Palomar Medical Center

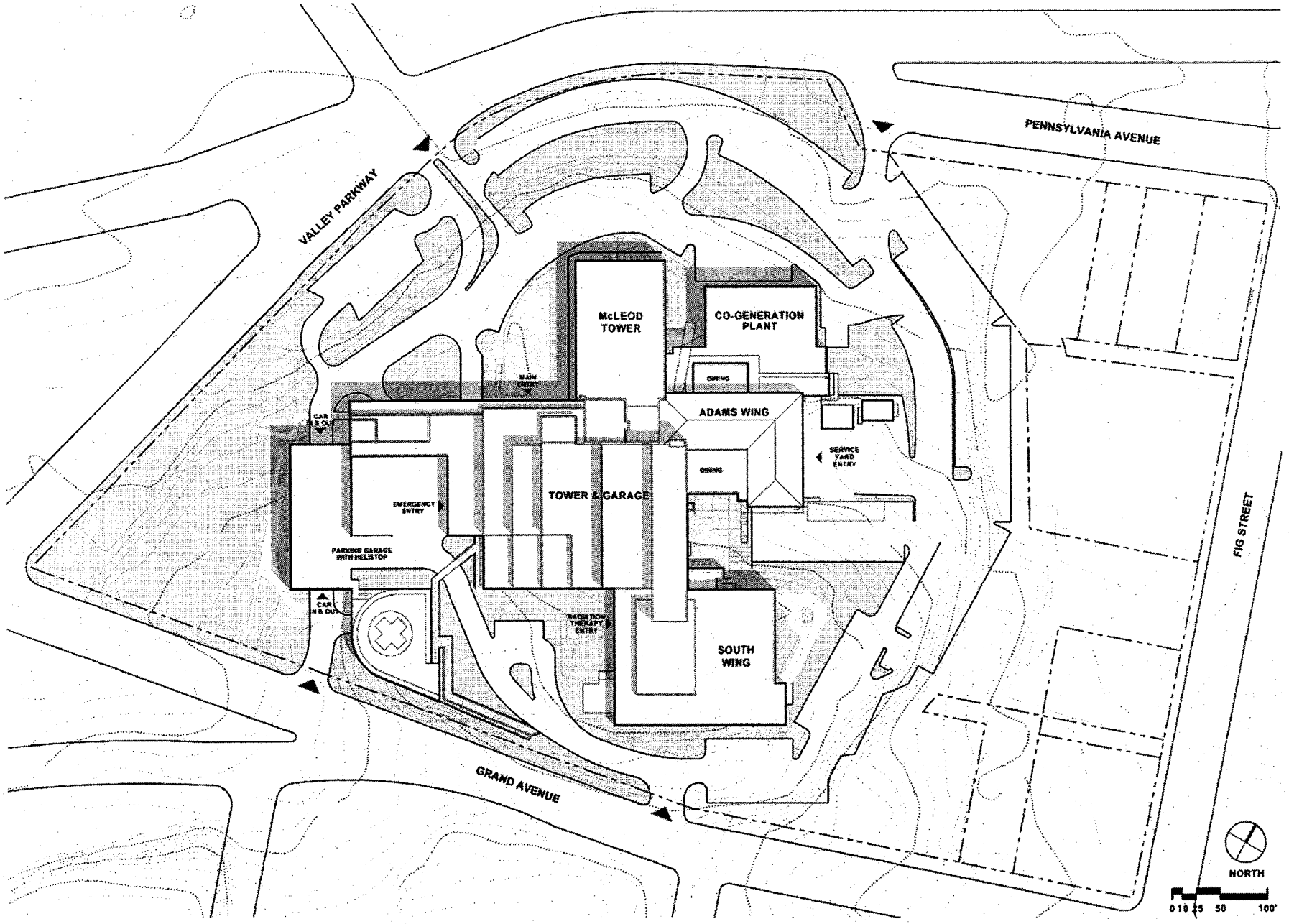
Proposed Master Plan

PALOMAR POMERADO HEALTH

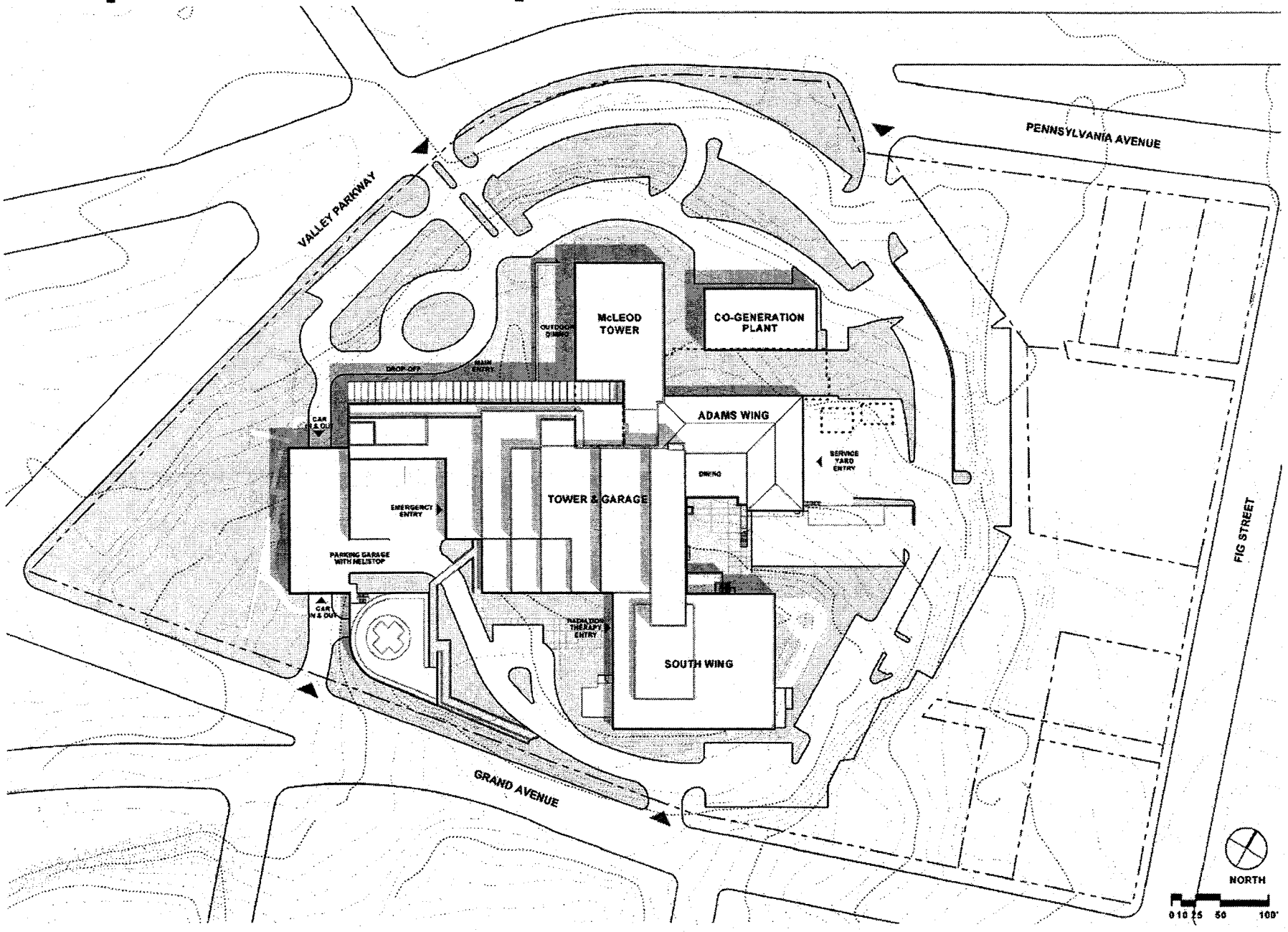
A California Health Care District

Palomar Medical Center Today

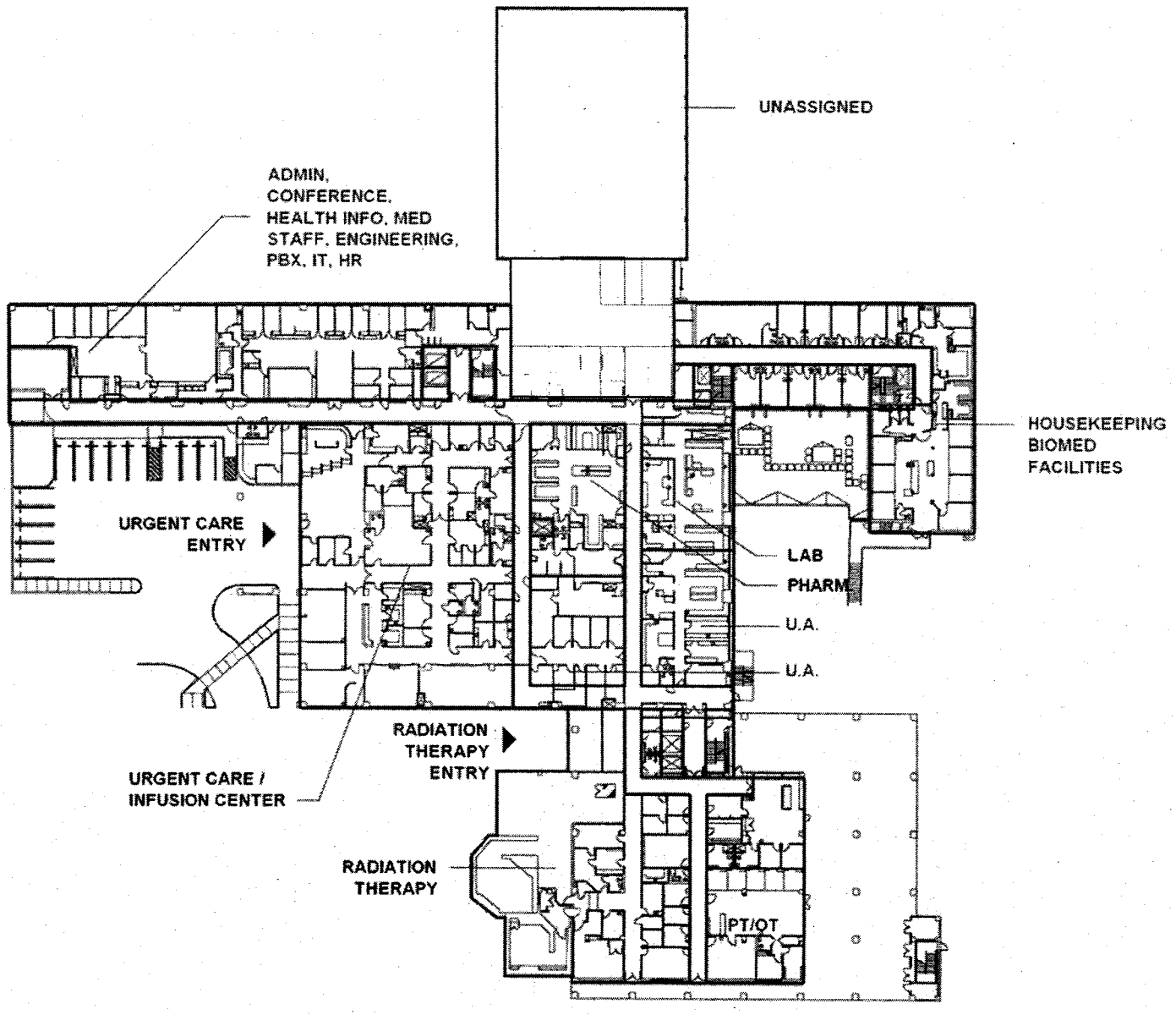
Palomar Medical Center Campus



Proposition BB Improvements

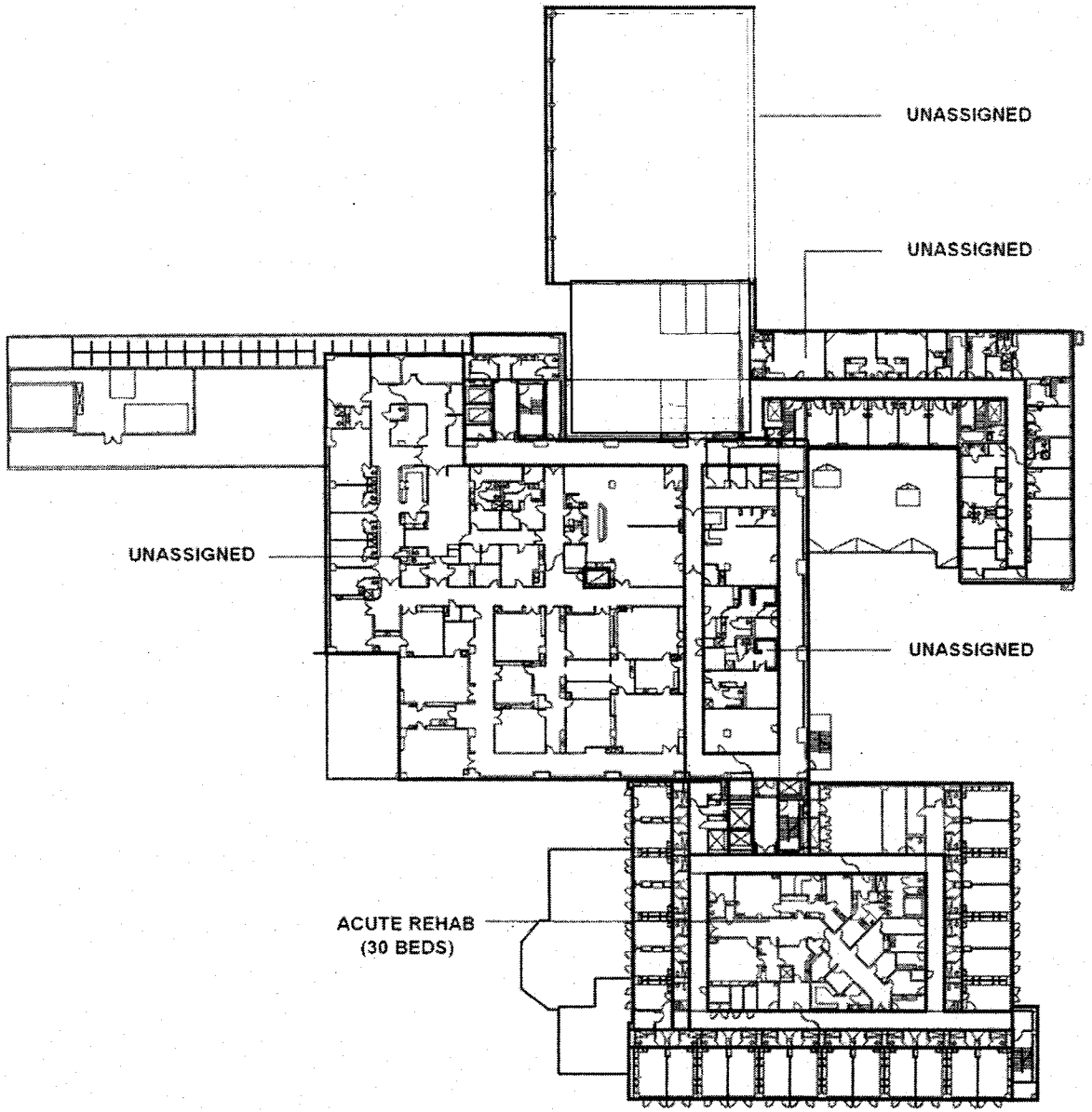


Proposition BB Improvements



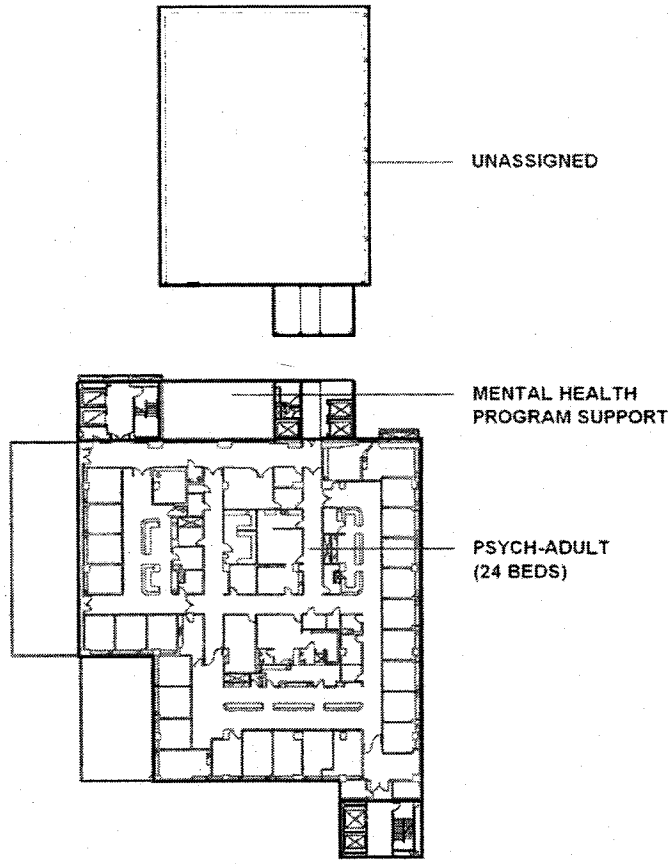
Level 3

Proposition BB Improvements

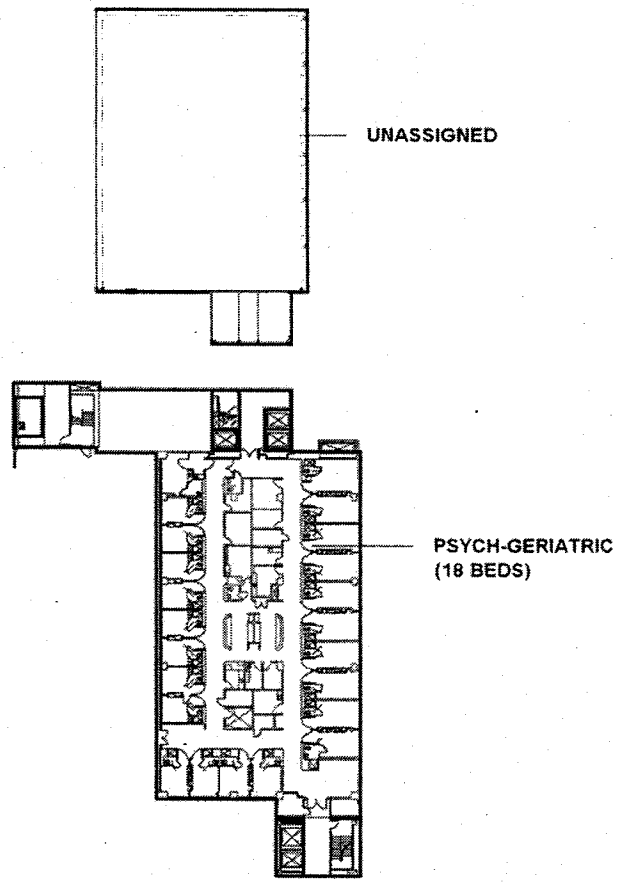


Level 4

Proposition BB Improvements



Level 6



Level 7

Prop. BB Facility Improvements & Reuse

Acute Rehabilitation – 30 beds

Behavioral Health – 42 beds

- Geriatric and Alzheimer's focus

Inpatient Support Services

- Laboratory
- Pharmacy
- Dietary / Materials Management / Housekeeping
- Administration

Inpatient & Outpatient Rehabilitation Therapy Services

Outpatient Radiation Therapy & Oncology Services

McLeod Tower Upgrade (for non-Hospital uses)

