



Main Line Health[®]

Proposed Downtown Health Center

November 2024



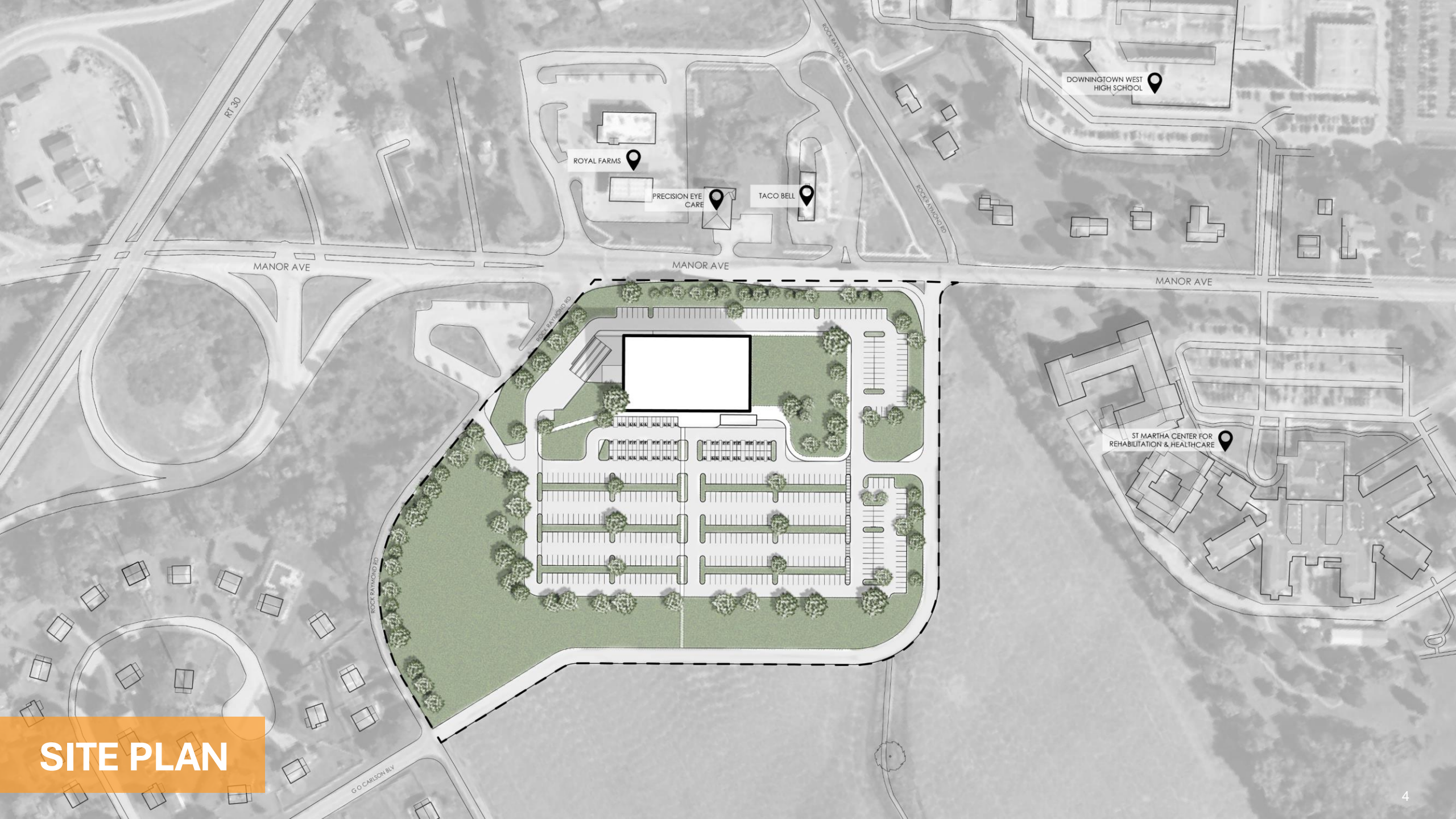
Main Line Health®

Agenda

- Proposed Site Plan
- Landscaping Concepts
- Included Services
- Timeline

Our Team

- JoAnn Magnatta, Main Line Health
- Carolyn Gorman, Main Line Health
- Lauren High, Main Line Health
- Doug Williams, Main Line Health
- Scott Huff, Stantec
- Shannon Heybach-Park, Bohler
- Matt Hammond, TPD



