

# Palomar Medical Center Proposed Master Plan



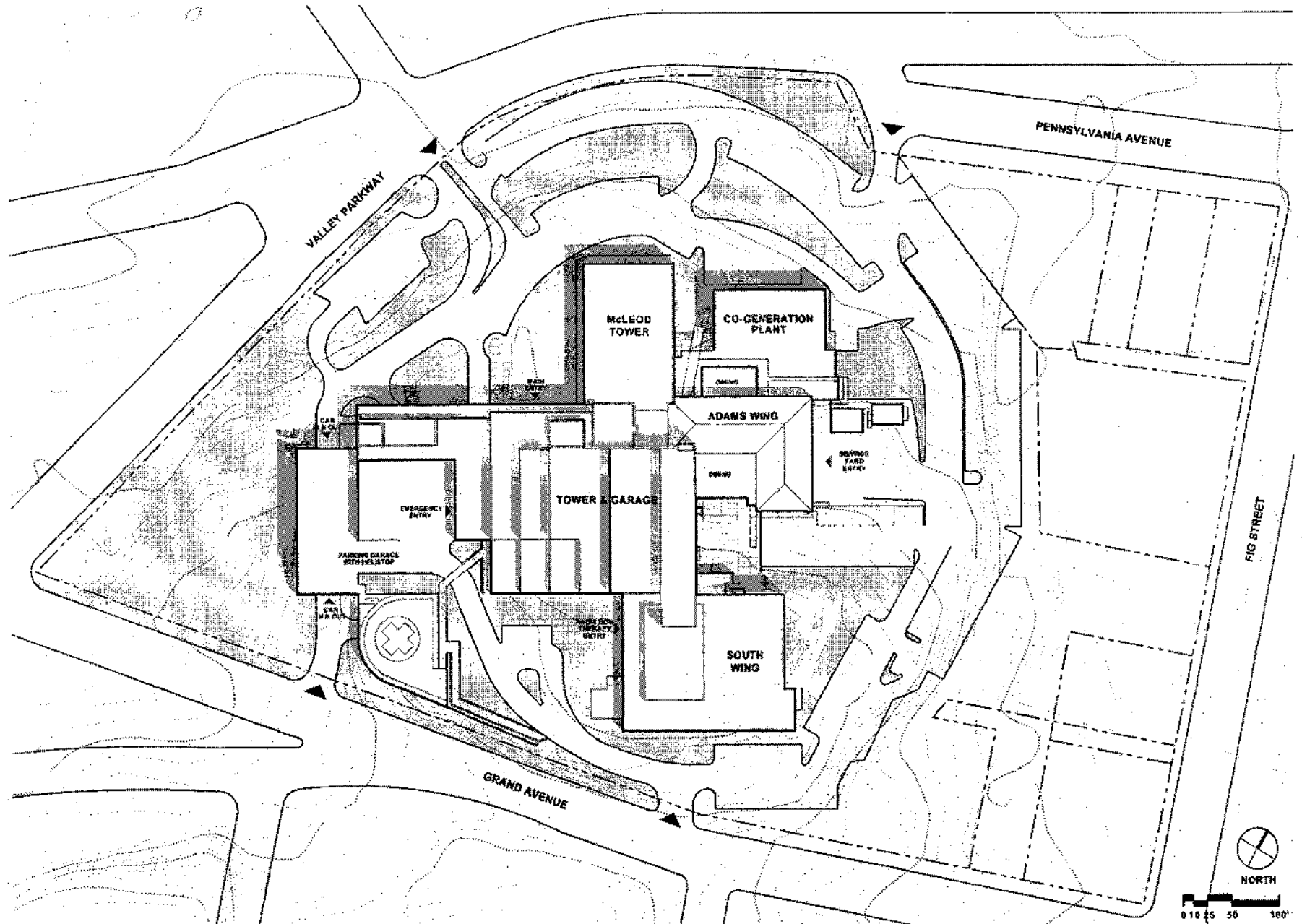
**PALOMAR POMERADO HEALTH**

*A California Health Care District*

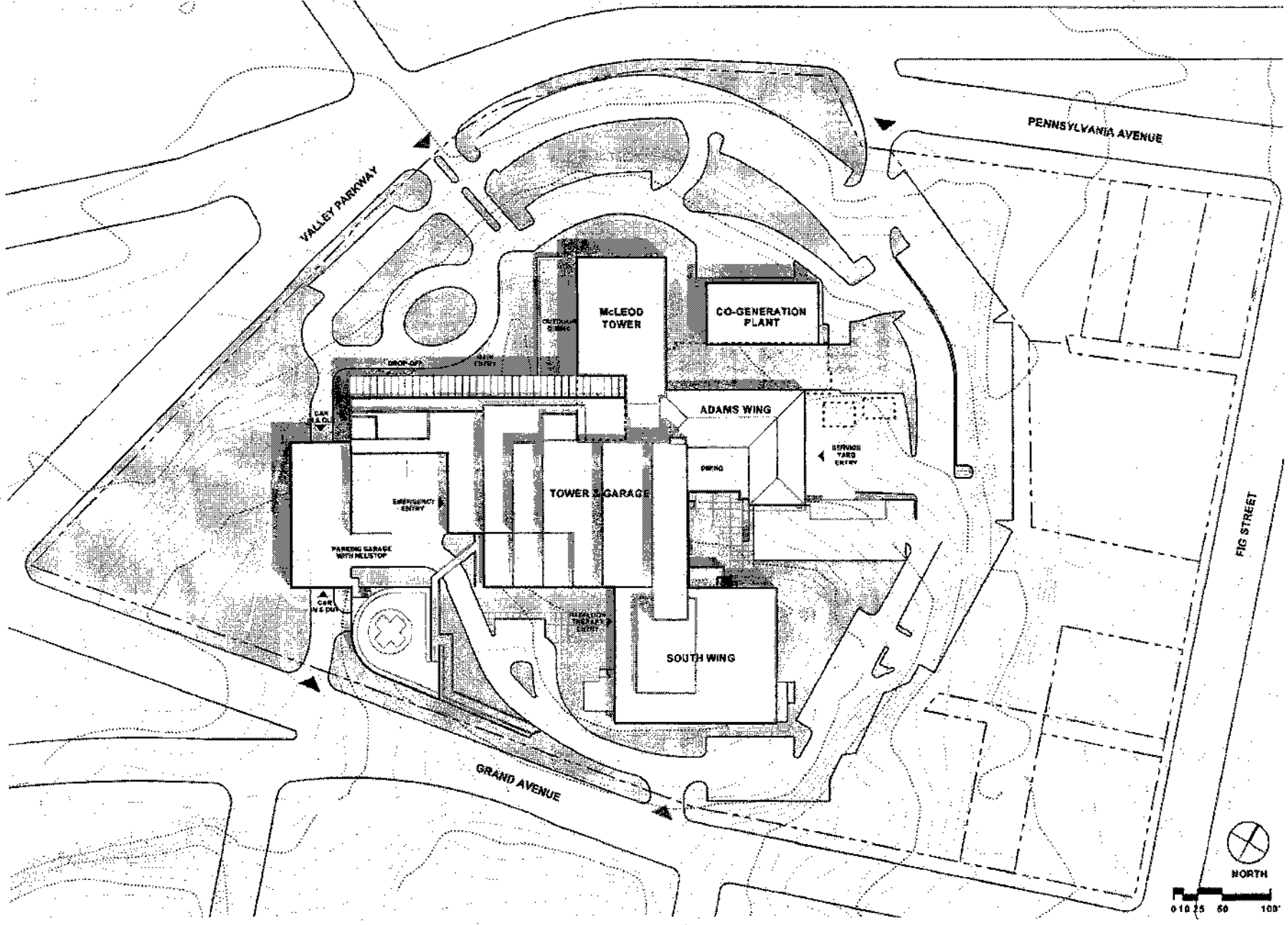
# Palomar Medical Center Today



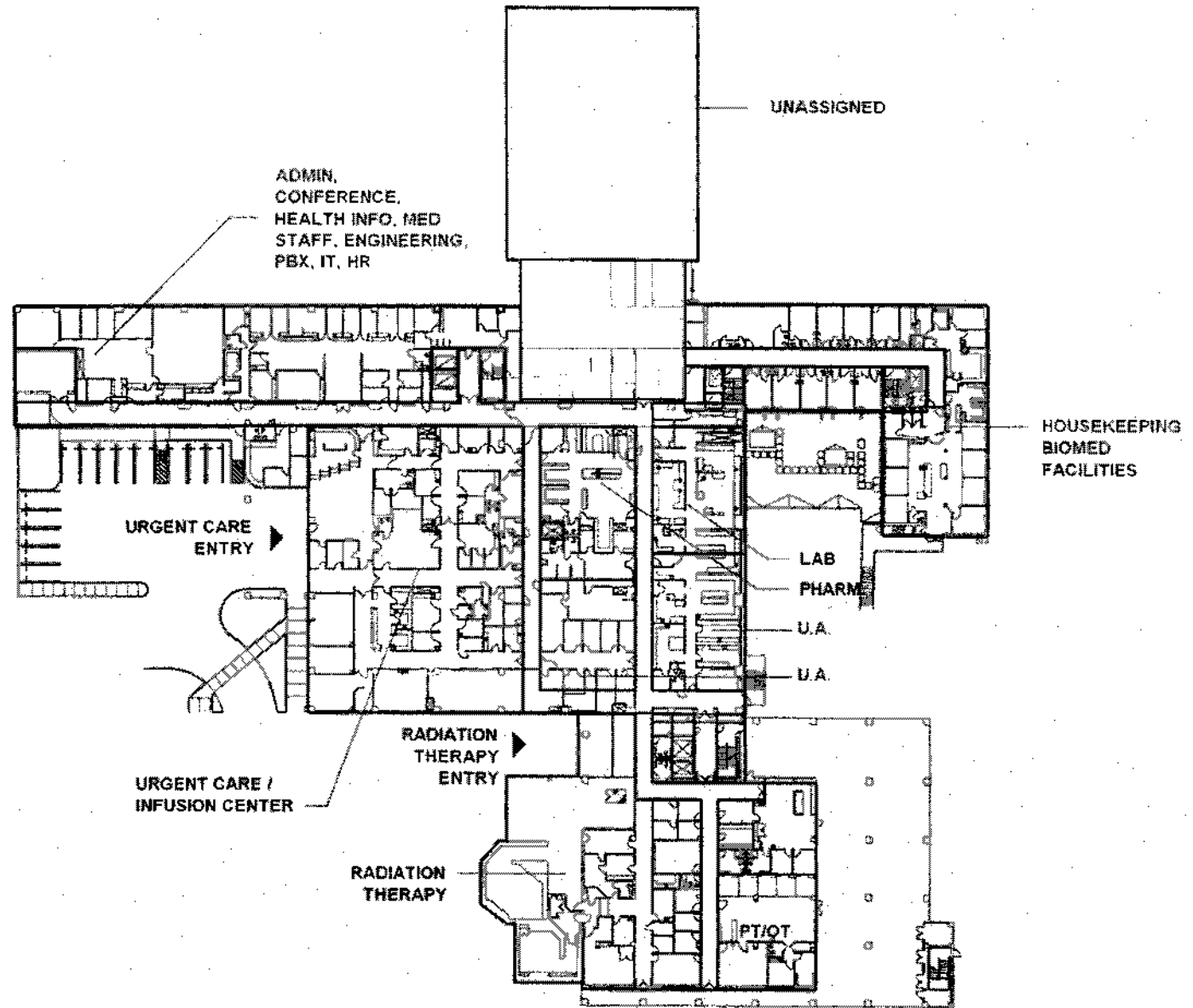
# Palomar Medical Center Campus



# Proposition BB Improvements

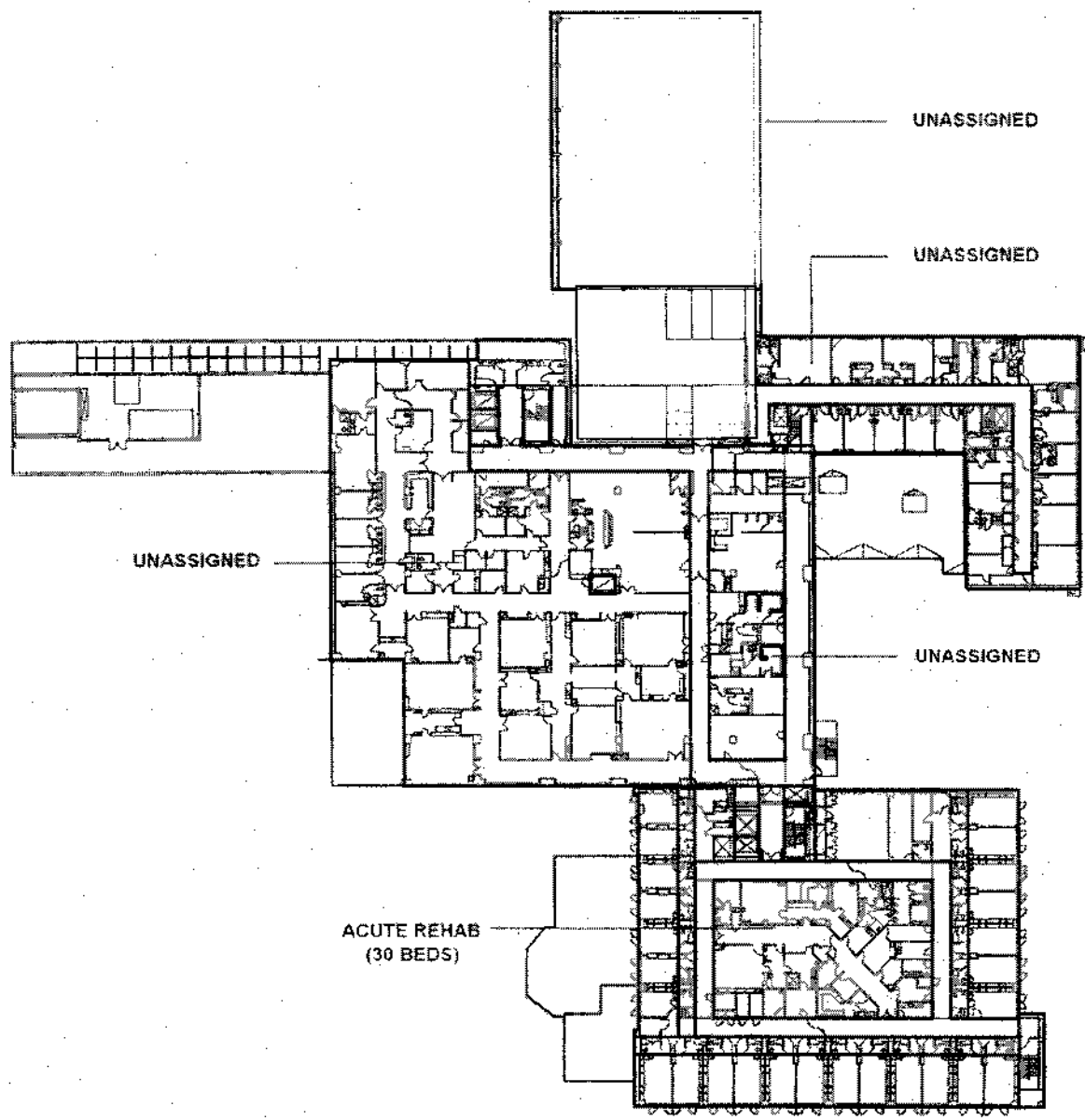