Master Plan – Mixed-Use Wellness Campus

PROGRAM (In addition to Proposition BB)

Ambulatory Services

- 23 Hour Urgent Care
- 23 Hour Outpatient Surgery & Extended Care Hotel Program

Center for Advanced Surgery

- Visiting Physician Demonstration
- Piloting new Technology and Practice
- Physician & Clinical Staff Education & Training

Skilled Nursing Facility – 100 - 150 beds

Educational Facilities

- Wellness Gym / Resources / Training
- Magnet High School Program

Master Plan – Mixed-Use Wellness Campus

PROGRAM Con't

Corporate and Administrative Offices

Housing – 150-300 Units

- Short Term Employee Housing
- Transitional & Long Term Employee Housing
- Hospital Adjacent Senior Housing
- Assisted Care Housing
- Mixed Use Retail / Commercial

Structured Parking for Hospital and Downtown

Master Plan – Mixed-Use Wellness Campus

KEY ISSUES

Maintain functional healthcare space.

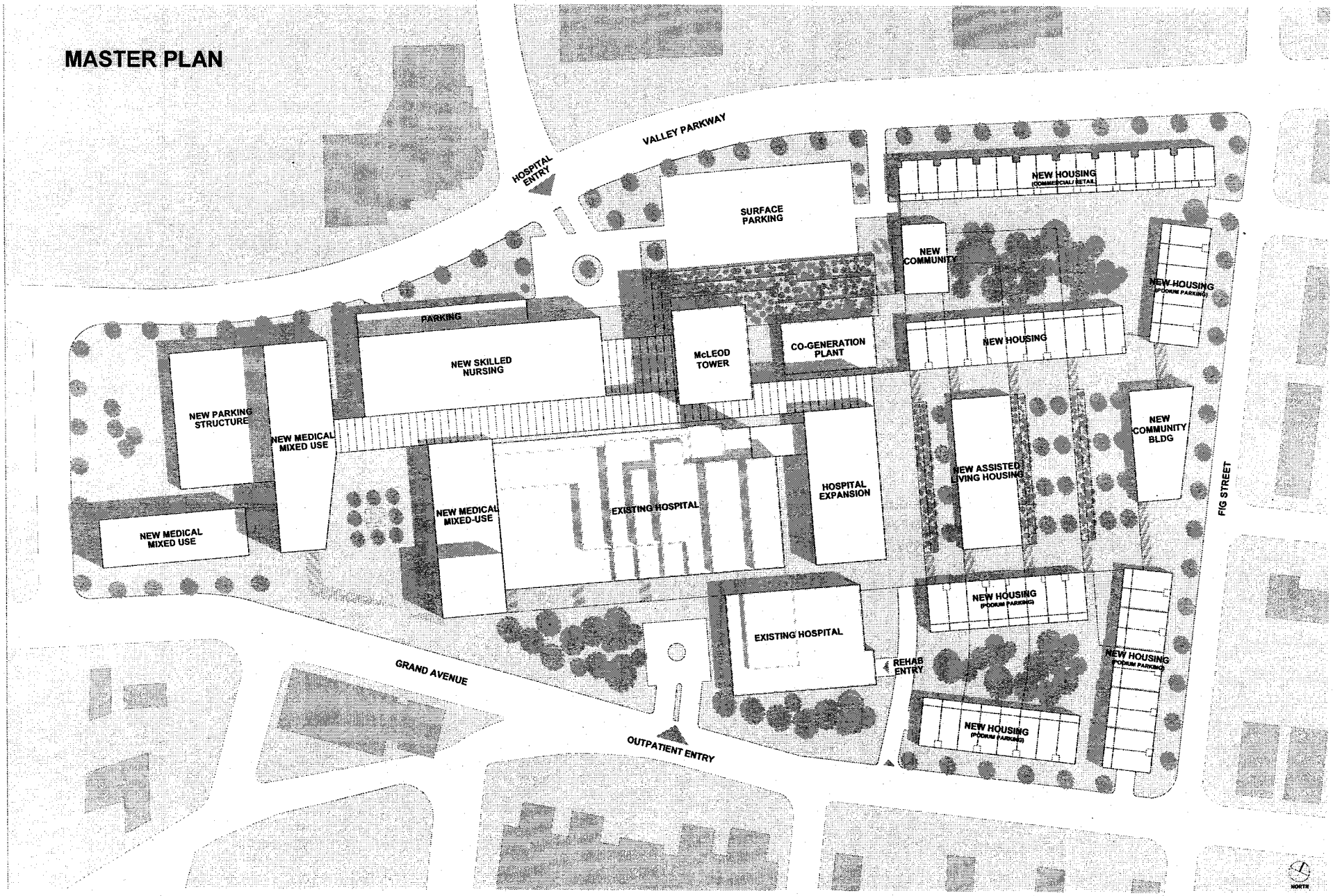
Allow for multiple identities (front doors).

