

Santa Rosa Memorial Hospice House

Design Narrative

June 26, 2020

Overview:

The proposed residential Hospice House is designed to provide patients and their families with 12 private home-like rooms, each having access to the outdoors with a tranquil, relaxed setting. The House will include 8,847 square-feet of warm, welcoming interior space with family room, small kitchen and dining areas, garden, patios, and spaces for private prayer and reflection. The proposal utilizes 4 infill parcels owned by Santa Rosa Memorial Hospital.

The philosophy of care for Hospice focuses on the relief of suffering for patients who are terminally ill. Staff and volunteers with Hospice work to manage physical pain and symptoms while tending to each patient's and family's unique emotional and spiritual needs. Because the patient is central to the purpose of Hospice, the patient rooms are the focus of the project design. In this way the project is designed from inside-out with family rooms, staff spaces, and gardens supporting the primary interior patient space.

Design Notes:

The Hospice House is planned and designed inside-out, beginning with the patient room. Each room is envisioned as a comfortable home-like space for the patient, family and friends to inhabit. The spaces are connected to the outside, with access to daylight, fresh air, views of the sky and surrounding trees, and a private patio space for quiet reflection.

Beyond the patient room, shared gardens and circulation spaces offer seating areas, places for retreat, and quiet thought. Shared family room, small kitchen and dining spaces support visitors and families within the House. Staff spaces are planned in an integral way, with the similar qualitative aspects of the patient and visitor areas.

Building materials are tactile and familiar. Interior finishes will be durable and sanitary, while incorporating warm materials like natural wood. The palette of interior finishes is extended to the exterior to complement the existing setting and surrounding trees and landscape. Exterior materials have been configured to bring scale to the exterior and draw on relationships to the adjacent residential neighborhood, while aiming to provide a subtle, yet distinctive presence to the Hospice. This is accomplished through the use of finishes composed of smaller units such as the proposed vertical siding, stone walls, and wood accent finishes. Overall, the project colors and materials are simple and natural and will accentuate the landscape.

The building's 1-story layout offers a transitional scale between the residential areas adjacent to the south and east, and the commercial and medical uses adjacent to the north and west. In this location, the residential Hospice use will be a bridge between residential and medical uses, while providing needed infill at a vacant site within a central area of the City.

The Hospice House proposal adheres to minimum setbacks of the property's base zoning R-1-6. Additionally, greater than minimum setbacks have been incorporated at the street frontage on Doyle Park, the rear yard, and along the neighboring residential parcels to the south. A 50' no-build zone Rodgers Creek fault setback from the Rodgers Creek fault is identified at the rear, East side of the project.

The Doyle Park Drive location for Hospice has the potential to be beneficial to patients and families because it is proximate to the Hospital, other medical uses, general services, bicycle corridors and public transportation. With the central location in the City, access is excellent to services. As patients are often moved from Hospital care to Hospice, the move will be shortened. This will not only be convenient, but also less disruptive to patients and families who do not need the added complexity and stress of a move to a remote Hospice location. The proximity also helps healthcare providers avoid additional travel, time and inefficiency associated with commuting to a more distant location.

Community Benefit:

The Hospice House will serve between 400-600 individual end-of-life patients and their families each year, regardless of income. Hospice House will most benefit those who:

- Live alone with no support system to complement Hospice's home-based program of care.
- Live with an elderly or infirm partner who is unable to provide adequate care or support.
- Come from hospitals or skilled nursing facilities, but due to the complexity of their care, are unable to return home.

There is a long-term unmet need in our community for an alternative to dying in a hospital or skilled nursing facility. By creating an in-patient residential Hospice House, we will ease the way for patients and their families. Within the House, a dedicated staff will take charge of care giving, sharing their expertise and guidance in a tranquil, welcoming environment. The Hospice House will further the reach of the Hospital's existing hospice program in Sonoma County. The facility will give existing Hospice Staff the opportunity to provide much-needed compassionate end-of-life care in a peaceful, comfortable setting.

The Hospice House will be licensed and credentialed to meet all state and federal requirements. The construction and operations will be completely funded by philanthropic community gifts, currently being raised by the Santa Rosa Memorial Hospital Foundation and staff and volunteers.

Project Data:

- APNs: 014-082-012 / 014-082-015 / 014-082-026 / 014-082-027
- Site Acreage: 0.17 + 0.17 + 0.17 + 0.04 = 0.55 acres total
- Site Square Feet: 24,000 SF total
- Proposed Building Square Feet: 8,847 SF Gross
- Proposed Coverage: 37%
- Building Height Allowed: 35', Max. Building Height Proposed: 25'
- Zoning: R-1-6
- General Plan Land Use: Low Residential
- Existing Land Use: Vacant Land

- Building Occupancy and Construction Type: R2.1, Type V-A, Sprinklered
- Historic District: No
- Transit: City Bus Route Green Line Sonoma Avenue stop adjacent
- Bike Route: Sonoma Avenue, Doyle Park (proposed)
- CA Climate Zone: 02, 38.44 N Latitude
- Seismic Category: 2km zone (Rogers Creek Fault proximate)
- Basic Wind Speed: 85 MPH, Exposure B
- Flood Zone: Not in a FEMA Flood Zone
- Fire Severity Zone: Non-VHFHSZ

Thank You,
Nate Bisbee, AIA