# Proposition BB Improvements



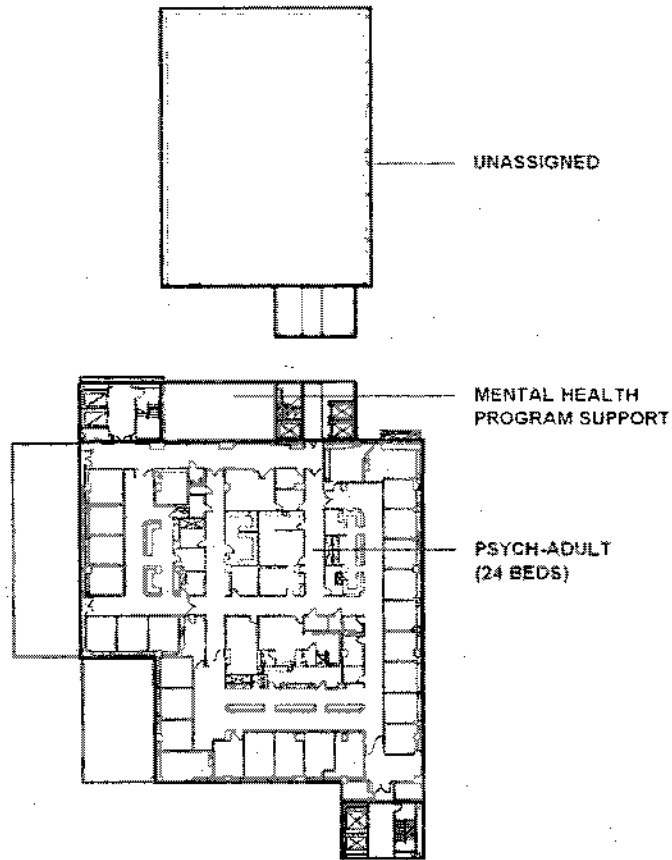
Level 3

# Proposition BB Improvements

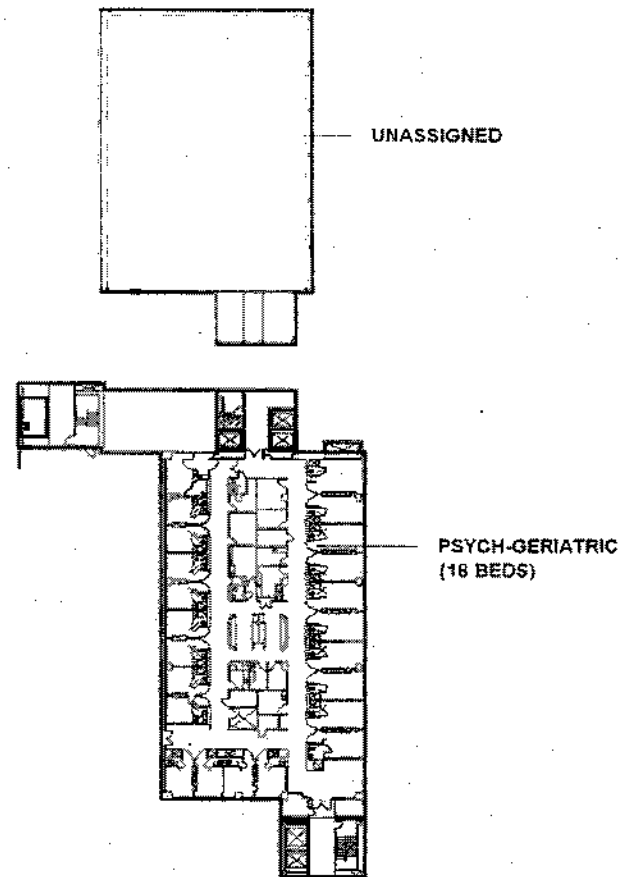


**Level 4**

# 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.**

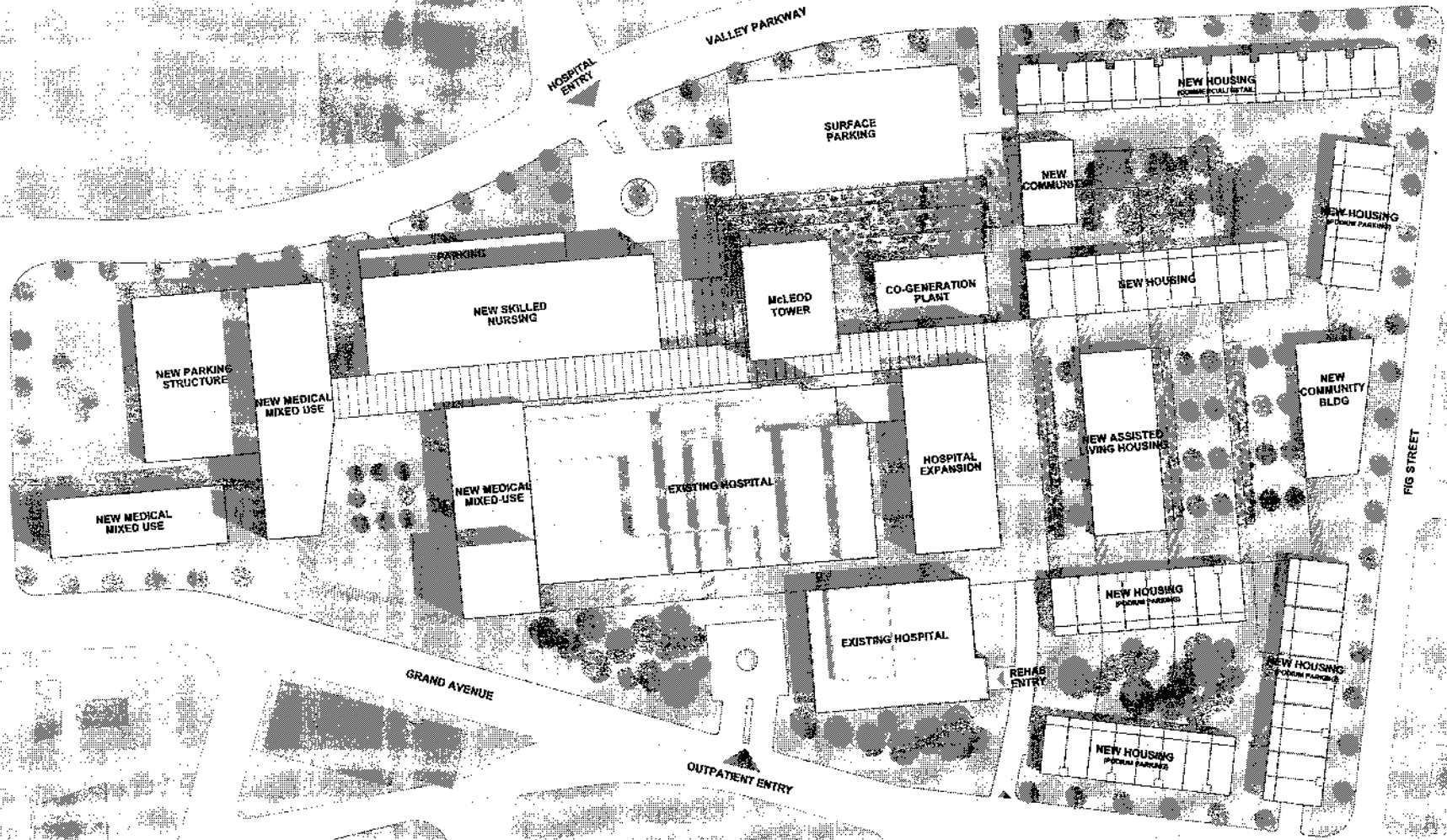
**Allow for multiple identities (front doors).**