Meet City's expectations for Downtown and East Valley Parkway Specific Plans.

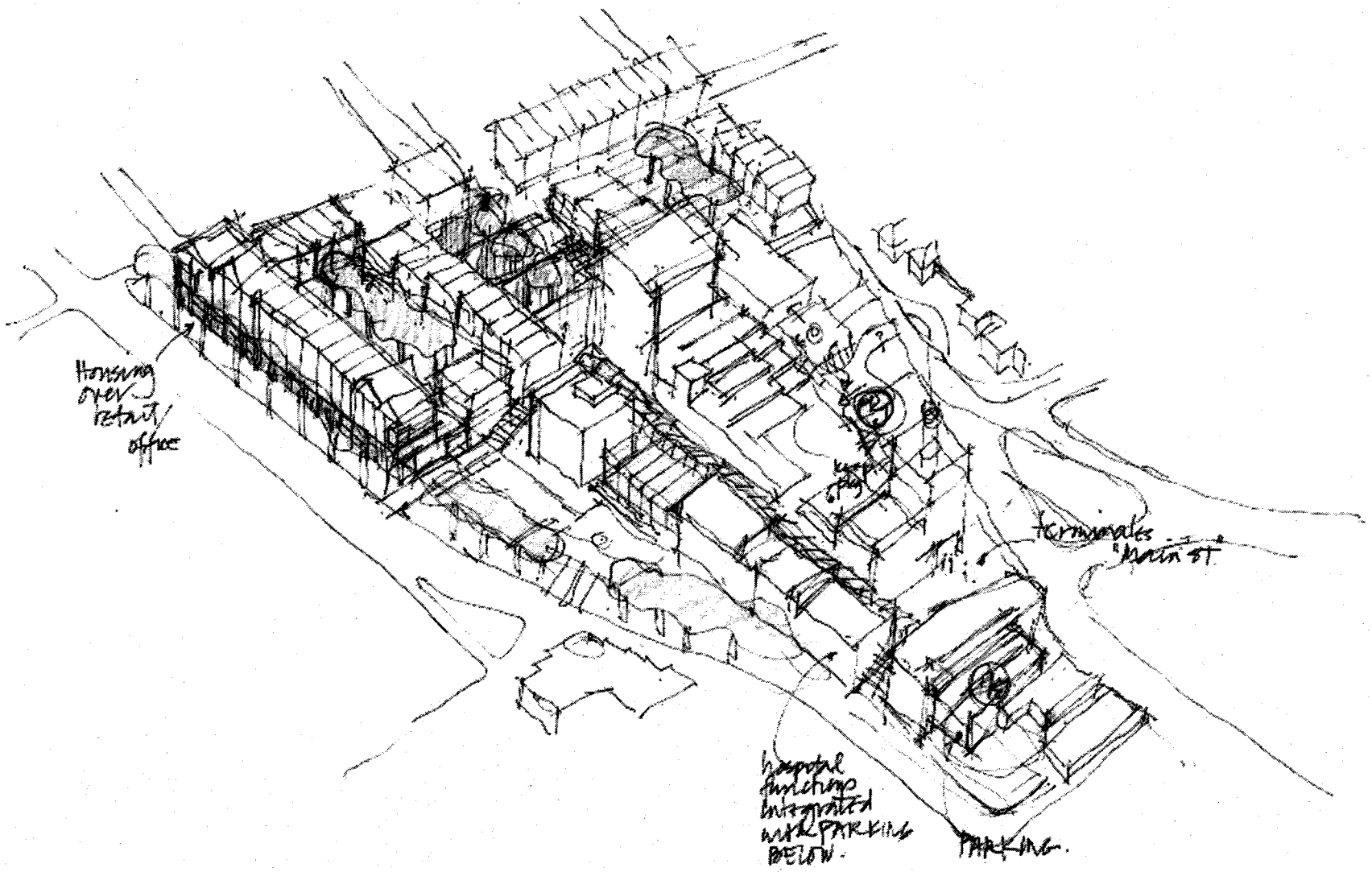
Recognize Downtown Business Association needs for parking.

Integrate multiple uses of site with green space.

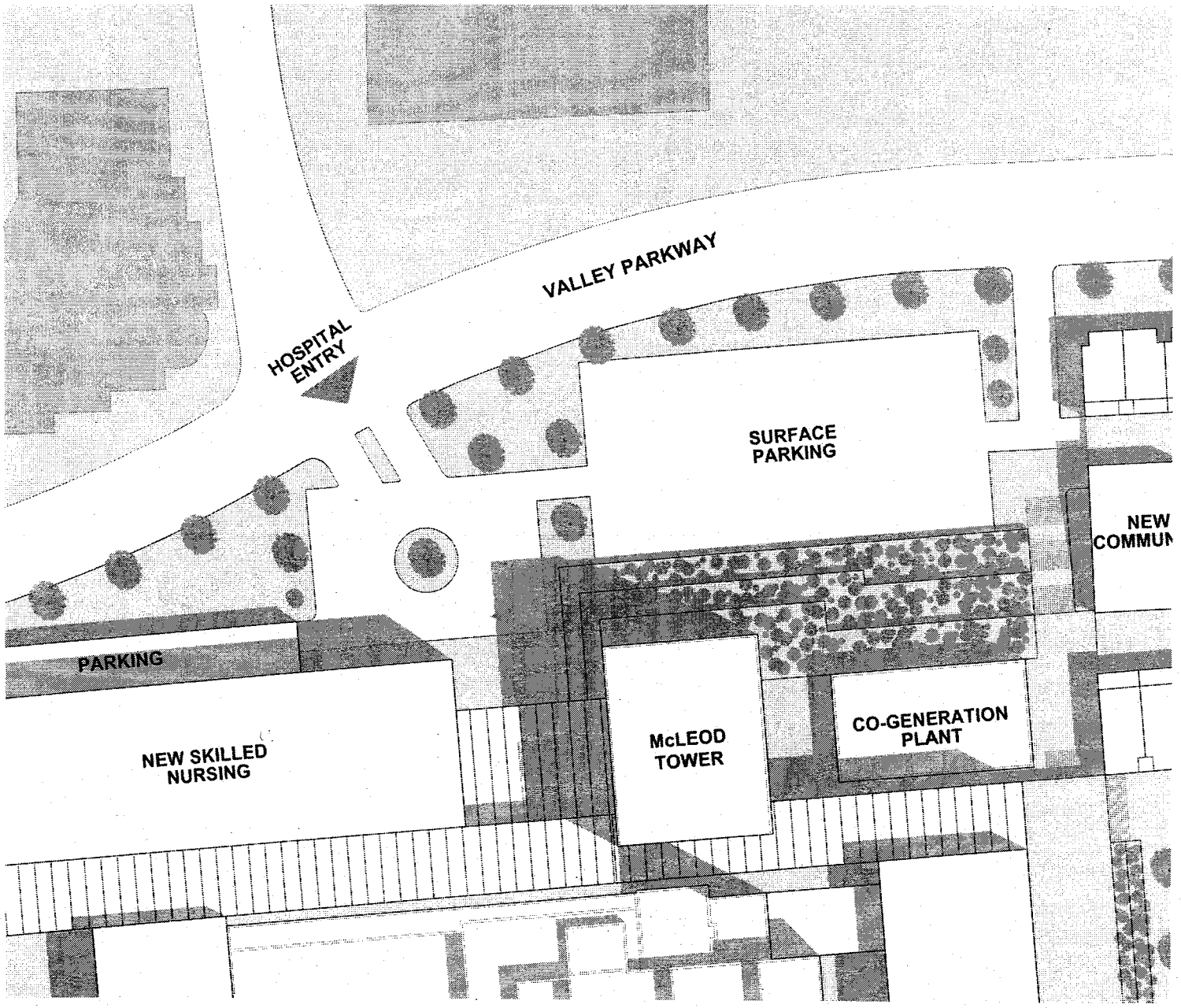
MASTER PLAN

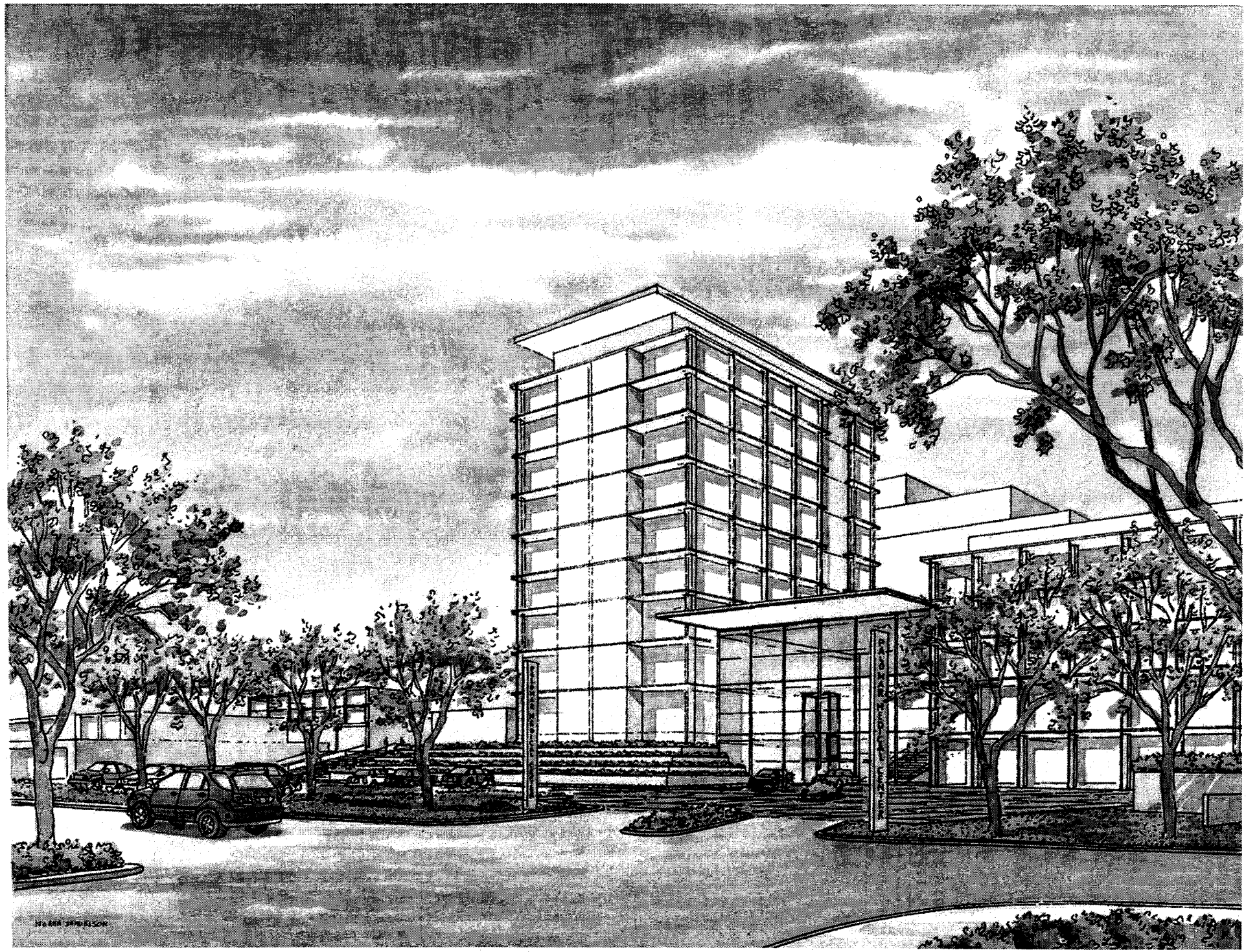

VALLEY PARKWAY
HOSPITAL ENTRY
SURFACE PARKING
NEW HOUSING (COMMERCIAL/ RETAIL)
NEW COMMUNITY
NEW HOUSING (PODIUM PARKING)
PARKING
NEW SKILLED NURSING
McLEOD TOWER
CO-GENERATION PLANT
NEW HOUSING
NEW PARKING STRUCTURE
NEW MEDICAL MIXED USE
NEW COMMUNITY BLDG
NEW ASSISTED LIVING HOUSING
FIG STREET
NEW MEDICAL MIXED-USE
EXISTING HOSPITAL
HOSPITAL EXPANSION
NEW MEDICAL MIXED USE
NEW HOUSING (PODIUM PARKING)
EXISTING HOSPITAL
REHAB ENTRY
NEW HOUSING (PODIUM PARKING)
GRAND AVENUE
NEW HOUSING (PODIUM PARKING)
OUTPATIENT ENTRY
NORTH

