BUSINESS PLAN – DaVita Dialysis Center

1221 Rossmoor Parkway, Walnut Creek, CA

Prepared by: Gerry Argue, DaVita Dialysis

Submitted to: City of Walnut Creek - Conditional Use Permit/Design Review Application No. Y13-007

Proposal:
Meridian Property Company proposes to renovate and adaptively reuse the existing building, a former US Post Office building at 1221 Rossmoor Parkway as a DaVita dialysis center. The building design and improvements have been specifically designed to provide life-saving treatment for patients with advanced stage kidney disease. Many dialysis patients in the Rossmoor area desperately need these services, and the use would provide a critical and valuable service for the community.

DaVita operates over 2,000 dialysis centers across the United States and is highly regarded as a leader in patient focused medical care. DaVita plans to operate at this location for 15 years or more.

Building Modifications Details:
Given the building’s deferred maintenance, obvious code compliance issues and substandard site improvements and infrastructure, significant improvements will be necessary for this important adaptive reuse. Comprehensive interior, exterior and site design modifications are proposed, including but not limited to:

Exterior Improvements - Parking Lot:
- Increased regular and handicapped parking spaces;
- Compliance with City drainage and storm water pollution prevention code requirements;
- Energy efficient, well designed site lighting to reduce light and glare impacts to adjacent neighbors,
- Enhanced screening and acoustical baffling of all mechanical equipment
- ADA compliant building access
- Code compliant trash enclosure including water, drains and sufficient capacity for recycled materials

Exterior Improvements – Building:
- Four-sided building architecture with a combination of attractive building materials, colors and textures;
- New, enlarged windows
- Demolition of the unsightly and noise creating loading dock;

Exterior Improvements – Landscaping
- Well designed, drought tolerant, site landscaping with attention to increased plant sizes to immediately improve screening of the building and parking areas from adjacent homes.

Operational Characteristics:
A dialysis center is a unique medical office use, with operating characteristics that are quite different from a typical medical clinic. The number of patients, staff and appointment times are known quantities and will not vary to any significant extent over the life of the project thus making it a very predictable and measurable operation. The interior of the building is designed to provide 21 dialysis “stations” where dialysis patients will receive treatment three times per week, for 3-4 hours per treatment. The number of patient visits is limited by the number of stations and the number of shifts per day. In this facility, three shifts are proposed. There-
fore a maximum of 63 patients could be treated each day. It is also important to note that there is time allo-
cated within each 4-hour shift to allow for the transition to the next group of patients. Therefore, there is little
if any, overlap between patient shift groups.

Patients are typically scheduled on a ‘Monday – Wednesday – Friday’ or a ‘Tuesday –Thursday –Saturday’
schedule. The facility is closed on Sundays but would be open 52 weeks per year as the treatment is manda-
tory for the patients on a consistent, continual basis.

Hours of Operation:
In a typical DaVita clinic there are four, 4-hour shifts and patients are treated between the hours of 6:00am
and 10:00pm, Monday through Saturday. However, due to the proximity of the proposed Rossmoor facility to
a residential neighborhood, only 3 shifts are proposed for this location. In addition, to respond to the
concerns of the neighbors, DaVita will adjust the daily hours of operation from 6 am to 6 pm to 7 am to 7 pm
Therefore, the three shifts proposed for the 1221 Rossmoor Parkway facility would be Monday through
Saturday as follows:

1st Shift – 7:00am-11:00am
2nd Shift – 11:00am – 3:00pm
3rd Shift – 3:00pm – 7:00pm

Patient arrivals are scheduled every 15 minutes (4-5 patients for each 15-minute interval) to ensure that
proper attention and patient care can be provided. Up to two employees would arrive up to 1 hour prior to the
first shift to prepare for the arrival of the first patients.

Employees:
The following 11 full time employees would provide services to the patients:
1 – Facility Administrator
1 – Bio med tech
1 – Dietician
1 – Social Worker
5 – Techs on floor
1 – Nurse on floor
1 – Admin assistant

Parking:
Dialysis patients with advanced kidney disease often have mobility impairments associated with their disease
or their age. Therefore, they are less likely to drive themselves to their dialysis appointments. DaVita
operates approximately 2000 Dialysis clinics throughout the US and the following data are typical for their
facilities:

1. Approximately one-third of all dialysis patients are transported to and from dialysis by transportation
   companies, in wheelchair-compatible vehicles;
2. Approximately one-third are brought by a loved one, some of whom stay for a portion or the entire
treatment period; and
3. Approximately one-third drive themselves to the center.

It should be noted however, that due to the proximity of this facility to Rossmoor and the surrounding
senior care facilities (many of whom provide this form of transportation for their residents), the percentage
of patients arriving by vans is expected to be even higher.
Parking Analysis Conclusions:
TJKM Transportation Engineers prepared a parking analysis (copy attached), wherein they analyzed the parking use / demand at three Bay Area DaVita centers.

Based upon their analyses, and using a very conservative methodology, TJKM has confirmed that the Rossmoor DaVita center will require a maximum of 29 parking spaces during the mid-morning peak use (approximately 10:30-11:00 am). To ensure that there will be no parking impacts to the nearby neighborhood, the site plan has been designed to provide a total of 35 spaces.

It should be noted that the TJKM’s parking analysis conclusions are specific to a dialysis clinic. Other uses with dissimilar operating characteristics and different parking requirements would not be “grandfathered,” but would require review and approval by the Planning Commission.

Safety Issues:
TJKM conducted a traffic analysis (copy attached) to assess the ingress and egress to the site. The analysis resulted in the following conclusions:

"Visibility is clear in both directions. Traffic entering via the left turn has a good view of oncoming downhill traffic on Rossmoor Parkway and vice versa. For exiting traffic, the view to the left (shown in a photo in the report) is good because parking has been restricted in front of the former Post Office (the proposed DaVita Dialysis Center) to allow downhill parking to be seen. Although southbound RPC traffic is required to yield to any traffic on Rossmoor Parkway, it would be desirable to place a stop sign affecting Rossmoor Parkway Court traffic. Again, since traffic is not heavy on Rossmoor Parkway in this area no other changes are recommended."

It should be noted that Rossmoor Parkway Court is a private street owned by the Rossmoor Shopping Center. DaVita is willing to work with the City and the shopping center owners to implement the recommendations in the traffic study that affect land it does not own, but cannot commit on behalf of others.

Noise Issues:
An acoustical analysis by Teecom assessed potential noise impacts on the nearby neighborhood. To ensure that the mechanical equipment would result in no noise impacts to the nearby neighbors, the plan was revised to locate all HVAC equipment from the roof to a pad-mounted location at the north side of the building. Teecom evaluated this modification and concluded that the noise levels would be reduced from the original rooftop design and that the revised design will provide a factor of safety for noise levels that will be below the City requirements.

Trash Enclosure Location:
Based upon input from the neighborhood regarding potential noise and odors that could result from locating the trash enclosure on the north side of the building, the trash enclosure will be relocated to the west side of the building as shown on the revised site plan. Per DaVita’s standard operating procedures, it will be locked to discourage unauthorized dumping. Allied Waste, the waste disposal company for the site, has reviewed and approved the revised location of the trash enclosure.

Landscaping:
Based upon input from the neighborhood regarding views of the building and parking lot from their homes, the landscape plan has been revised to include additional 24" box trees on the slope between the project and the homes located above.
Summary:
The proposed project will provide a critical and valuable service for the community. The building and site will be well designed and maintained, and the use will be operated in a manner that will minimize impacts to the surrounding neighbors.

Signature

Name

Date

Position 510.434.6559