**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.**

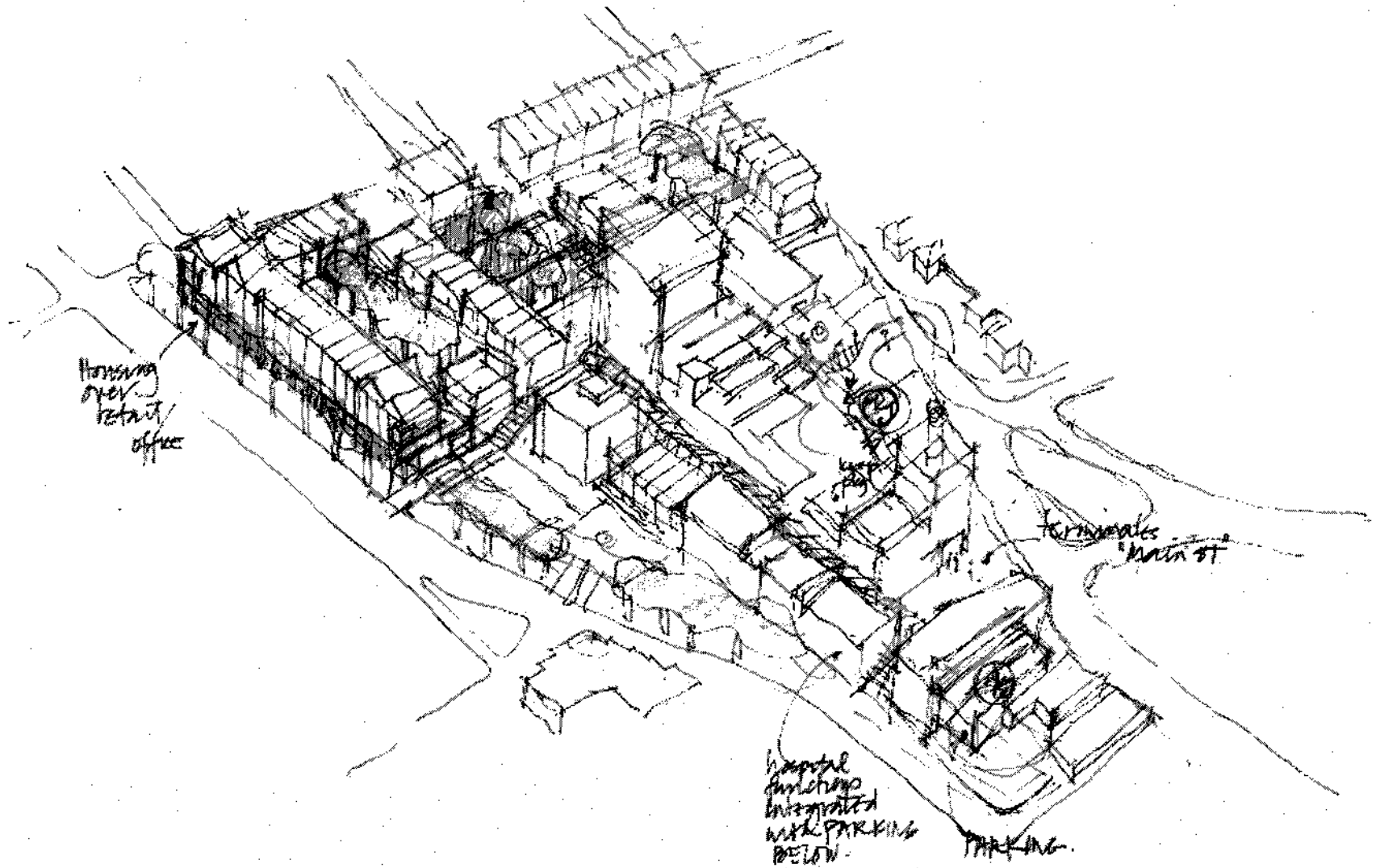
# MASTER PLAN



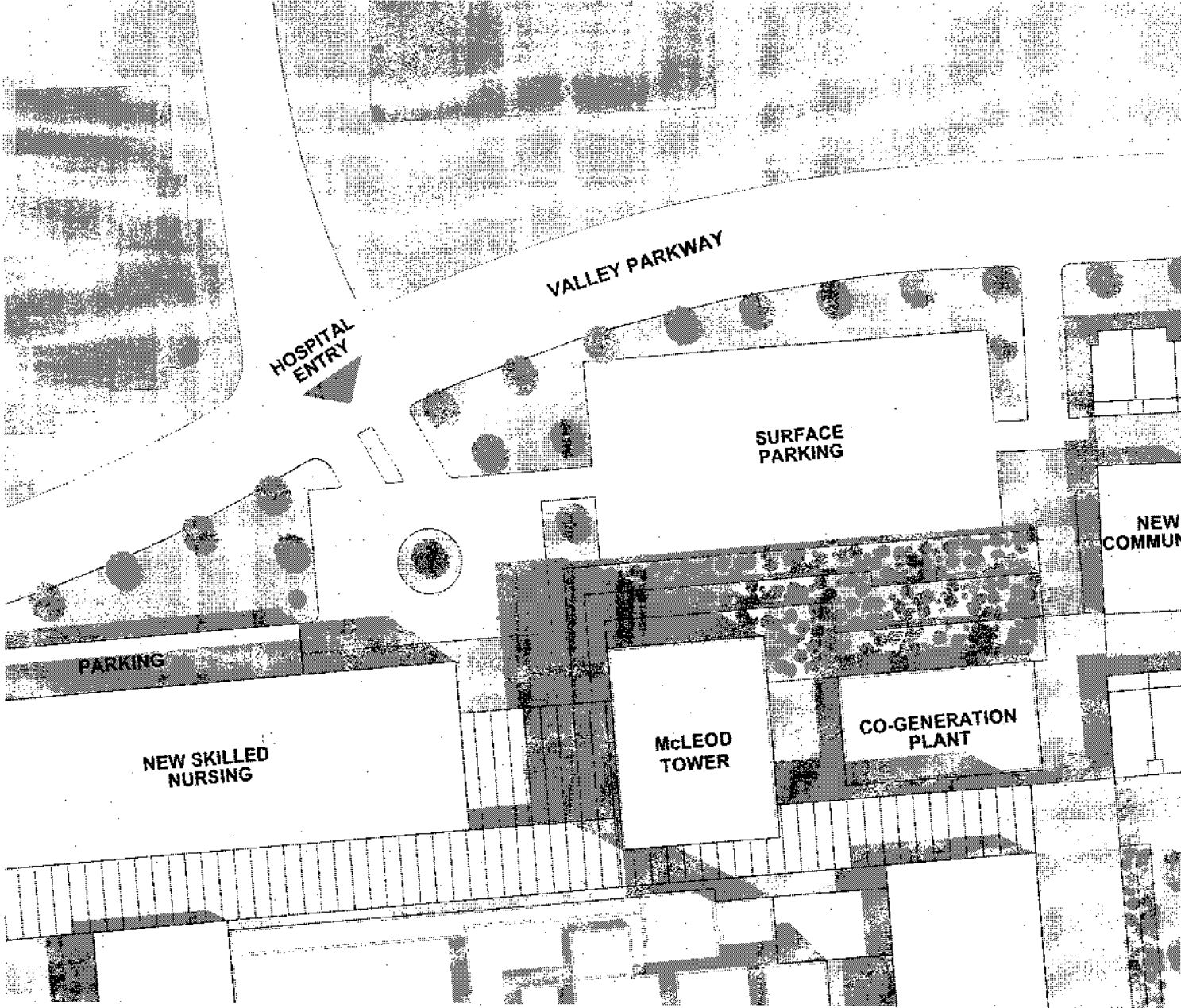
10

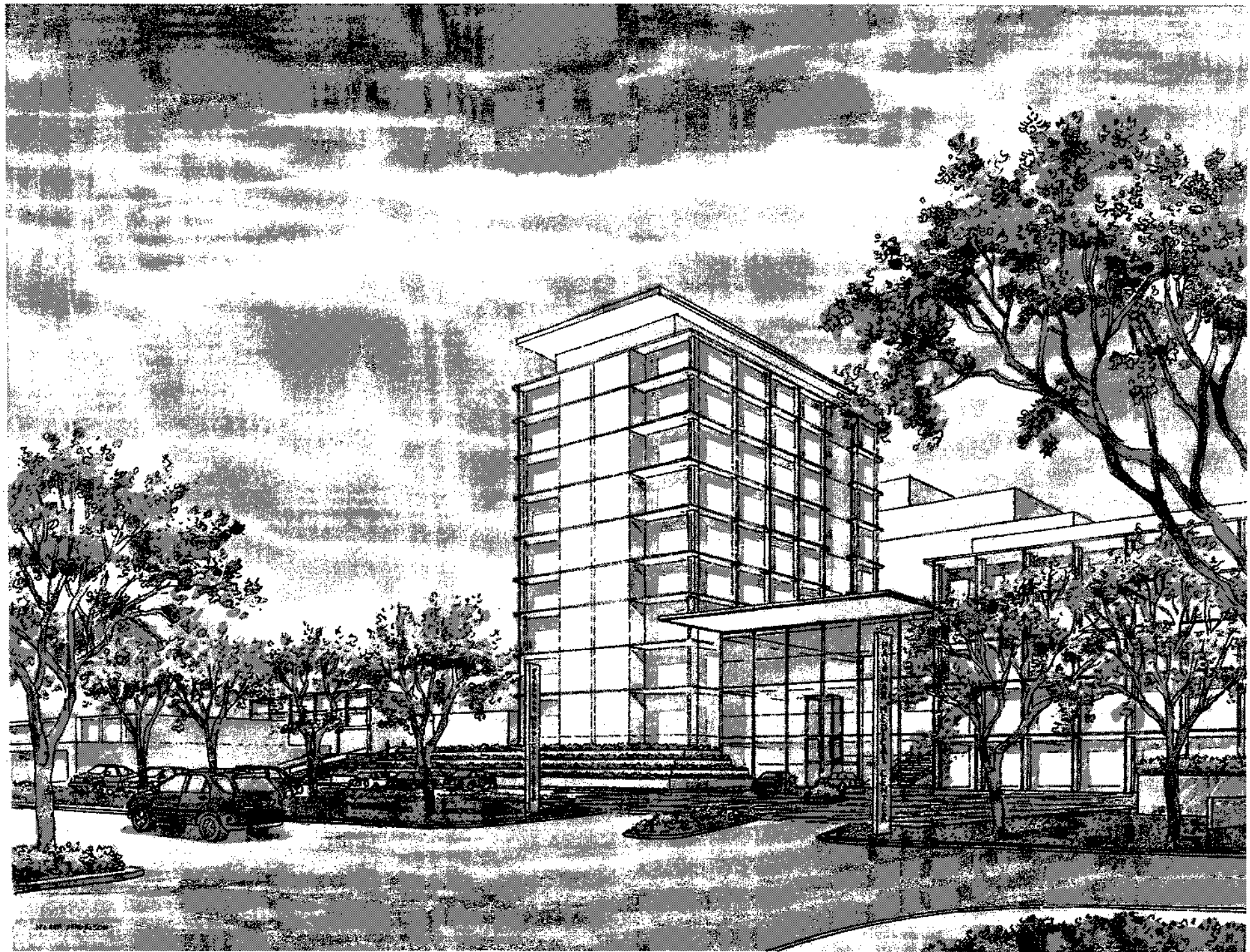
15