Master Plan

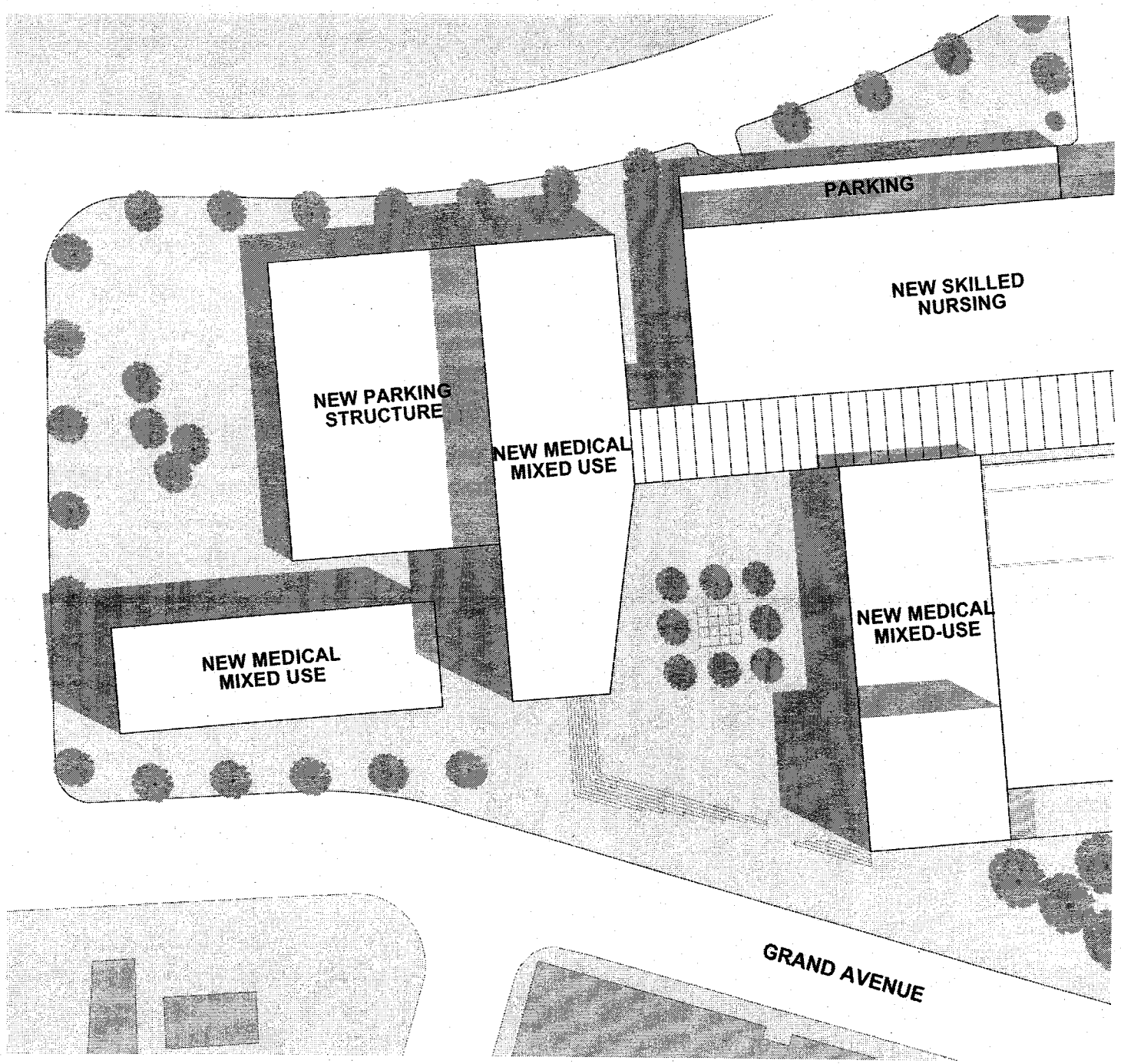

Housing over retail/ office
terminates Main St
hospital functions integrated with PARKING BELOW
PARKING

HOSPITAL ENTRY OFF EAST VALLEY PARKWAY

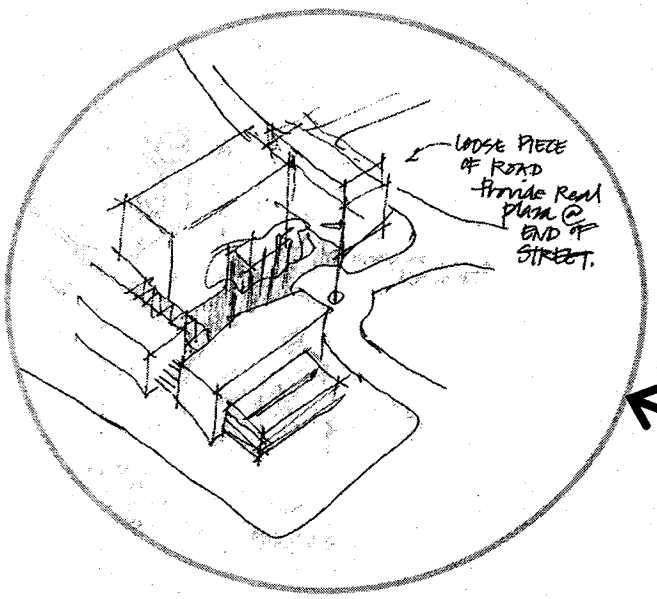


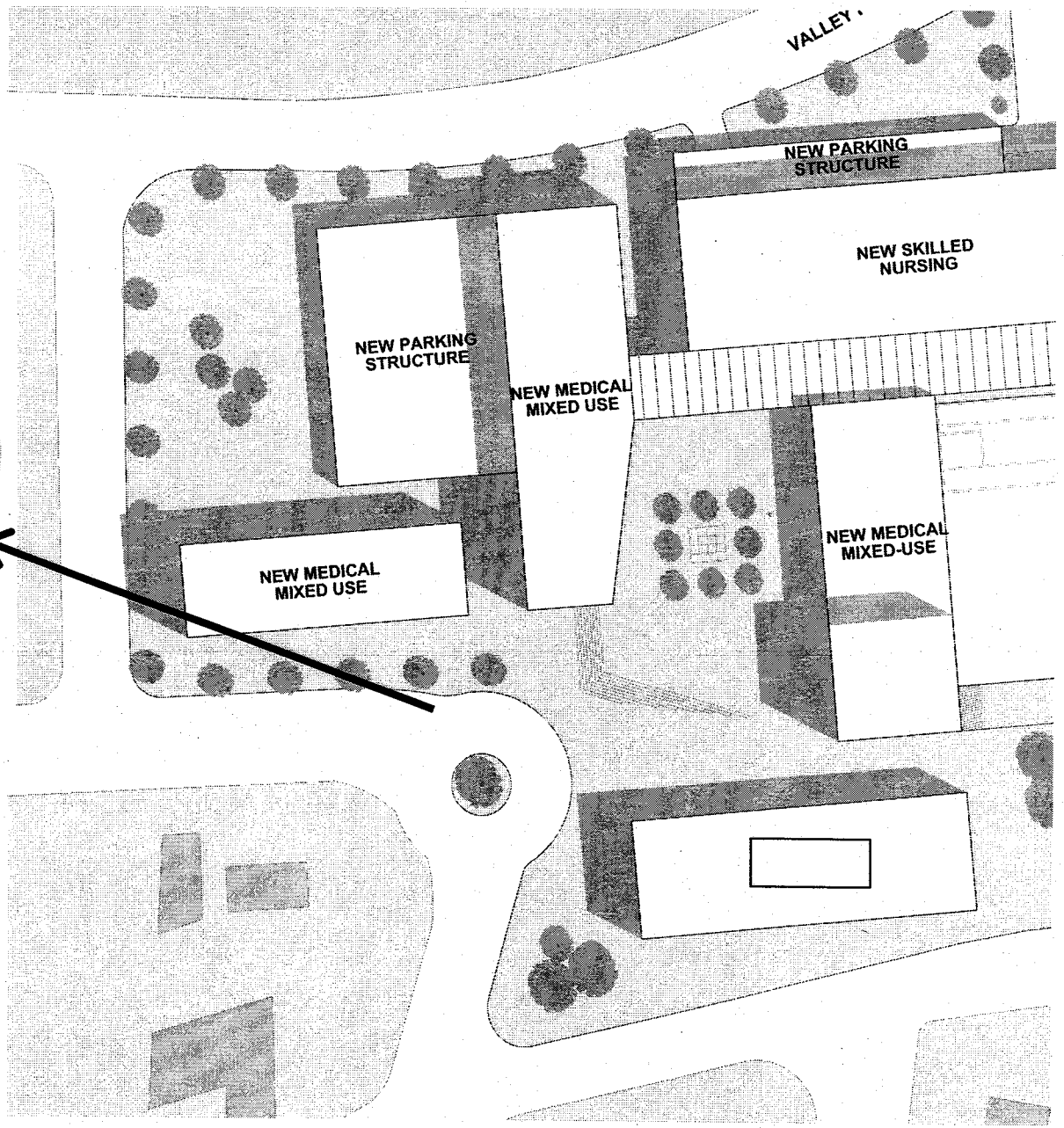


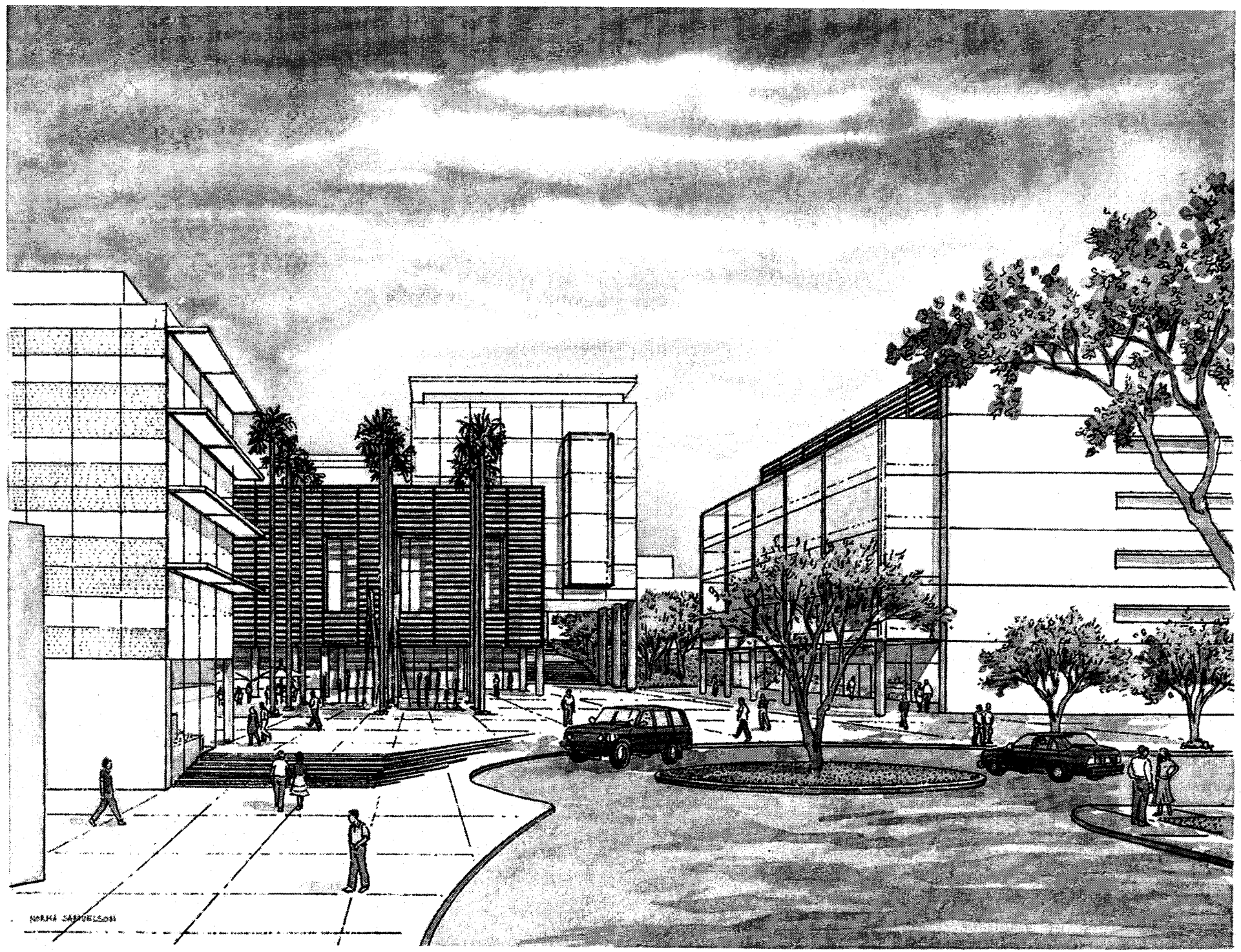
PLAZA TERMINATING GRAND AVE.