SITE PLAN

GARDENS



SEMI-PRIVATE STAFF GARDENS



HISTORIC INFORMATION PLAQUES

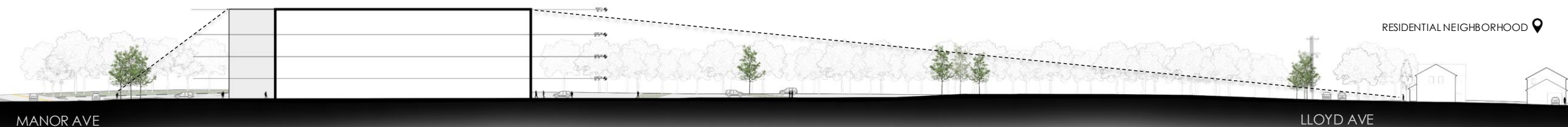
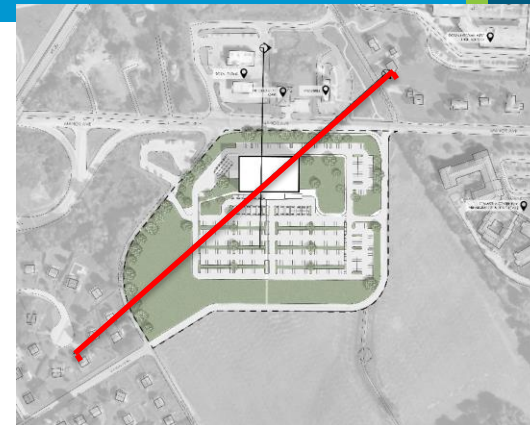


VIEWING GARDENS



PUBLIC GARDEN

LANDSCAPING CONCEPTS



LLOYD AVE SECTION



**VIEW FROM THE
NEIGHBORHOOD**

Why 4 Stories?

Patient comfort

Energy efficiency

Natural light

Reduced runoff

Co-location of services



- Our health centers bring together multiple providers and services, close to home.
- Patients can seamlessly move within the building, a one-stop, modern and welcoming environment. No driving from place to place.
- Facility is expected to include features such as a common check-in area and registration team that will support the ability for patients to connect with multiple services during the same visit.



Primary Care & Urgent Care



Medical Specialties

- Cardiology
- Oncology
- Obstetrics & Gynecology
- Neurology
- Endocrinology
- Rheumatology



Surgical Specialties

- Vascular Surgery
- Pain Management
- Otolaryngology (ENT)
- Gastroenterology
- Colorectal Surgery
- General Surgery
- Surgical Oncology
- Neurosurgery
- Orthopedic Surgery

Hospital Based Services



X-Ray



MRI



CT & PET-CT



US



Mammo



Infusion



Radiation Oncology



ASC

Ophthalmology
Orthopedics
Spine
Pain
General Surgery
ENT
Urology
Digestive Health



Rehab

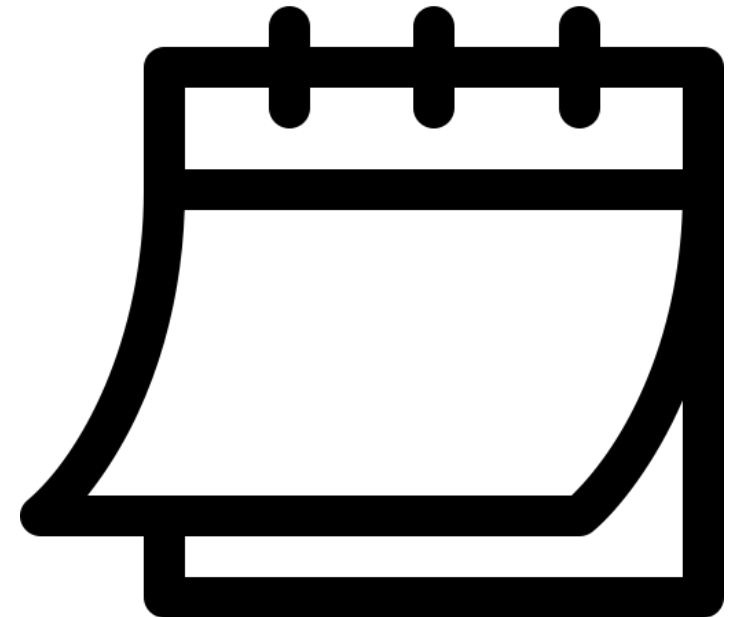
Regional Hospitals and MLH Health Centers



Current Wait Times

New Patient Appointments Primary Care

Location	Days
Downingtown	26
Guthriesville	30
Exton	36



Underserved

- **38%tile** vs. other Main Line Health areas (**70%tile**) suggest a supply gap of clinicians and appointments
- Measured as clinicians per 100K of populations