# Master Plan

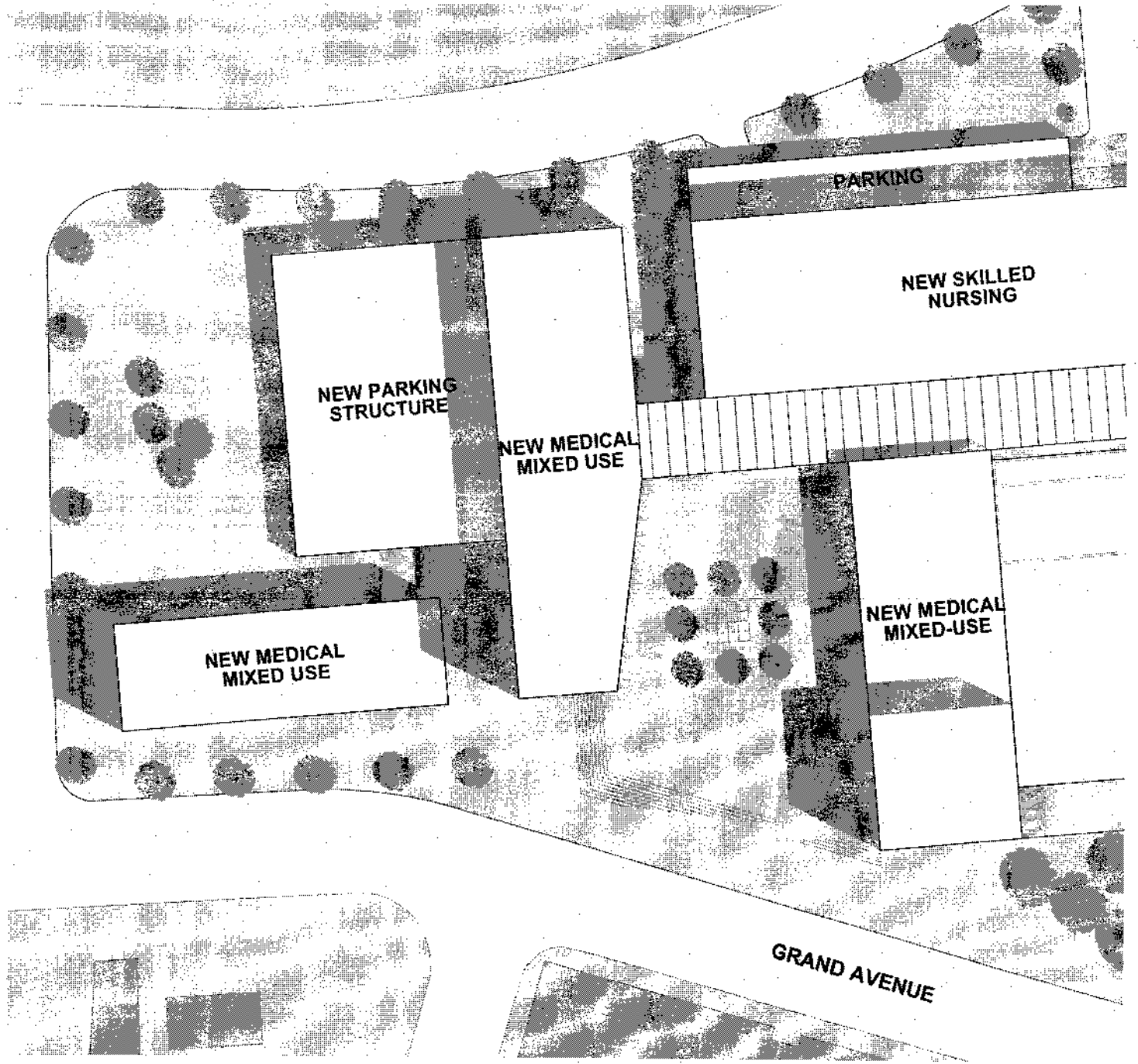


**HOSPITAL ENTRY OFF EAST VALLEY PARKWAY**

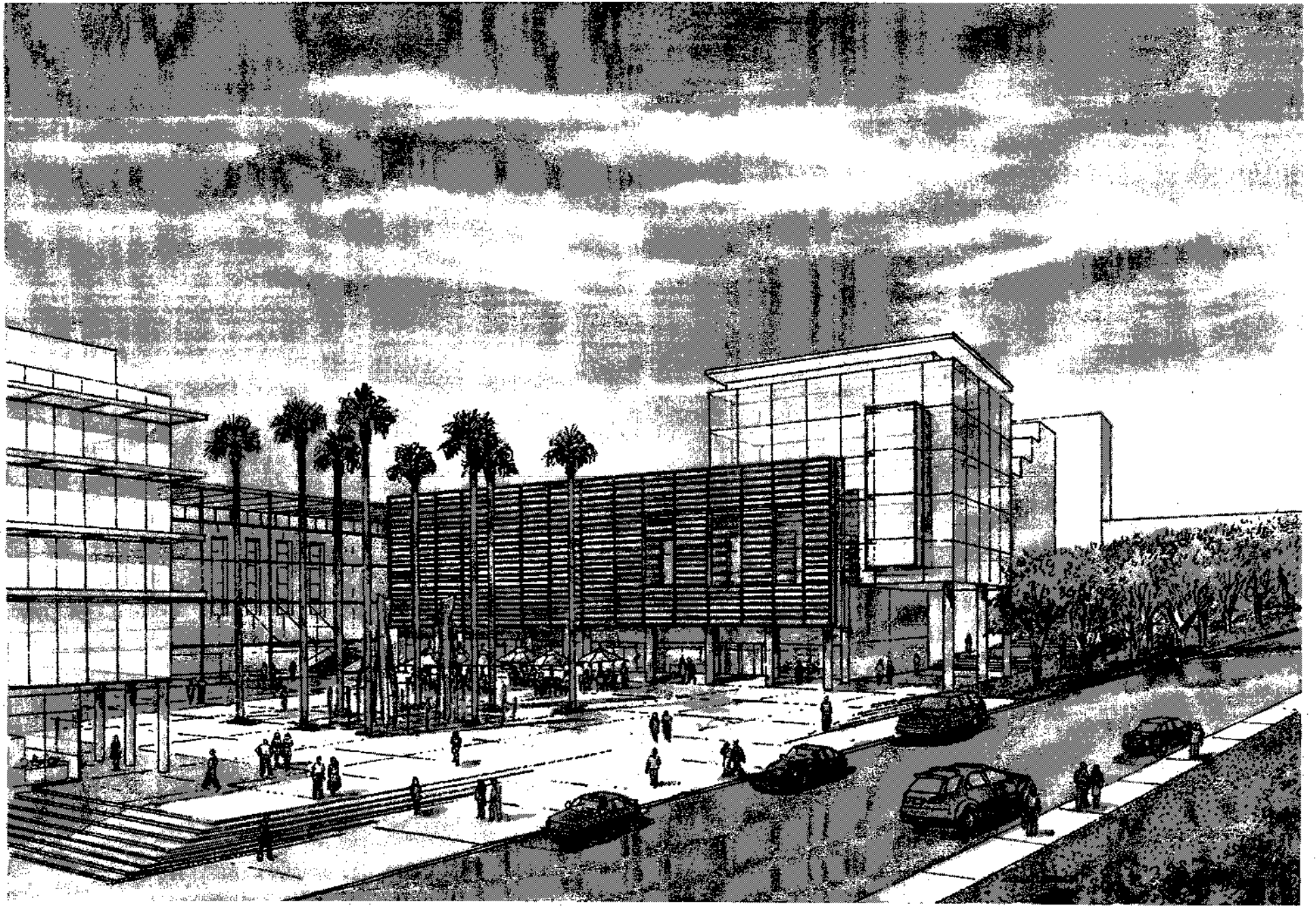




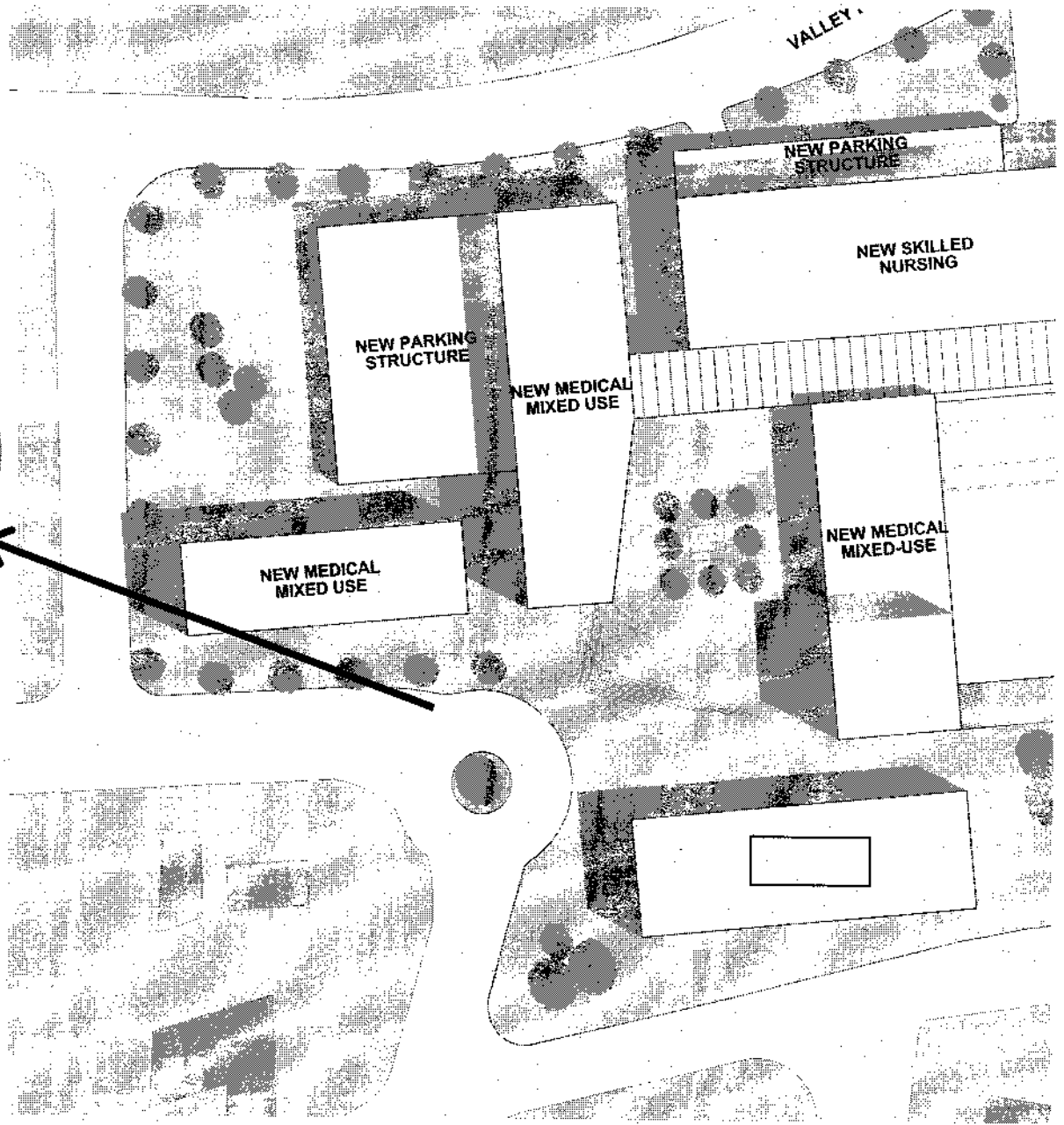
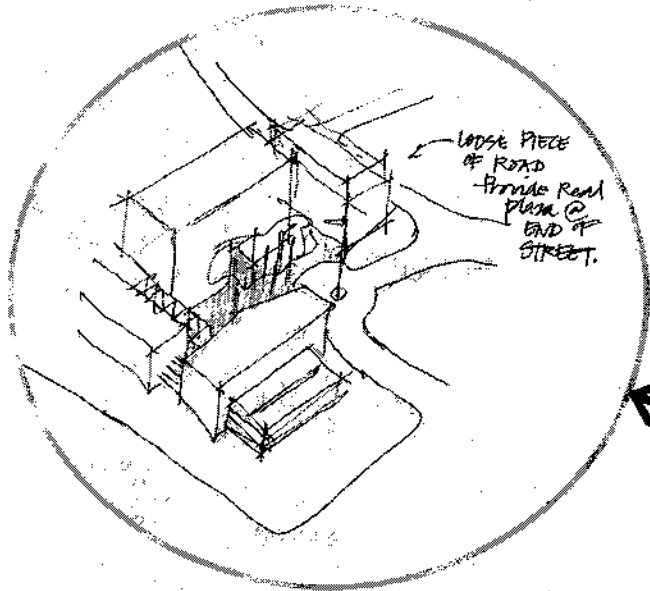
**PLAZA TERMINATING  
GRAND AVE.**