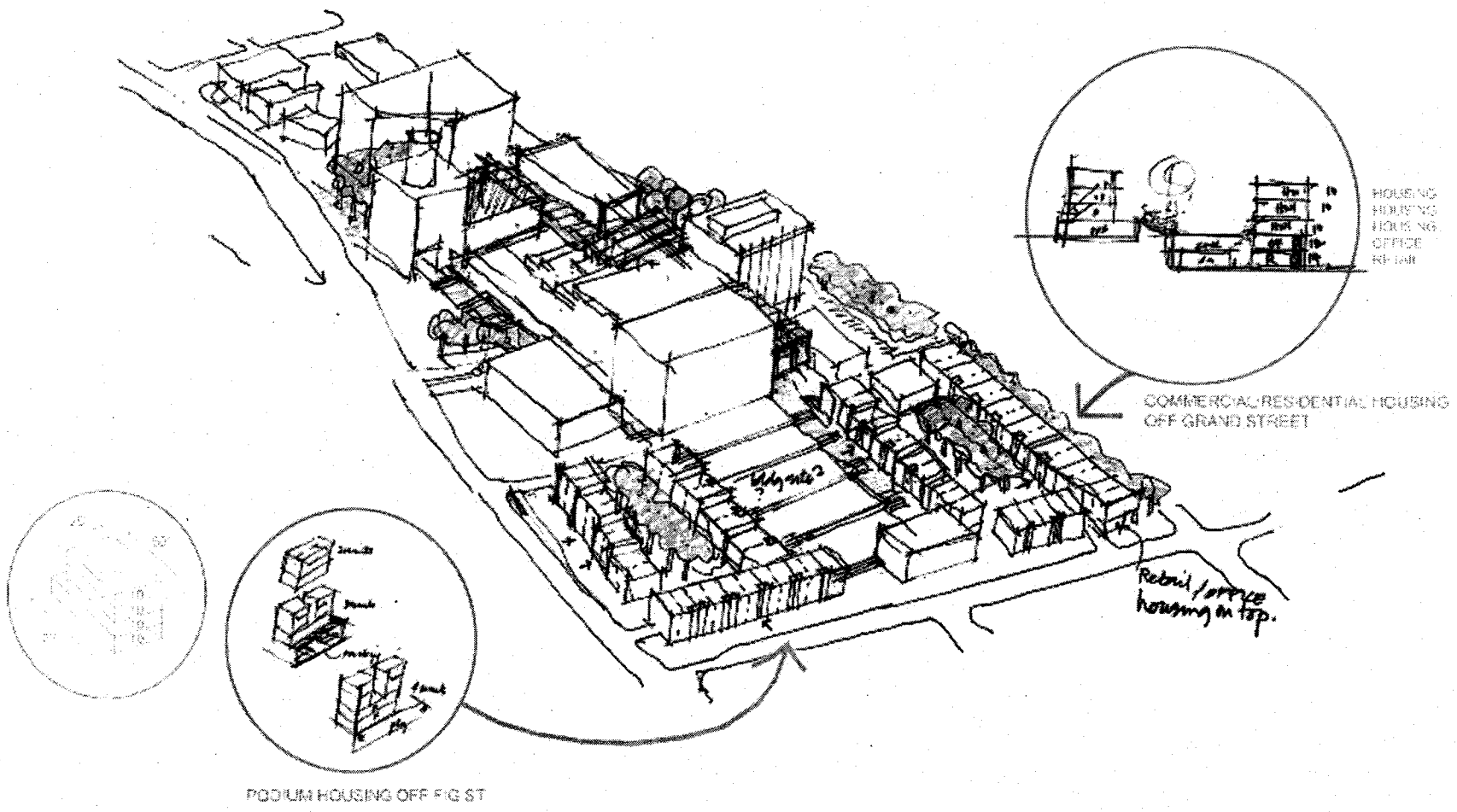
PLAZA TERMINATING GRAND AVE. ROAD ADJUSTED



