, currently under construction, will also serve the hospital.

The Sacramento campus operates the Med-Transit shuttle service which connects various locations within the campus area, as well as connecting to the 39th Street Light Rail Station. In addition, Med-Transit operates a shuttle between the Sacramento and Davis campuses. Several regional transit bus lines serve the campus, with most routes running along Stockton Boulevard. The campus currently has a robust TDM program for employees called the Commuter Choice Program, with incentives for carpooling, vanpooling, riding transit, biking and walking. Over 600 employees take advantage of the Commuter Choice program.

Surrounding Districts and Neighborhoods

The 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 Shriner's Hospital and the Glassrock Building. The UC Davis Health System currently leases several buildings along the corridor.

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. 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 Marian Anderson School, and County and State office buildings. These public office uses continue south of Broadway as well.

Program Goals and Planning Principles

The following is a brief summary of the goals and underlying assumptions regarding the projected growth of the health services programs at the Sacramento campus between 2010 and 2025. Realization of these goals will allow UCDHS to shape the future of medicine through innovative scientific discovery, continuous learning, and state-of-the-art clinical care.

GOAL #1: Provide the facilities and infrastructure required to facilitate continued growth of the research enterprise

Plans for the Sacramento campus include the phased construction of approximately 560,000 assignable square feet (asf) of new research space. This would support approximately 250 research-focused faculty and 2,200 research assistants, technicians, PhDs, graduate students and support staff.

GOAL #2: Support growth in medical student enrollment and the implementation of major educational initiatives, such as the School of Nursing and the School of Public Health

School of Medicine

For planning purposes, UC Davis plans to increase the average class size to 150 students by 2025 to address the need for additional physicians in California and elsewhere. In conjunction with the projected increase in medical students, the School of Medicine has assumed that there will be a proportional increase in the number of interns, residents and fellows.

Betty Irene Moore School of Nursing

The Betty Irene Moore School of Nursing at the University of California, Davis, was established in 2007. This new program is dedicated to producing nurse leaders of the future capable of improving patient care, patient safety, and health outcomes. Current projections anticipate that total enrollment will top out at approximately 450 students.

School of Public Health

A report entitled "A Compelling Case for Growth" was submitted to President Dynes by the Advisory Council on Future Growth in the Health Professions in November 2006. This report noted the serious and growing deficiencies in the training, preparation, and size of the state and national public health workforce, and recommended a 180% increase in masters' student enrollments by 2020. A new UC Davis School of Public Health (SPH) will help achieve the enrollment growth and training of the public health workforce for the future, as recommended in the report. For planning purposes, it has been assumed that the School of Public Health would be comparable in size to the projected enrollment of the School of Nursing.

GOAL# 3: Provide additional inpatient and outpatient capacity to meet community health care needs and to support the organization's teaching, research and community engagement missions

For the School of Medicine to continue to contribute to the evolution of academic medicine, clinical program scope and services offered by the Health System must continue to progress in concert with academic program requirements, advances in technology and changes in the health care needs of the UC DHS service area.

In aggregate, the population of the 33-county service area of the Health System is projected to grow from 6.1 million in 2009 to 8.1 million by 2025, an increase of 32%. For planning purposes, the Health System has assumed that the demand for inpatient and outpatient services will increase at the same rate as the population of its regional service area.

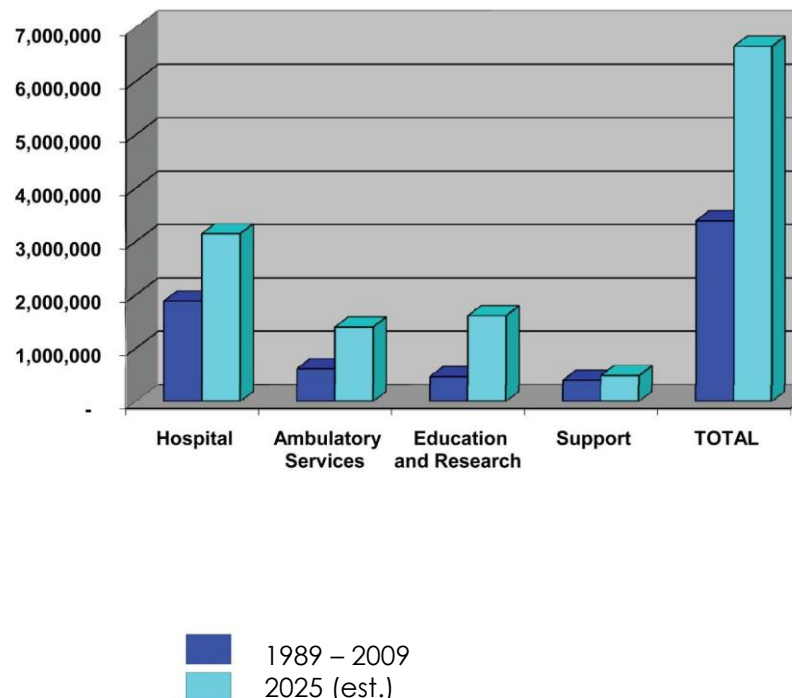
Summary Program and Population Projections

Table 1 and Figure 1 below illustrate the anticipated growth in population and program currently envisioned by the Health System at the Sacramento campus as needed to support the program growth described in the preceding section.