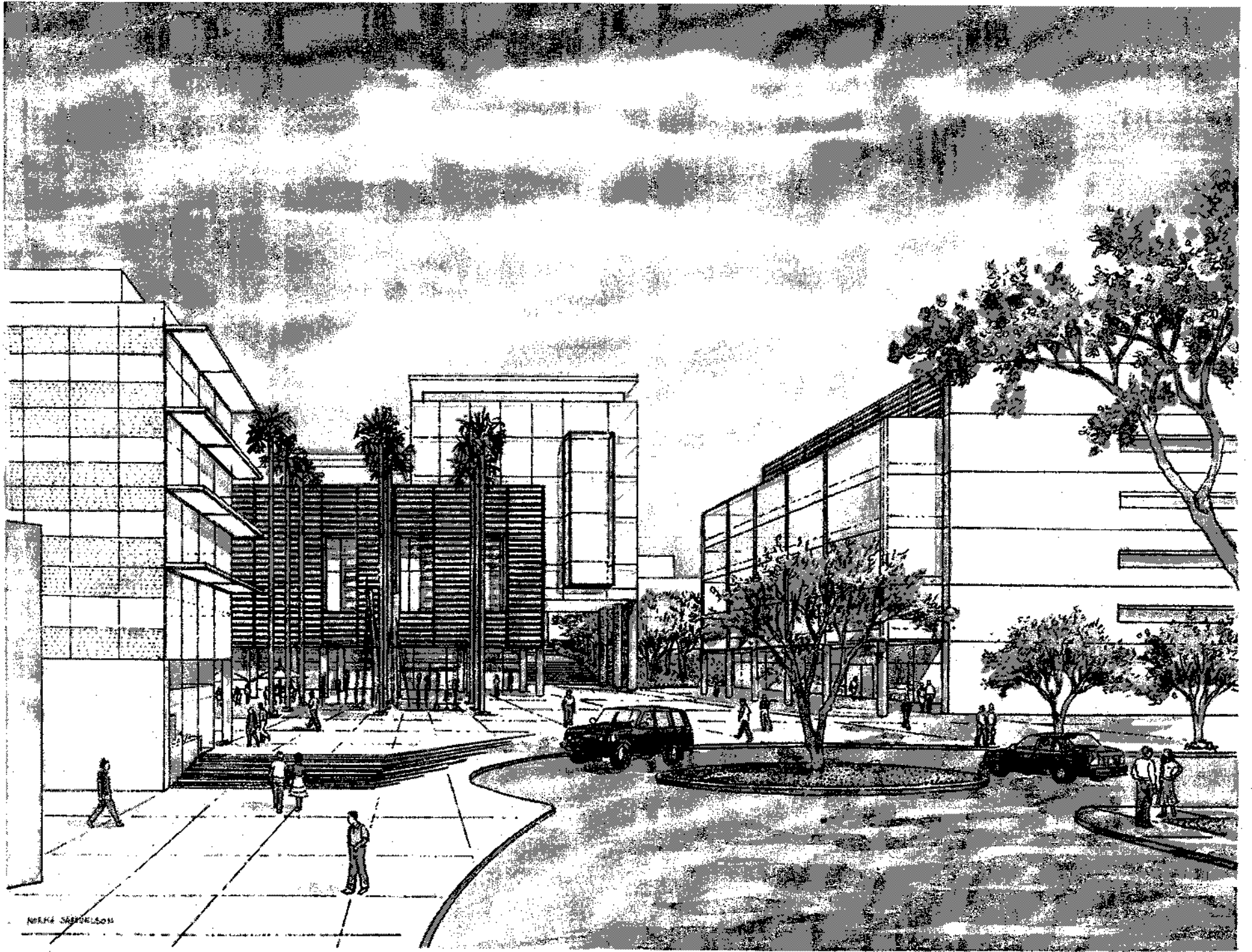






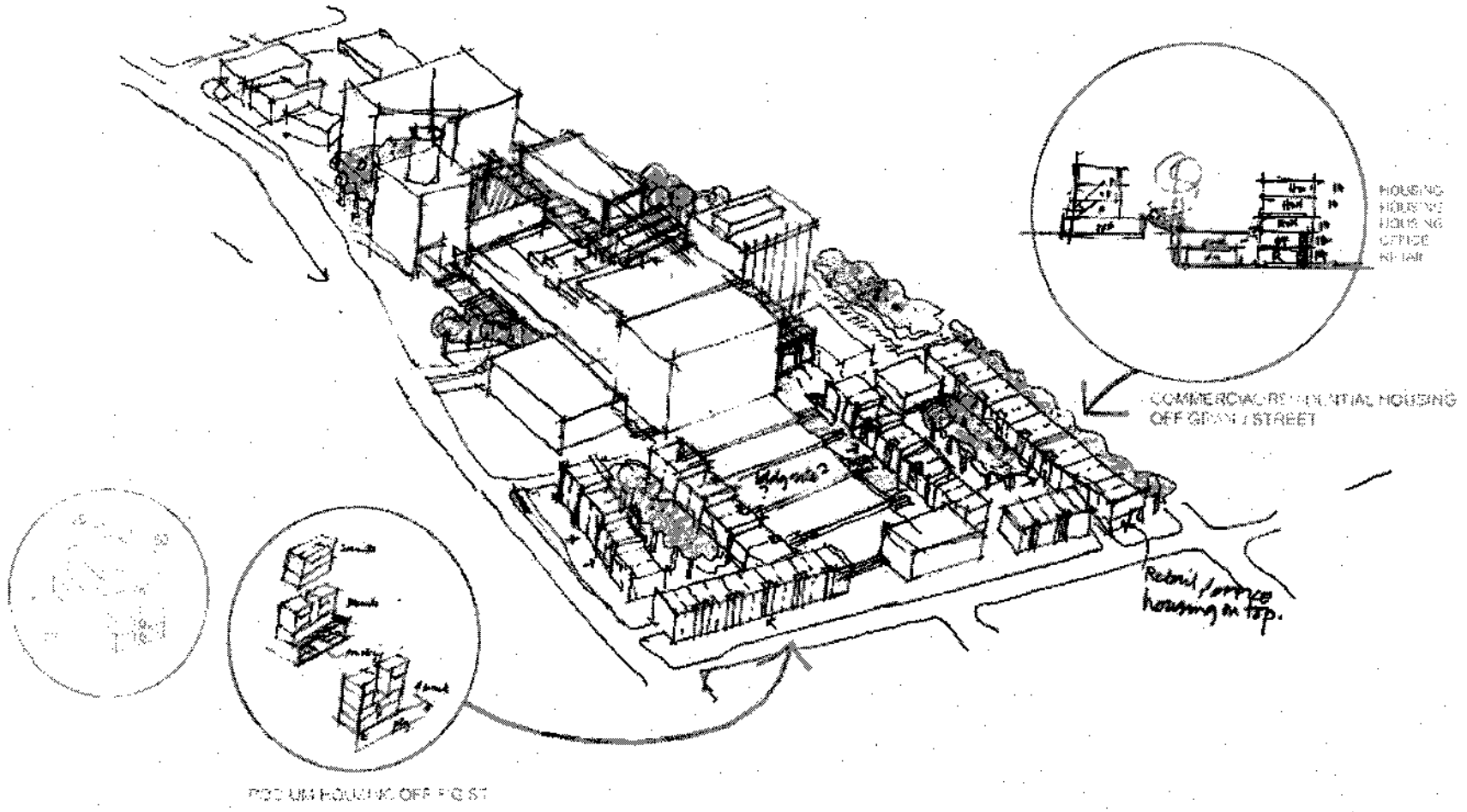
**PLAZA TERMINATING  
GRAND AVE.  
ROAD ADJUSTED**



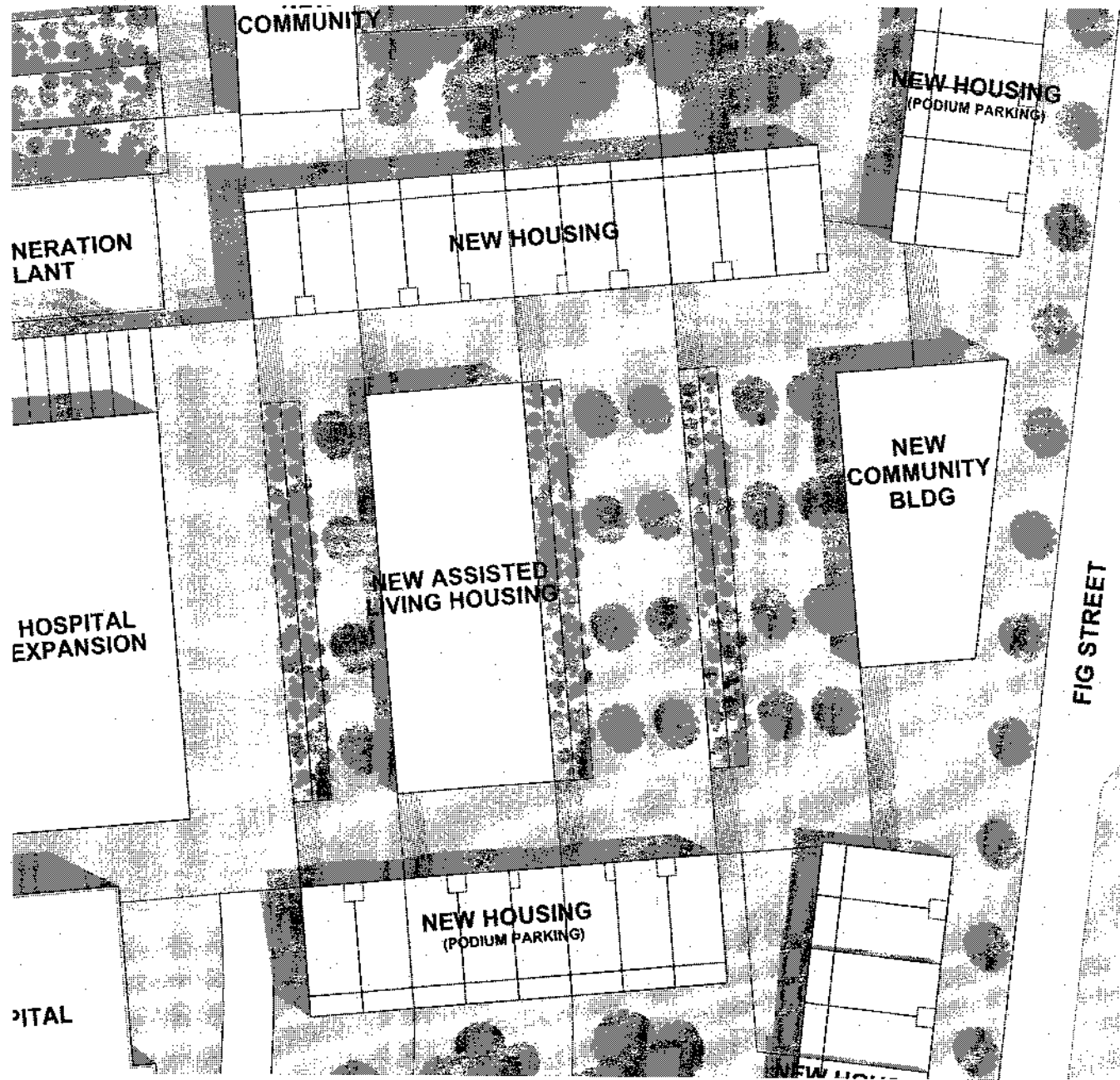


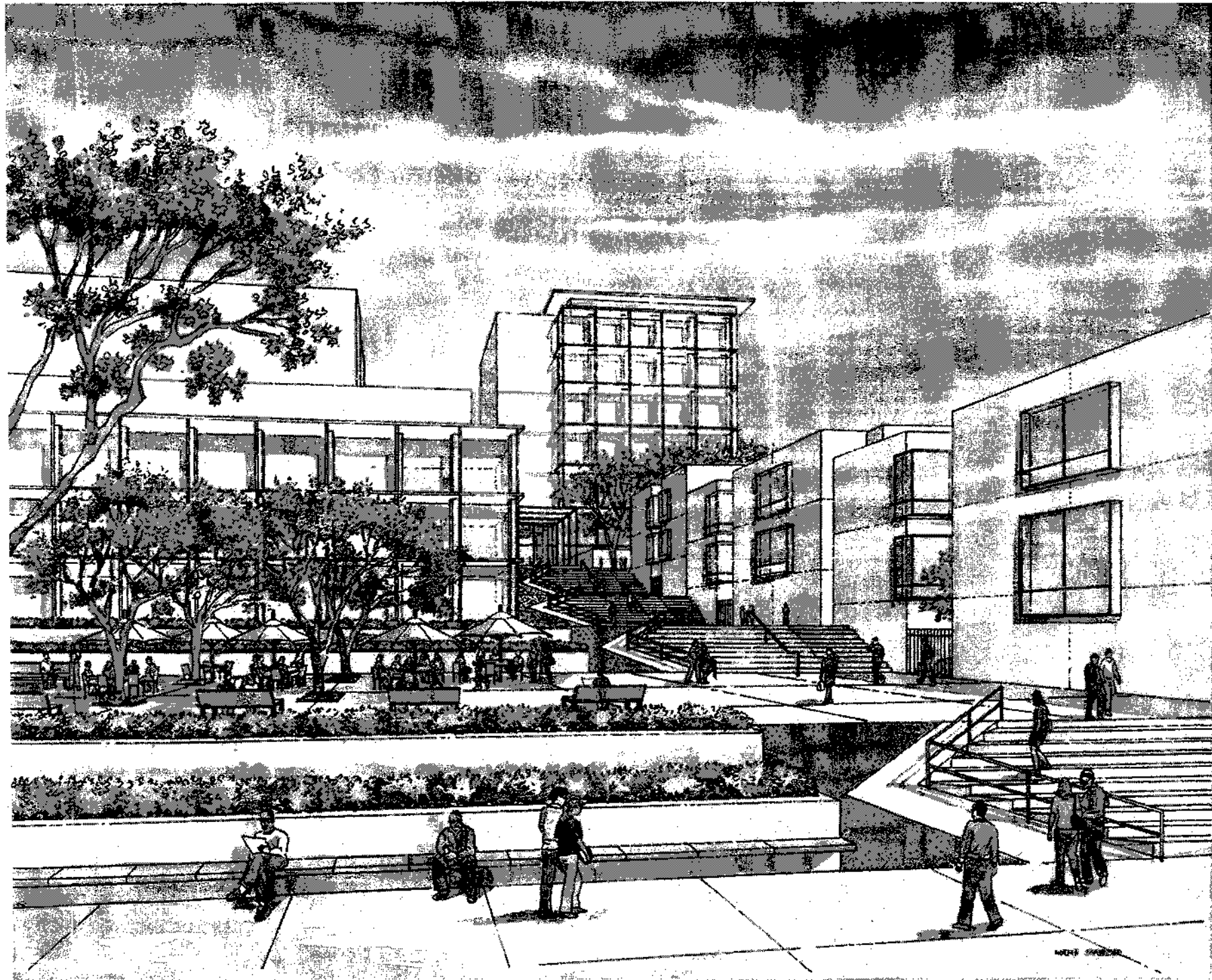
NORMA SANDERSON

# Master Plan

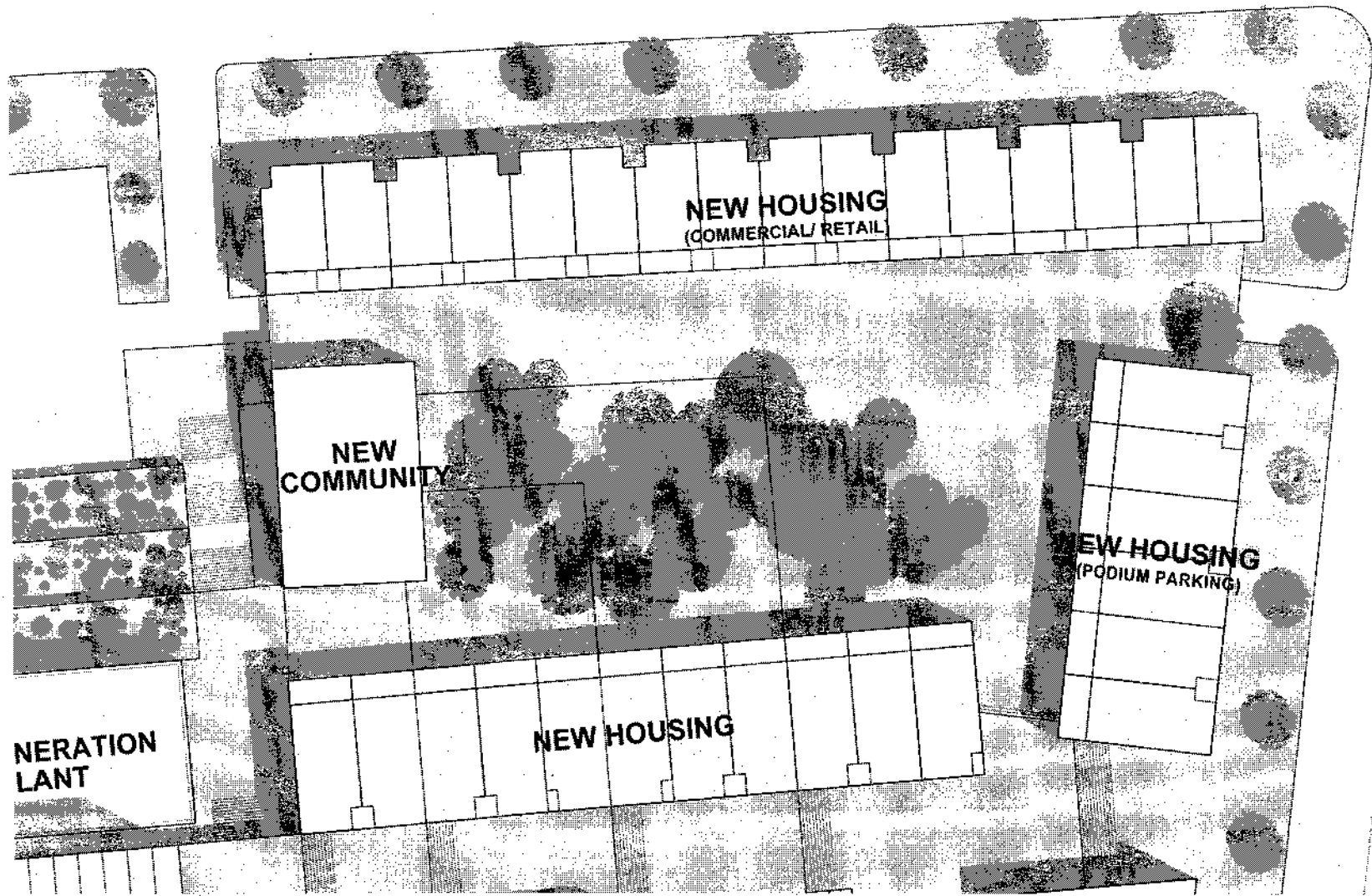


**INTERNAL COURT  
OFF FIG. STREET  