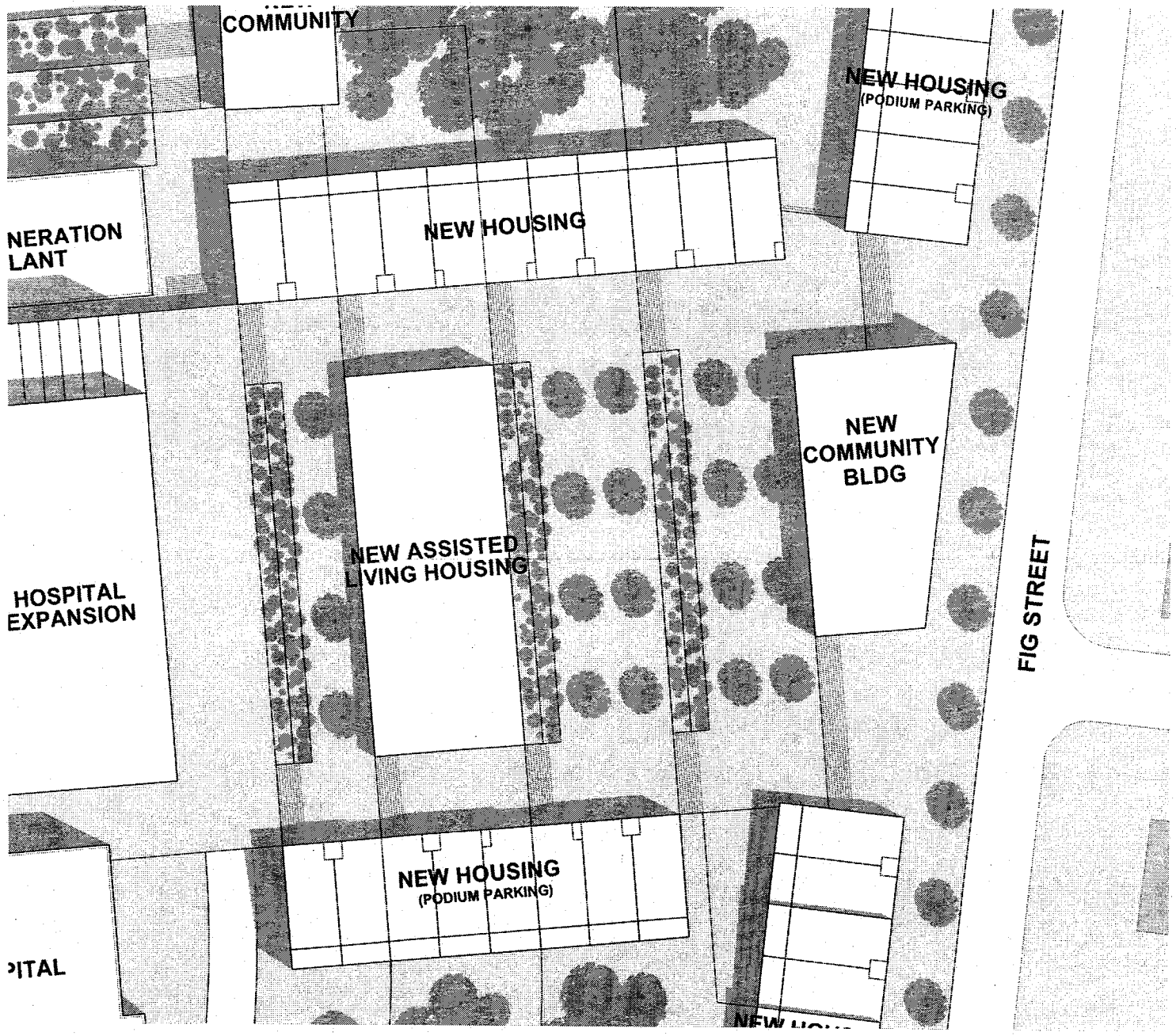


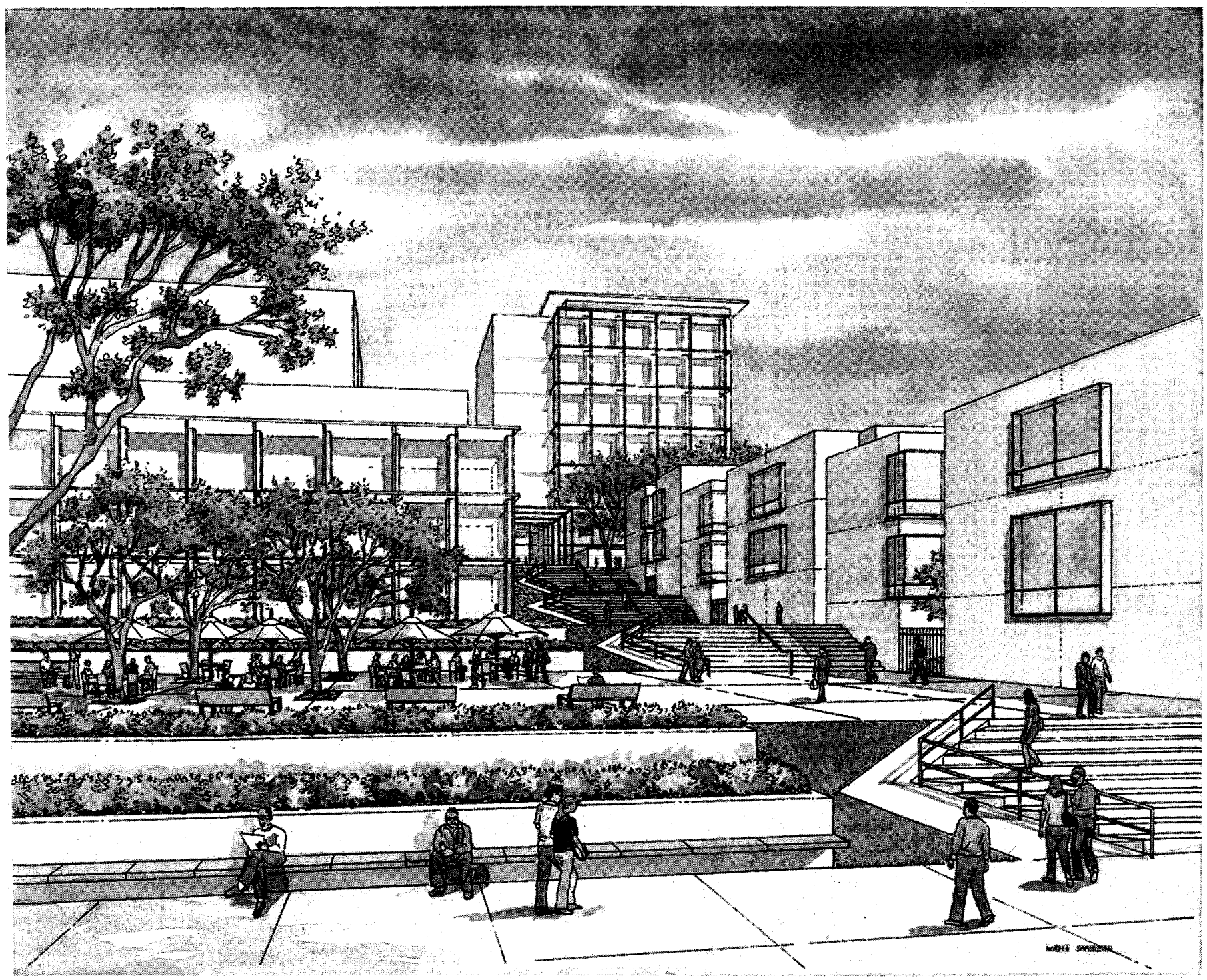

NORMA SAMUELSON

Master Plan

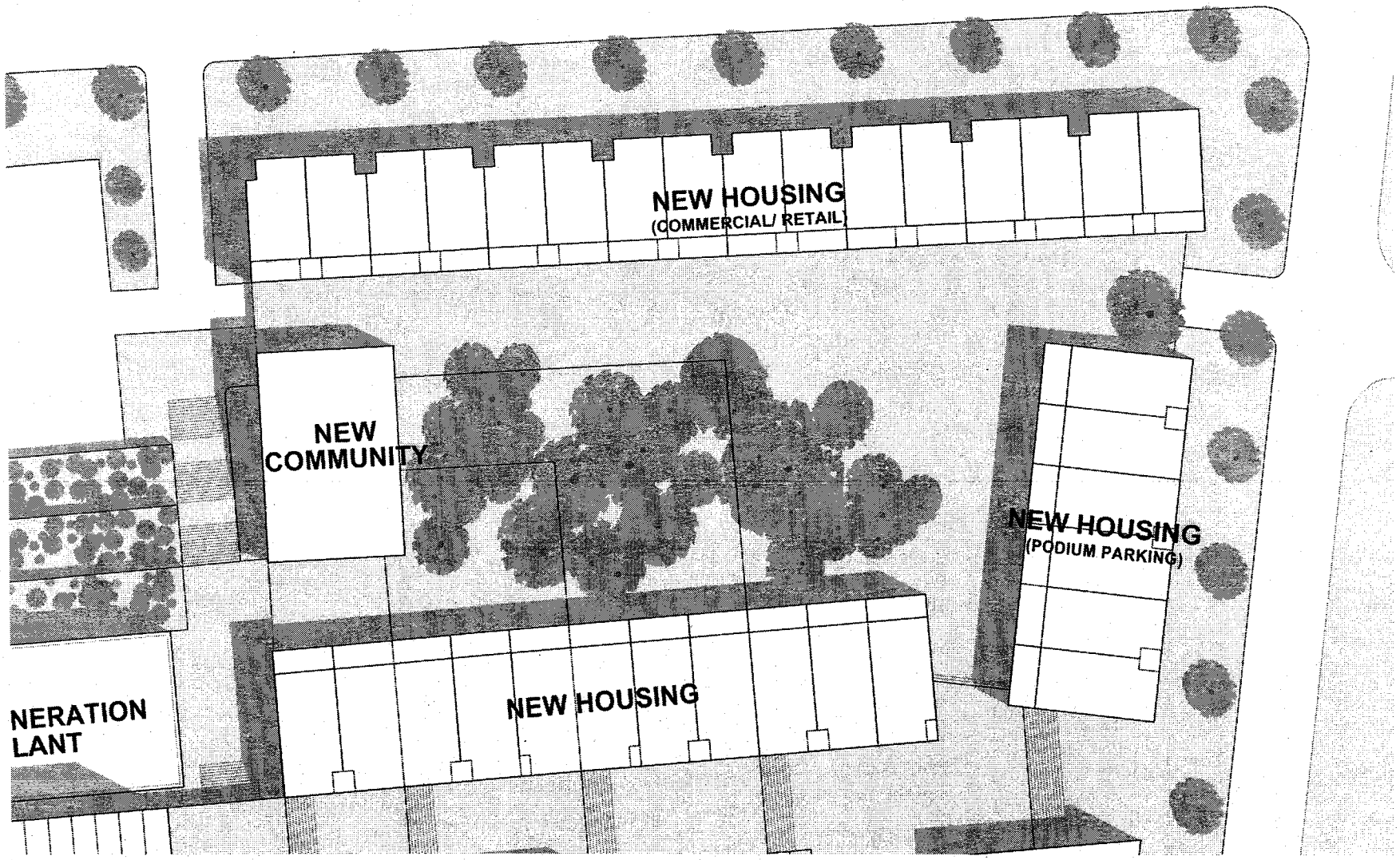

HOUSING
HOUSING
HOUSING
OFFICE
RETAIL
COMMERCIAL/RESIDENTIAL HOUSING
OFF GRAND STREET
Retail / office
housing on top.
PODIUM HOUSING OFF FIG ST

INTERNAL COURT
OFF FIG. STREET
LOOKING WEST

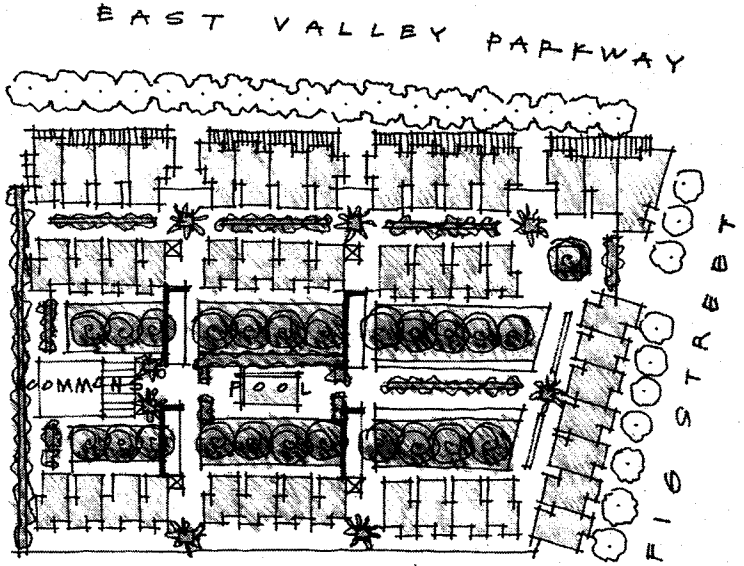




EAST VALLEY PARKWAY HOUSING



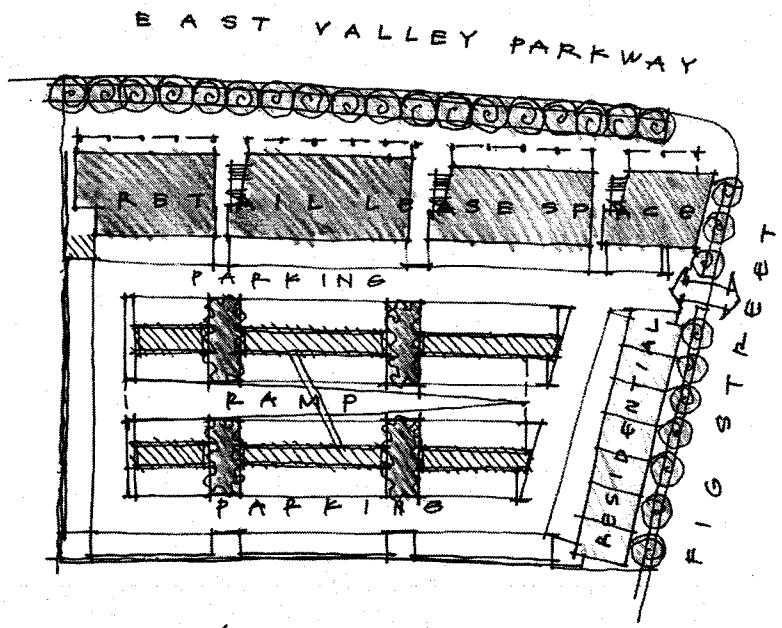
EAST VALLEY PARKWAY AT FIG STREET MIXED USE
FIVE STORY



PODIUM / TYP. UPPER LEVEL

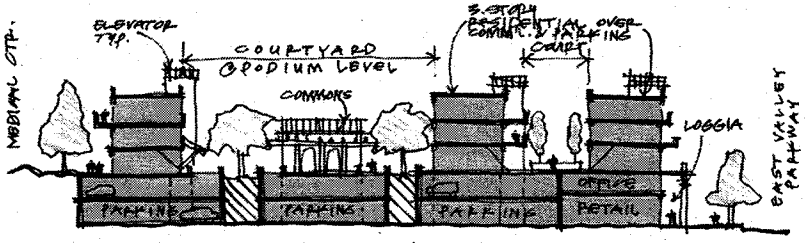
RESIDENTIAL UNITS
78 1-BR FLATS
57 2-BR FLATS
3 3-BR FLATS
138 TOTAL UNITS

1600 GSF COMMONS BLDG.



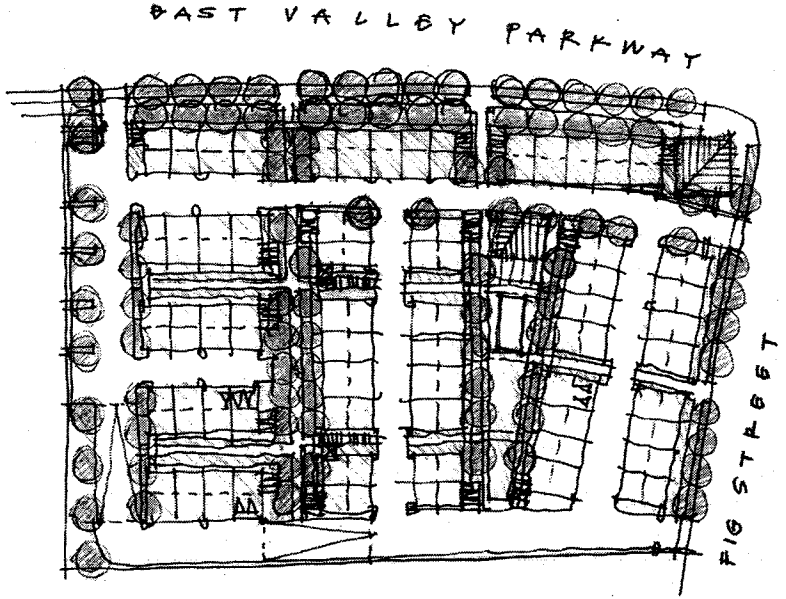
STREET / PARKING LEVEL

~20,000 GSF RETAIL (LEVEL 1)
~16,000 GSF OFFICES (LEVEL 2)