Table 1: Existing and Projected Average Daily Population

	Existing (2008/9)	Projected Increase	Projected (2025)
Health System Population			
UCDHS Staff			
Total	5,517	1,747	7,264
Faculty & Other Academic Personnel			
Total (Includes increased research staffing)	1,013	2,146	3,159
Students			
Total	435	1,075	1,510
Interns, Residents & Fellows			
Total	628	202	830
Subtotal	7593	5170	12763
Visitors			
Inpatient Census			
Total	486	154	640
Outpatient Visits (UC Davis Sacramento Campus only)			
Total (Annual visits/248 days)	2,520	1,129	3,649
Emergency Visits			
Total (Annual visits/365 days)	154	48	202
Attendants & Visitors			
Total (1 visitor/inpatient + 0.5 attendant/outpatient)	1,746	719	2,465
Subtotal	4,906	2,050	6,956
Total Average Daily Campus Population	12,499	7,220	19,719

Figure 1: Projected Increase in Square Footage by Land Use



Planning Principles

Expansion of the Sacramento campus will require that functional considerations that are particularly crucial to the efficient operations of the hospital and clinics, be balanced with the opportunity to create a more attractive Health System campus that is a good neighbor and important institution within the Sacramento area.

Six planning principles have been identified, with the goal of creating a framework that improves the quality of the campus environment while providing the flexibility to support significant growth.

Principle #1: Ensure Appropriate Facilities Adjacencies

Facilities adjacencies help create efficiencies in operations and in the movement of patients, visitors, students, faculty, and staff. Recognizing existing major building investments, new facilities will be located in reasonable proximity to the existing Education and Research, Hospital, and Ambulatory Care facilities.

Principle #2: Improve Campus Open Space and Landscape Character

The planned program growth at the campus provides an excellent opportunity to improve the open space character of the campus. Components will include the creation of a large, multi-purpose open space in the Education and Research District, suitable for a variety of uses such as graduation ceremonies and informal recreation, new pedestrian malls connecting primary destinations of students, faculty and staff: the hospital, the education and research area, and the ambulatory care facilities, strong landscape treatment of major roads to provide shaded sidewalks for pedestrians and an image similar to the great Sacramento downtown streets, creation of a network of secondary, building-related courtyards with amenities such as benches and shade, to provide an outdoor destination for patients, visitors, faculty and staff, and the establishment of a landscape edge around the campus that will buffer neighbors from campus facilities and operations and provide a green campus image appropriate to a campus of the University of California.

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

Patient destinations, whether at the hospital or in the clinics and other care facilities on the campus, will be readily identifiable and accessible, with patient drop-offs and parking convenient to primary building entries.

Within the areas of education and research, parking will move to the periphery in order to support a more pedestrian-friendly, auto-free environment similar to a traditional higher education campus. This will allow the creation of new open spaces within these areas.

The campus will continue to incorporate alternate means of transportation to and from the campus with a particular focus on the commute habits of faculty, staff and students.

Principle #4: Improve Pedestrian Connections throughout the Campus

All areas of the campus will be improved for better pedestrian access. The open space system of the connecting malls will provide the backbone of the connection system. These pedestrian connections will be treated consistent with the prevailing downtown Sacramento landscape of shade trees, with attractive groundcovers and other plantings. Amenities such as benches, good lighting and signage will support this system.

Principle #5: Provide Attractive Campus Entries and Edges

Patient access will be focused at two street entry points: Stockton Boulevard and X Street, and Broadway and 50th Street. These entries will provide access to the Patient Care Boulevard, and will simplify access for patients at all clinical destinations. Access to parking for the hospital will also be from Stockton Boulevard and from the hospital main entry drop-off area.

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. 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.

Principle #6: Continue to Plan and Operate a Sustainable Campus

The University of California has been a leader in its sustainability practices. The UC Policy on Sustainable Practices sets ambitious goals to advance environmental practices. UC Davis has prepared a Climate Action Plan for its Davis and Sacramento campuses and is committed to developing a long term strategy for meeting the State's goal of a reduction of greenhouse gas (GHG) emissions to 2000 levels by 2014, and to 1990 levels by 2020.

2010 LRDP Land Use Plan

The LRDP Land Use Plan is the embodiment of the above principles, and indicates the proposed pattern of development of the Sacramento campus in coming years. 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. Land use categories include:

Education and Research: This land use includes two highly interrelated uses: the academic heart of UCDHS and the laboratories that support the research endeavor. The area includes various existing and planned schools (Medicine, Nursing and Public Health), which include classrooms, lecture halls and offices. The research laboratories will consist of labs, offices and associated support space.

Hospital: This land use encompasses the area currently occupied by the hospital and includes adequate land area for long term expansion of that facility. The hospital area will continue to provide for patient care, nursing, clinical services, surgery and affiliated uses. Two parking structures will immediately adjoin the hospital, providing convenient access for patients and visitors.

Ambulatory Care: This land use includes a range of facilities oriented to the daytime or outpatient visitor. Existing uses include the Cancer Center, Ellison Ambulatory Care Center, and the M.I.N.D. Institute. New ambulatory care facilities and other clinical, 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. In the event that UCDHS finds the development of student, faculty and staff housing to be feasible and desirable, such housing could be located in the ambulatory care area.

Support: Support land 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, hotel, and fleet maintenance, repair and storage.

Open Space: The Open Space land use designation encompasses only major malls and quads envisioned for the Sacramento campus; smaller courtyards, plazas and quads would 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.

Parking Structure: As the campus grows, much surface parking will be consolidated into parking structures strategically located to ensure easy access by patients, visitors and campus staff while minimizing potential pedestrian-vehicular conflicts. Other uses permitted within parking structures, in limited quantities, include ground floor retail (in the structure along Stockton Boulevard) and support services such as parking administration offices.

Figure 2 below illustrates the land uses included in the proposed 2010 LRDP.

Figure 2: 2010 LRDP Land Use Map

LEGEND

--- Study Area Boundary

Existing Buildings

LAND USES

Hospital

Ambulatory Care

Education & Research

Support

Major Open Space

Landscape Buffer

Parking Structure