LOOKING WEST**

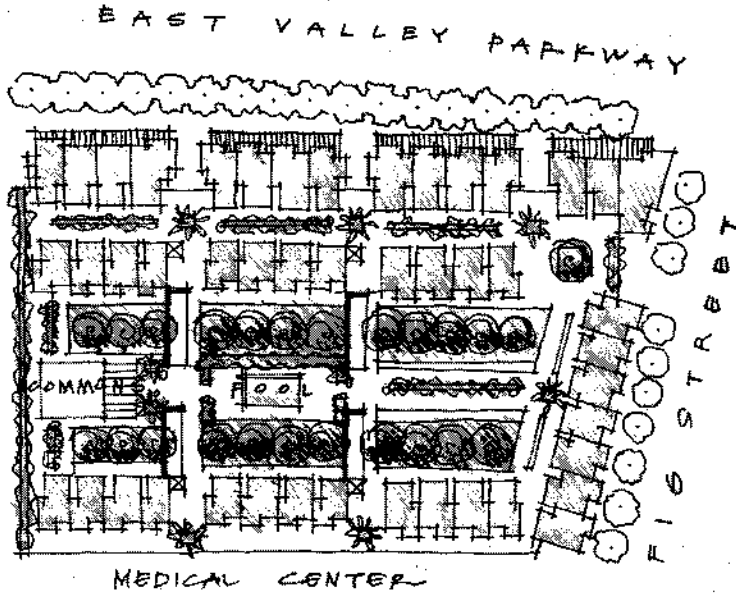




# EAST VALLEY PARKWAY HOUSING



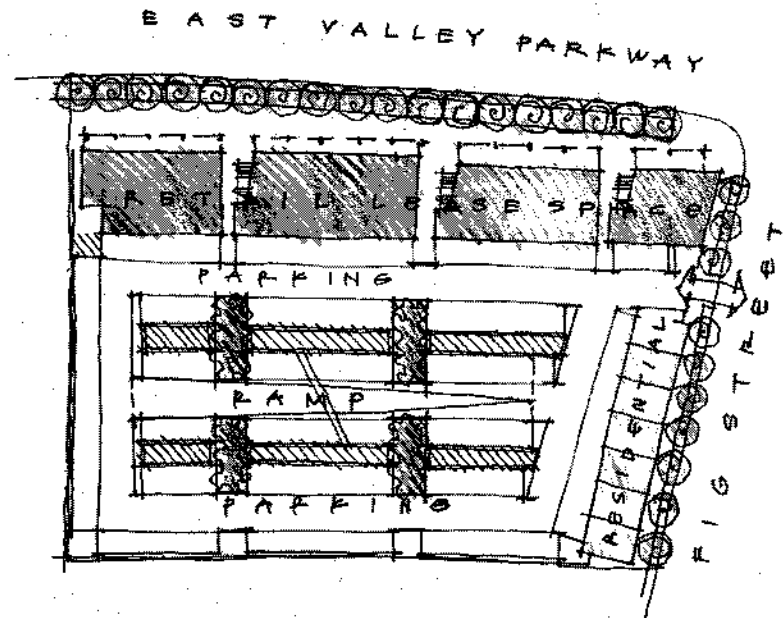
# EAST VALLEY PARKWAY AT FIG STREET MIXED USE FIVE STORY



PODIUM/TYP. UPPER LEVEL

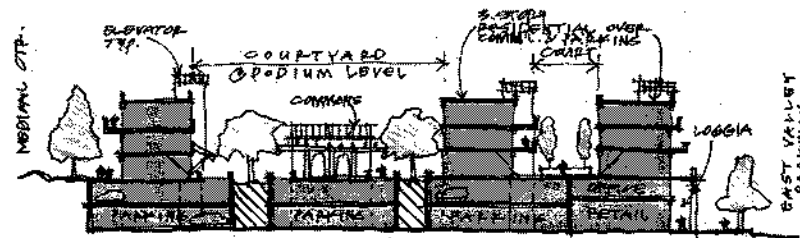
RESIDENTIAL UNITS  
 78 1-BR FLATS  
 57 2-BR FLATS  
 3 3-BR FLATS  
138 TOTAL UNITS