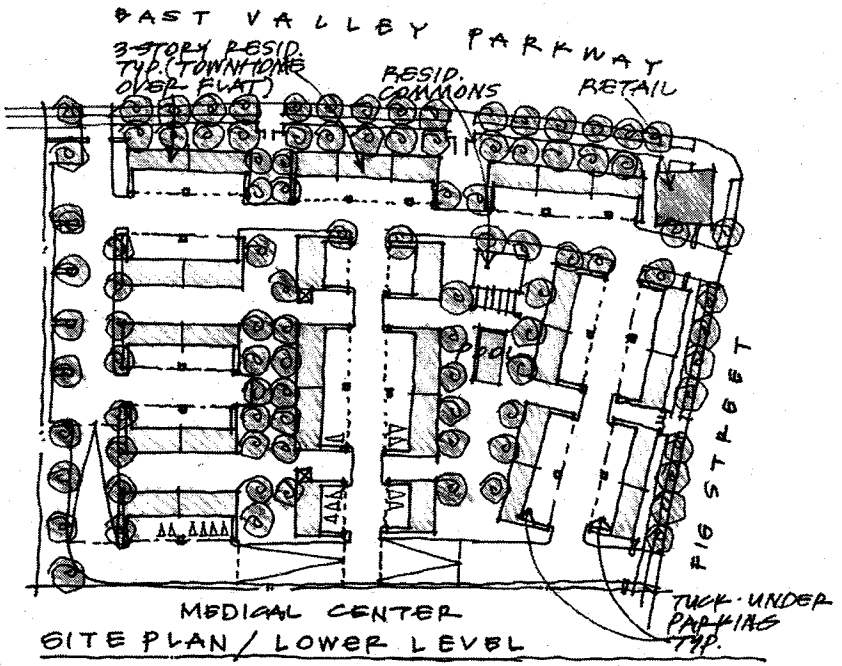


MIXED-USE DEVELOPMENT CONCEPT / EAST VALLEY @ FIG STREET

EAST VALLEY PARKWAY AT FIG STREET HOUSING
THREE STORY



SITE PLAN / UPPER LEVEL



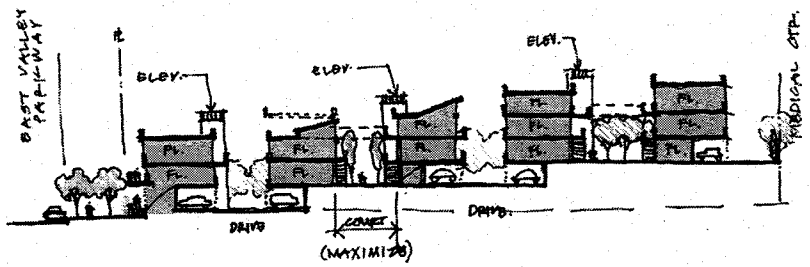
SITE PLAN / LOWER LEVEL

RESIDENTIAL UNITS

10 1-BR FLATS
22 2-BR FLATS
64 2-BR TOWNHOMES

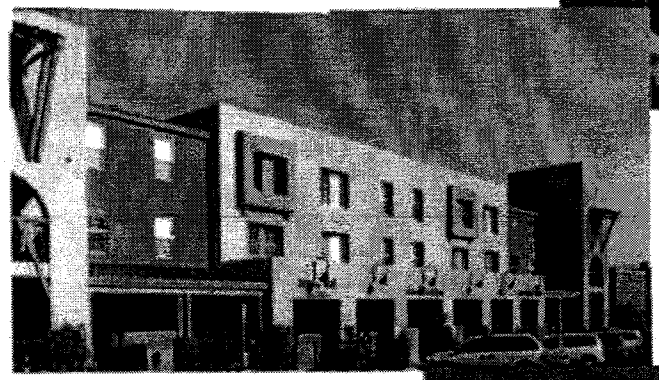
96 TOTAL UNITS

RETAIL 1500 GSF

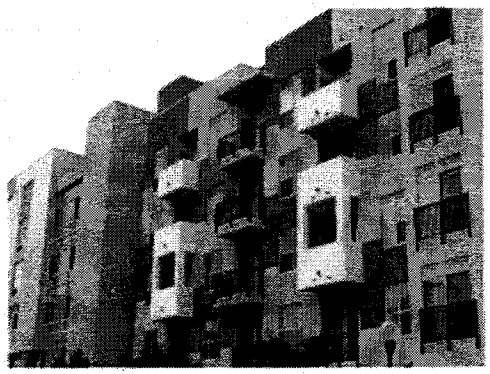


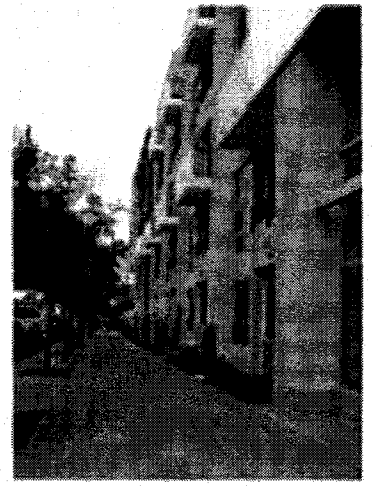
EAST VALLEY PARKWAY @ FIG STREET HOUSING CONCEPT

PROJECT EXAMPLE:
THREE STORY

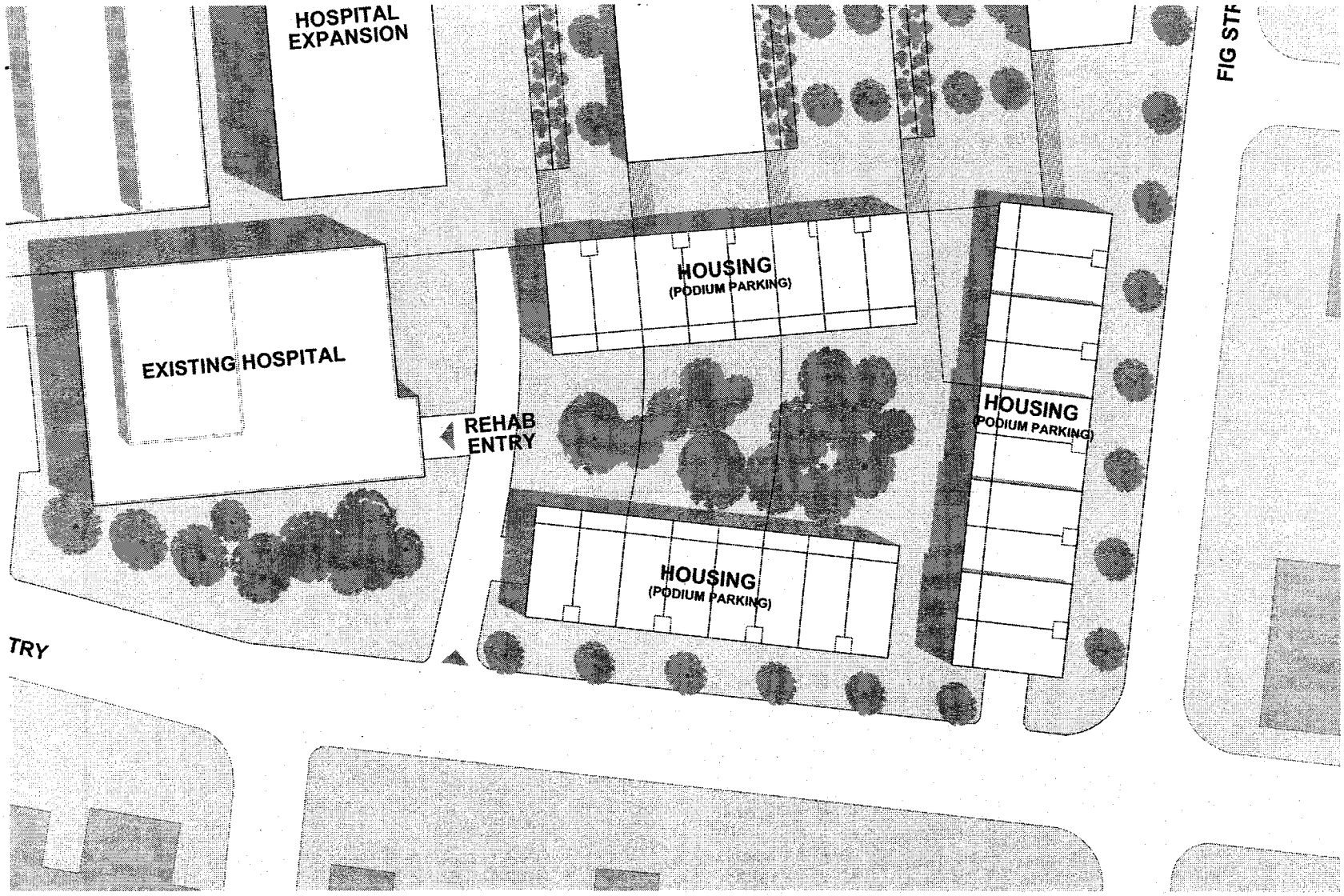


PROJECT EXAMPLE:
FIVE STORY

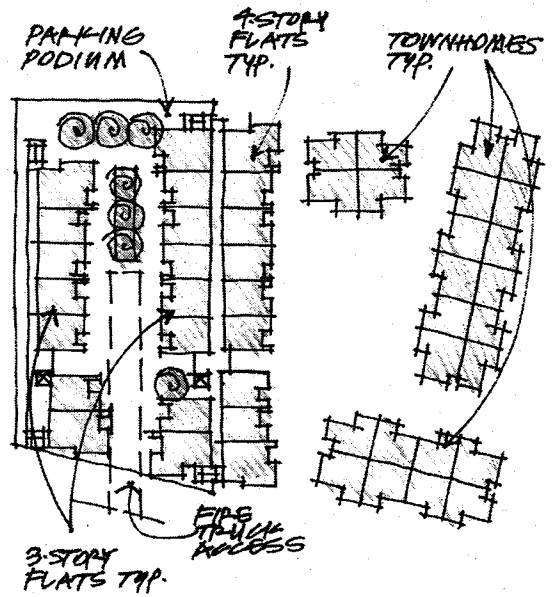




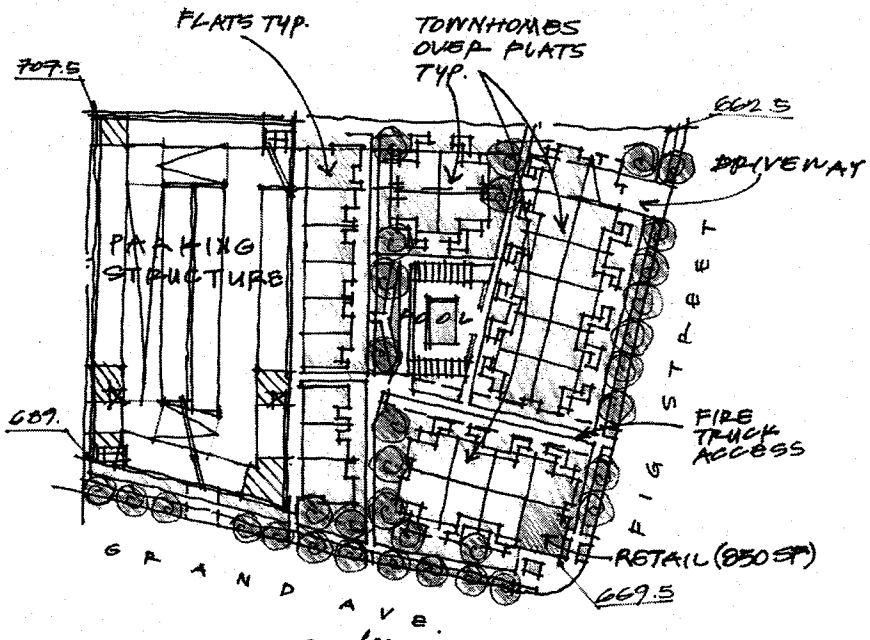
GRAND AVENUE AT FIG STREET HOUSING



GRAND AVENUE AT FIG STREET HOUSING



