



October 30, 2023

City of Orange
Planning Division
300 E. Chapman Ave.
Orange, CA 92866

RE: Site Plan Review
171 S Anita Drive, Orange, CA

On behalf of Turner Healthcare Facilities Acquisition, LLC, Boulder Associates herein describes the scope of work for the proposed project at 171 S. Anita Drive in the City of Orange, CA 92868. The existing 2-story building consists of roughly +/-24,057 square feet in a Type V - Wood Construction building and is permitted for Office use and is classified as class B.

The existing building will house a new Medical Office (OSHDP 3) on the second floor, Dental, Pharmacy and Vision services on the first floor operated by Share Our Selves ("SOS") a nationally recognized Federally Qualified Healthcare Facility ("FQHC"). SOS has a 53-year history of delivering high-quality, accessible, and affordable health care services to individuals and families across in Orange County. The new SOS medical office will support the community by providing quality medical services.

The proposed scope of work is to change the existing building use from Office Building to Medical Office building use. In an effort to keep an efficient workflow and clinical model that will best serve the community, we propose to modify the existing building footprint on the East side and remove a total of +/-9,673 square feet of office space from the 1st and 2nd floor as well as changes on the west façade of the building to infill/add the existing entry that is currently recessed and removal of existing stairs which will consist of roughly 650 added square feet in addition to new exterior paint. We also plan to relocate and add a building core to create a main patient entry and lobby/waiting space on the east side of the site closest to the parking lot, which will include new public accessible restrooms a new stair and new ADA compliant building elevator and support spaces to make a more efficient building flow. The proposed added building core square footage will be roughly 2,710 square feet. The proposed modifications to the building will provide a total usable square footage of 18,751 square feet.

In addition to the building modifications the scope of work includes major landscaping modifications to meet current City of Orange standards, the proposed design will provide new trees on the property frontage as well as to construction a new 8'-0" wide city sidewalk, new landscape around the new trash enclosure located on the northeast corner of the building, and new landscape design within the propose enclosed courtyard.

The changes to the building footprint and removal of square footage will free up more space on the property and allow to add 6 additional parking spaces for a total of 86 parking spaces, current state only provides a total of 80 parking spaces. The proposed parking reconfiguration brings the parking count into compliance with the city's parking requirements per the City of Orange MC Table 17.34.060.

Additional façade modifications are not in the scope of work.

Being situated midway between two medical districts, UCI Medical Center and Providence St. Joseph and located on the same street as Be Well OC, this location is ideal for the SOS facility. The location provides good access and supports the mission of integrated care for the community. The building is located along a landscaped street with two entry gates on each end of the building which will be removed as part of the scope of work to meet current City of Orange Municipal Codes and Standards. The parking wraps around the east side closest to the freeway

creating a strong street front and supporting the existing pedestrian corridor. Route 54 bus line is the closest stop to the site locate, which is located at the corner of W Chapman and Anita Drive about 430 feet, a 2-minute walk and runs east to west bound starting at 6:15 am.

Please feel free to reach out with any questions.

Sincerely,

Boulder Associates
949.885.9806