1600 GSF COMMONS BLDG.



STREET/PARKING LEVEL

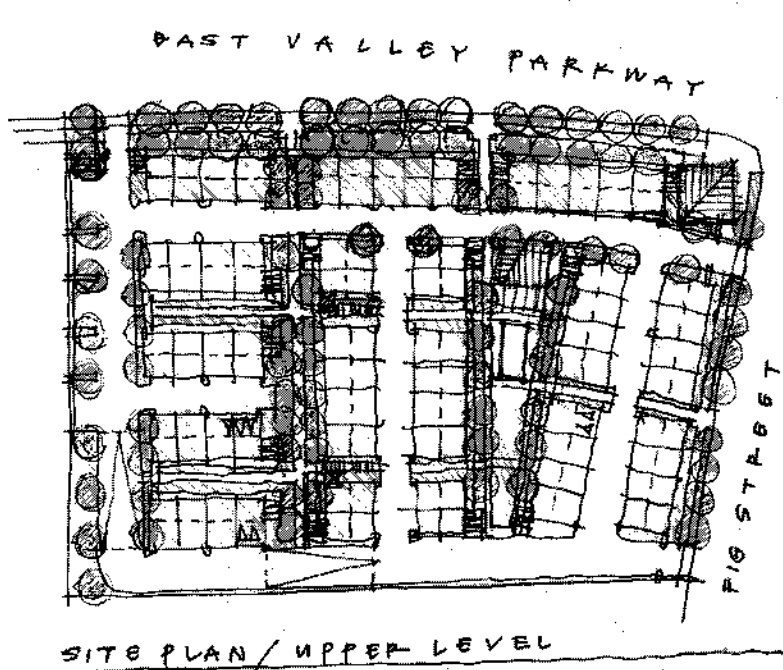
~20,000 GSF RETAIL (LEVEL 1)  
 ~16,000 GSF OFFICES (LEVEL 2)