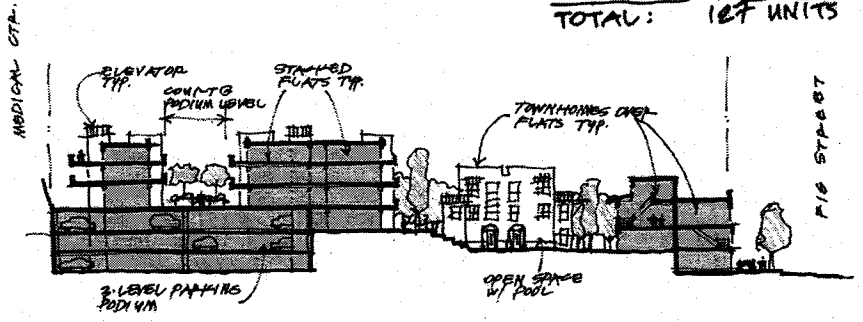
UPPER LEVEL



LOWER LEVEL/SITE PLAN

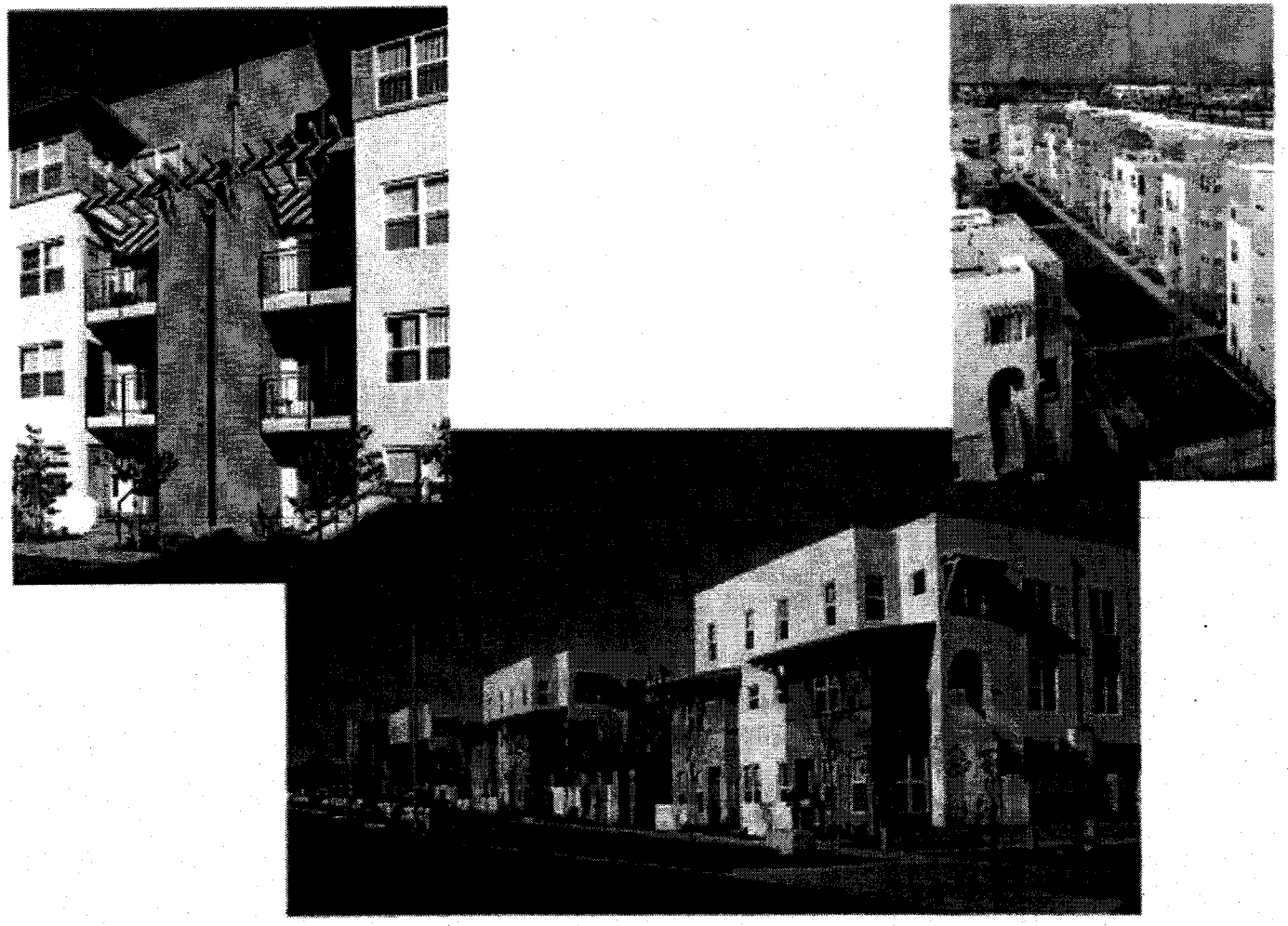
RESIDENTIAL UNITS	
1BR-FLAT	86
2BR-FLAT	17
2BR-TH	12
3BR-TH	12
TOTAL:	127 UNITS

PARKING PROVIDED
248 SPACES
PARKING REQUIRED
230 SPACES

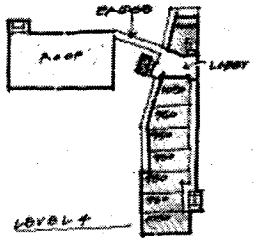


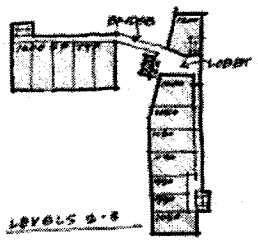
GRAND AVENUE @ FIG STREET HOUSING CONCEPT

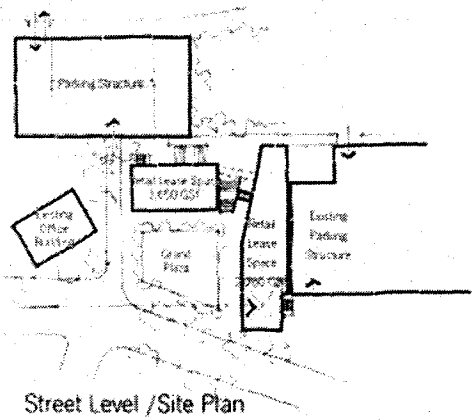
PROJECT EXAMPLE:
FOUR STORY



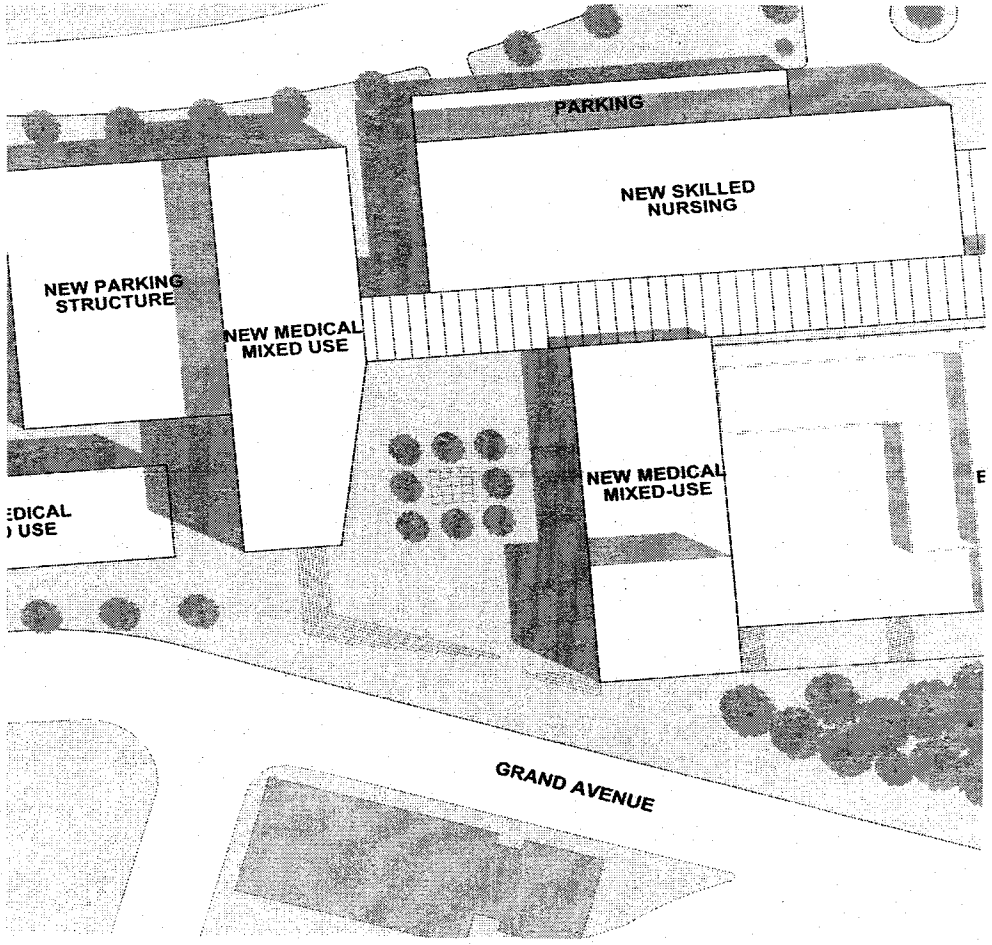
GRAND PLAZA LOFTS MIXED-USE

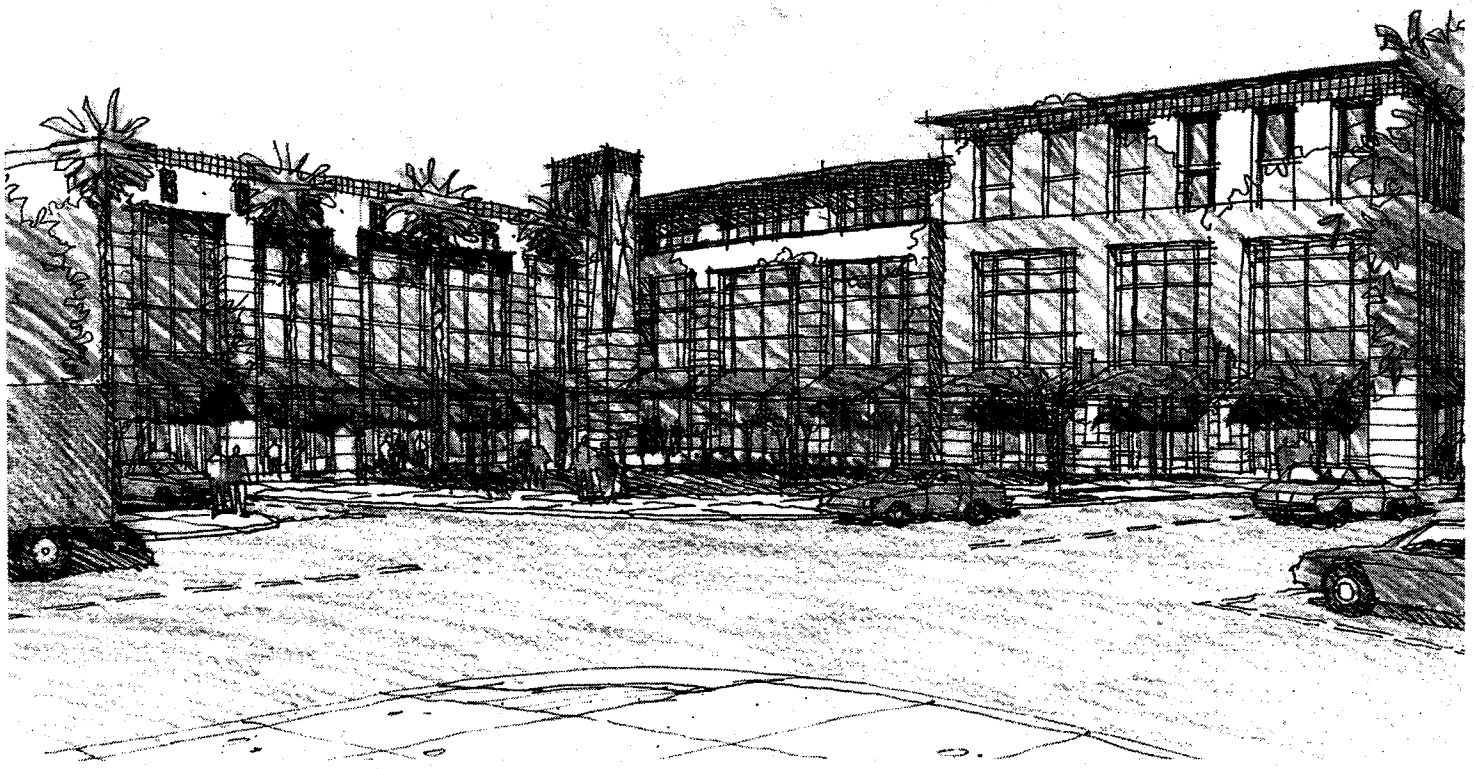


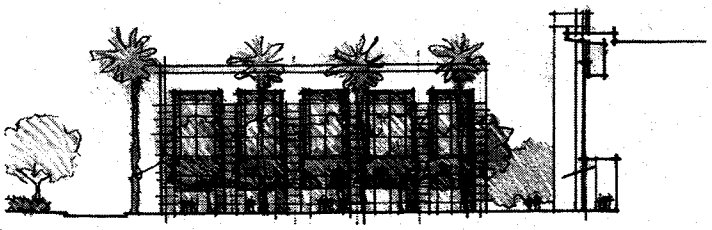




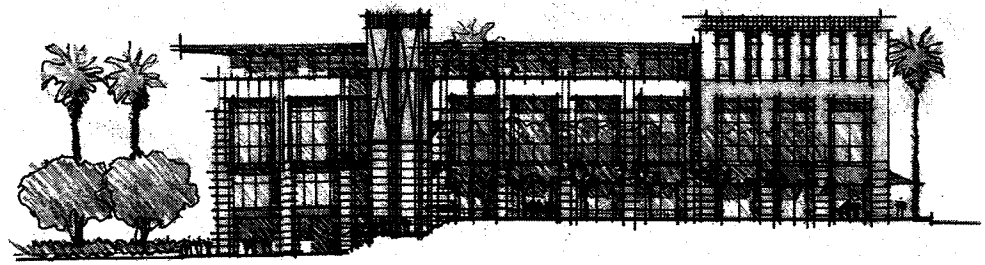
Street Level /Site Plan







GRAND PLAZA LOFTS · SOUTH ELEV.



GRAND PLAZA LOFTS · WEST ELEV.

PALOMAR POMERADO HEALTH

A California Health Care District