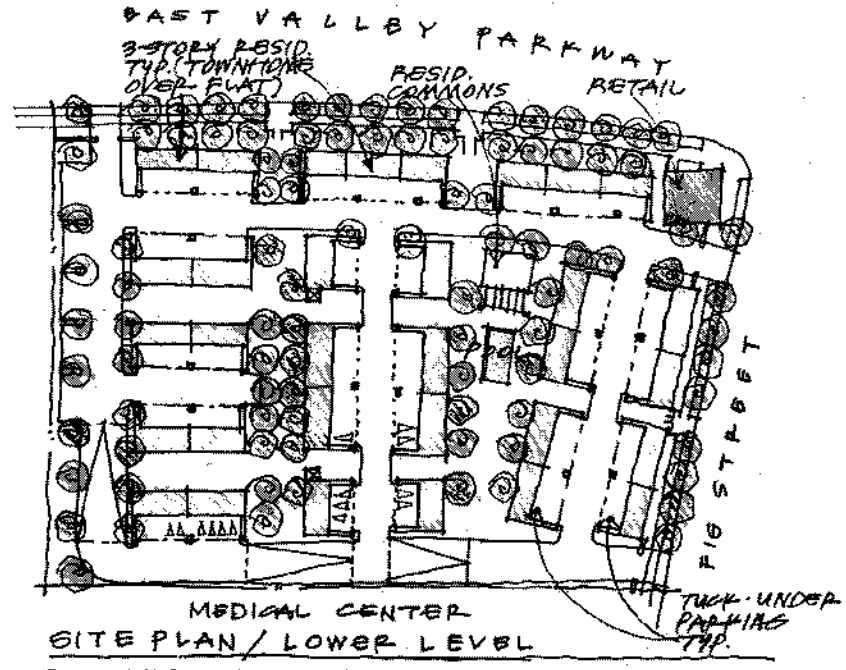
MIXED USE DEVELOPMENT CONCEPT/EAST VALLEY @ FIG STREET



# EAST VALLEY PARKWAY AT FIG STREET HOUSING THREE STORY

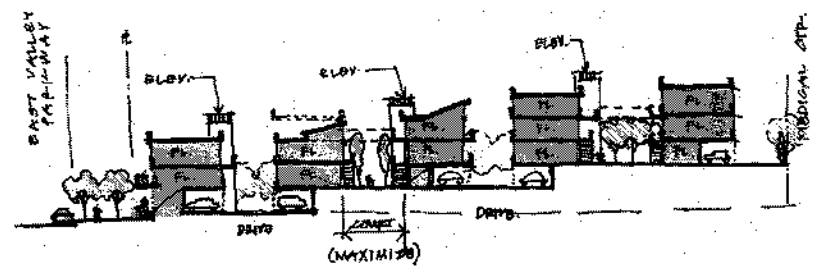


SITE PLAN / UPPER LEVEL



MEDICAL CENTER  
SITE PLAN / LOWER LEVEL

- RESIDENTIAL UNITS
- RETAIL 1500 GSF
- 10 1-BR FLATS
- 22 2-BR FLATS
- 64 2-BR TOWNHOMES
- 96 TOTAL UNITS



EAST VALLEY PARKWAY @ FIG STREET HOUSING CONCEPT

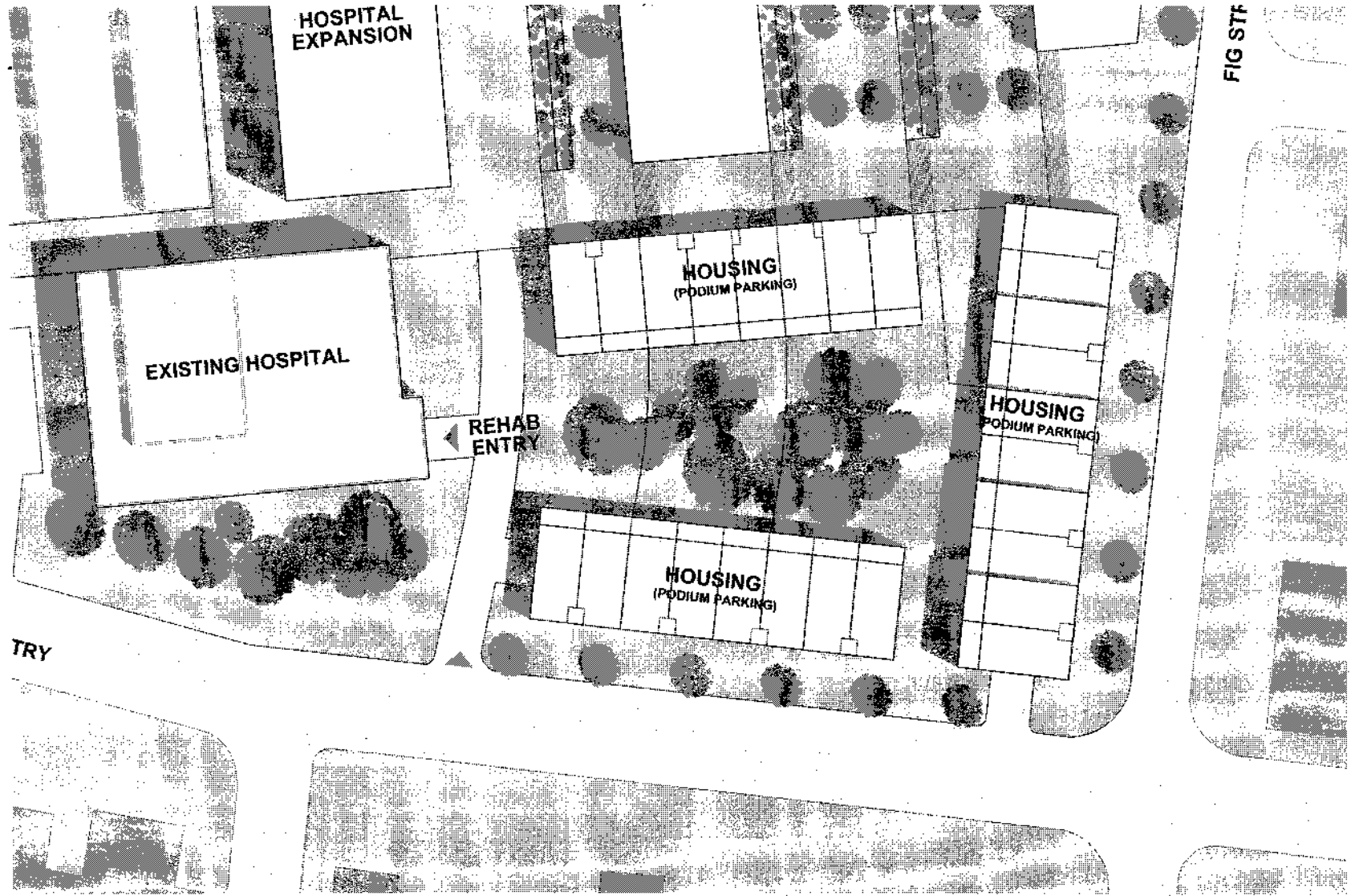
**PROJECT EXAMPLE:  
THREE STORY**



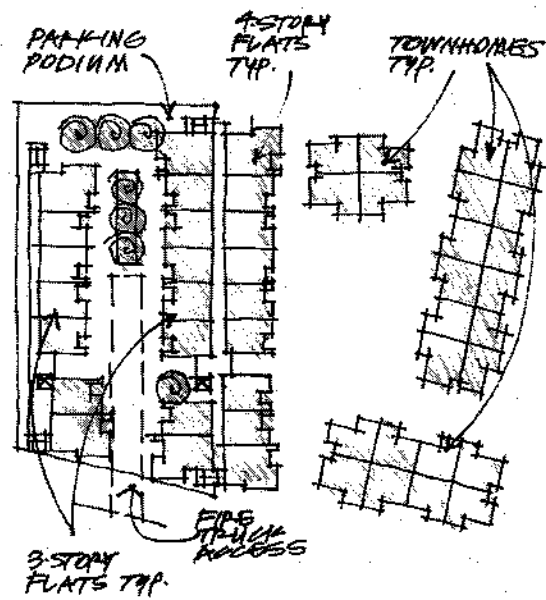
**PROJECT EXAMPLE:  
FIVE STORY**



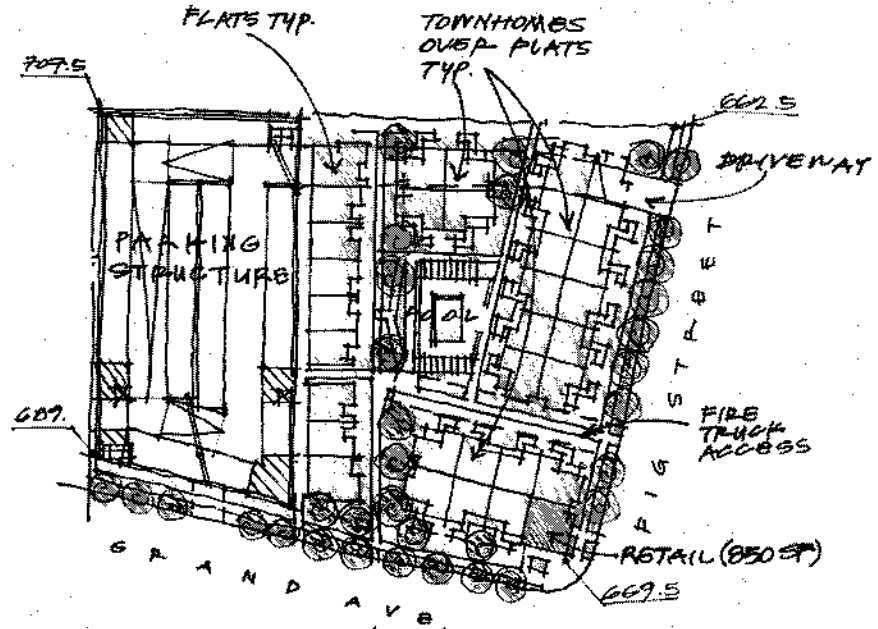
# GRAND AVENUE AT FIG STREET HOUSING



# GRAND AVENUE AT FIG STREET HOUSING

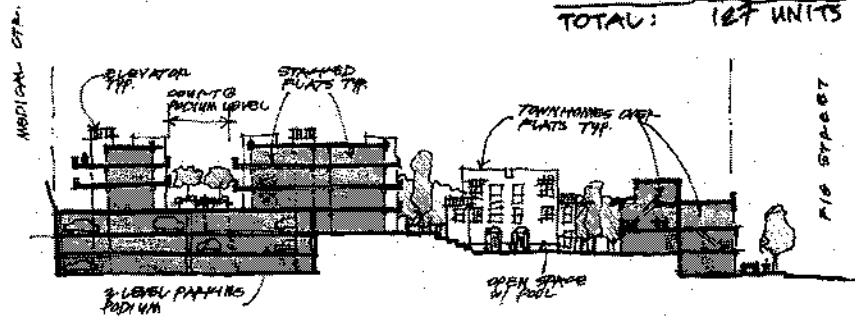


UPPER LEVEL



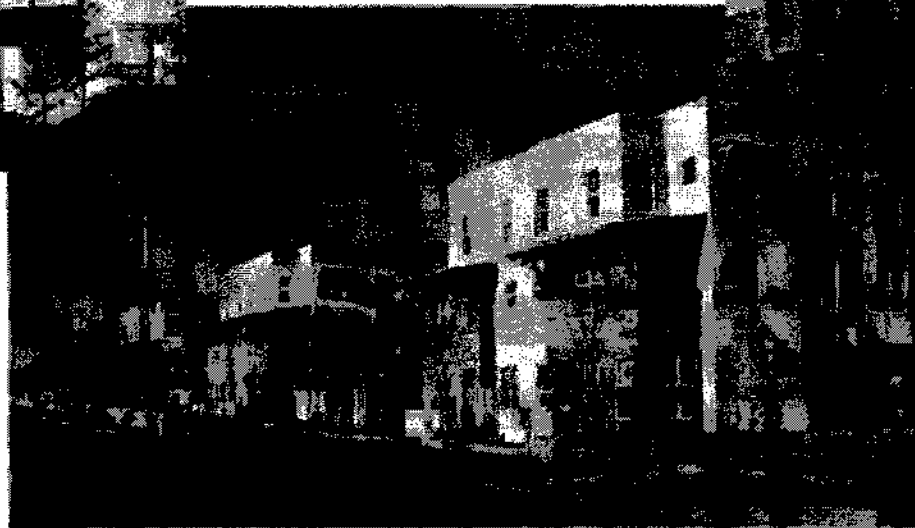
LOWER LEVEL/SITE PLAN

| RESIDENTIAL UNITS |    | PARKING PROVIDED |  |
|-------------------|----|------------------|--|
| 1BR FLAT          | 86 | 248 SPACES       |  |
| 2BR FLAT          | 17 | PARKING REQUIRED |  |
| 2BR TH            | 12 | 230 SPACES       |  |
| 3BR TH            | 12 |                  |  |
| TOTAL: 127 UNITS  |    |                  |  |

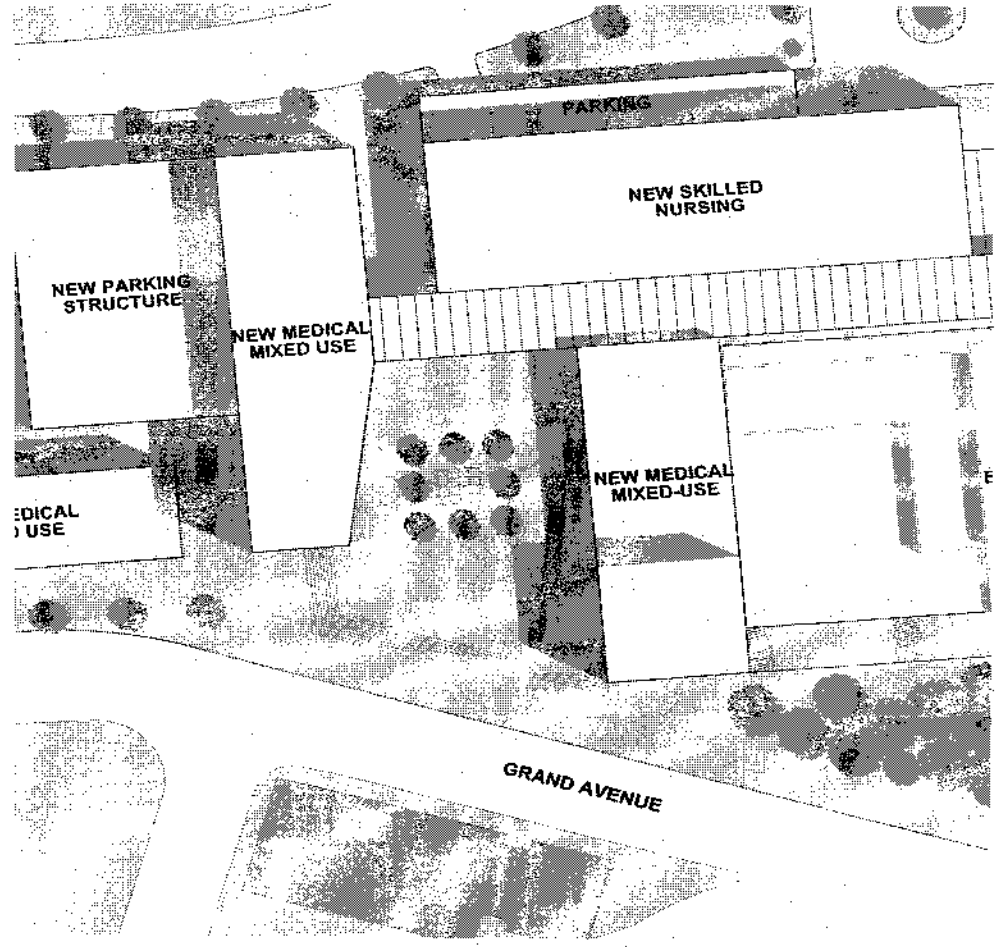
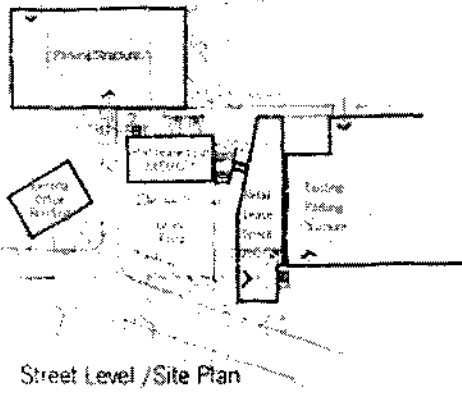
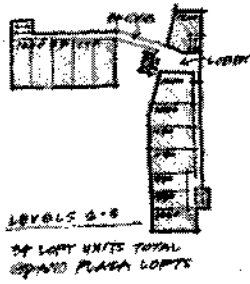
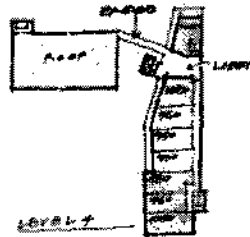


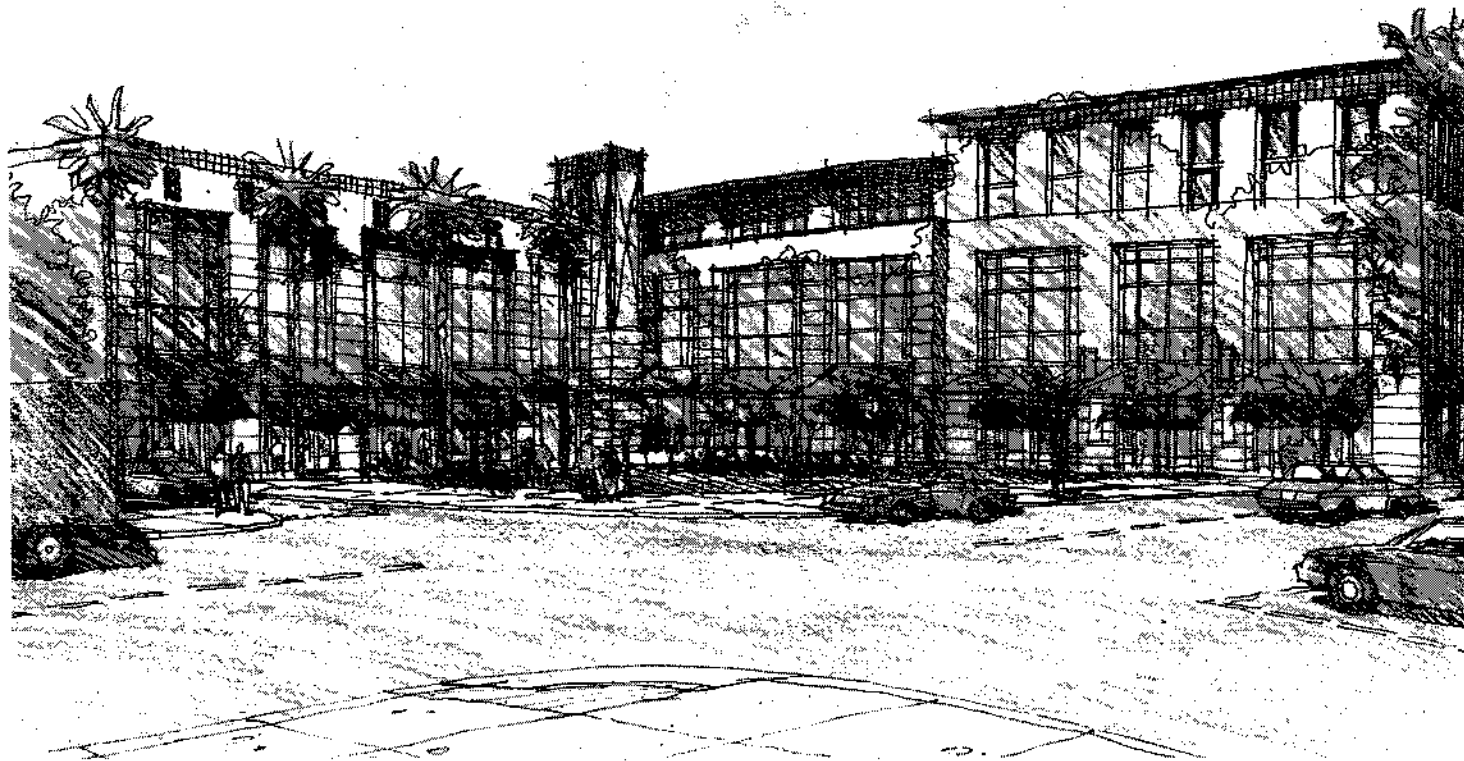
GRAND AVENUE @ FIG STREET HOUSING CONCEPT

**PROJECT EXAMPLE:  
FOUR STORY**

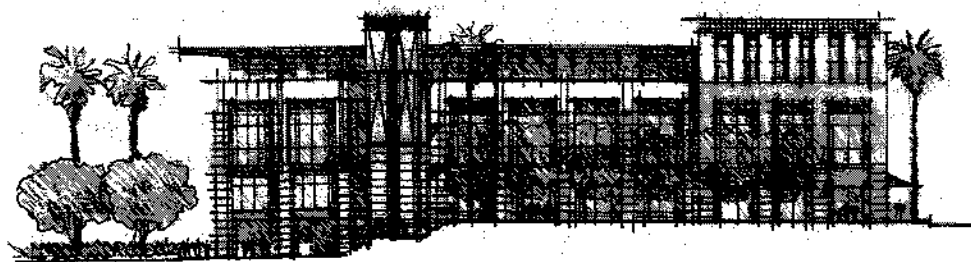


# GRAND PLAZA LOFTS MIXED-USE





GRAND PLAZA LOFTS - SOUTH ELEV.



GRAND PLAZA LOFTS - WEST ELEV.



**PALOMAR POMERADO HEALTH**

*A California Health Care District*