Growing population

2023	2033	Change
226,775	241,802	+6.2%





- Main Line Health is a trusted community leader in healthcare
- We desire to increase access to high-quality healthcare in this growing community: Downingtown, Guthriesville and Thorndale
- With population growth comes increased needs for healthcare in the community
- We envision an integrated location where people can access primary and specialty care, along with other important services
- Focused on convenience and designed to deliver a healthcare experience that is easy and positive for residents
- Allows us to achieve our mission of building healthy communities

- Our engineers and traffic planners know the code requirements and have developed recommendations that meet or exceed all requirements.
- PennDOT is considering a few options for changes to the Route 30 bypass and the interchange onto Manor Avenue.
- The location of our building would not be impacted by any of the alternatives that PennDOT has put forth. Meaning, we would be building on what each alternative indicates would not be where they intend to lay roadway.
- We are asking the township for a zoning change. The property is currently in R2 residential, and we are seeking a reclassification as C2 commercial.

Traffic Study

RECOMMENDATIONS

Intersection	Recommendation
Manor Avenue (SR 0322) & Rock Raymond Road (SR 4017)	Install a NB Approach consisting of a Left Turn Lane and Thru-Right Turn Lane, to form the fourth leg of the existing T-intersection. The fourth leg will act as the site driveway under 2027 Conditions and will act as the G O Carlson Boulevard Extension in 2032.
	Widen the SB Approach to provide separate Left, Thru and Right turn lanes.
	Restripe the existing gore area on the WB Approach to provide a 105' dedicated Left-Turn Lane followed by the continuation of the existing two-way center left turn lane.
	Add an advance Left turn phase to the WB approach to match the existing EB advance phase.
	Provide a 175' deceleration lane on the EB approach to the site driveway.
Manor Avenue (SR 0322) & Lloyd Avenue	As an interim improvement, restripe the NB approach to consist of a NB Left Turn Lane and a NB Thru-Right Turn Lane under the 2027 conditions.
Manor Avenue (SR 0322) & EB Route 30 Ramps <i>(Improvements to be completed by PennDOT as part of the Route 30 By-Pass Project)</i>	Under 2032 conditions, PennDOT proposes to signalize this intersection based on Improvement Alternative A.
G O Carlson Boulevard & Lloyd Avenue <i>(Improvements to be completed by PennDOT as part of the Route 30 By-Pass Project)</i>	Under 2032 conditions, switch the NB/SB approaches to stop controlled and the EB/WB approaches to free.
	TPD suggests the addition of a WB Left Turn Lane and NB Right Turn Lane as part of PennDOT's Route 30 By-Pass Project
Manor Avenue (SR 0322) & Lancaster Avenue (SR 3070) Corridors	Optimize study area traffic signal timings.

*Collaborative process between Main Line Health, Caln Township and PennDOT to develop a roadway improvement package that addresses not only existing traffic operations but also mitigates the impact of the proposed development.



HORSESHOE PIKE

(A.K.A. STATE ROUTE 322)
(A.K.A. MANOR AVE.)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

ROCK RAYMOND RAYMOND ROAD

(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

MANOR AVENUE

LLOYD AVENUE

(A.K.A. NORTH LLOYD AVENUE-TWP ROAD)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

APPROX LOCATION OF FUTURE ULT R.O.W. TAKING

REQUIRED LIMIT OF SLOPE

REQUIRED LIMIT OF SLOPE

APPROX. LOCATION OF PENNDOT LEGAL R.O.W.

PROPOSED LEGAL RIGHT OF WAY OFFERED TO JURISDICTION HAVING AUTHORITY AT THE TIME OF DEDICATION TO ACCOMMODATE GRASS STRIP AND SIDEWALK

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APPROX LOCATION OF FUTURE ULT R.O.W. TAKING

PROP 4-STORY MEDICAL OFFICE BUILDING
FOOTPRINT: 38,535 SF
OVERALL GFA: 146,140 SF
PROP PARKING: 503 SPACES
(3,651,000)

PARKING AREA "A"
150 PARKING SPACES

PARKING AREA "B"
156 PARKING SPACES

PROP. SUBDIVISION LINE (TYP)



P.O.B. (FUTURE LOT 1)

APPROX LOCATION OF R.O.W.

PROP. RAINGARDEN

PROP. RAINGARDEN

PROP. RAINGARDEN

PROP. RAINGARDENS IN PARKING ISLANDS (TYP. -6)

30' SIDE YARD BUILDING SETBACK

15' SIDE YARD

PROP. LEVEL SPREADER

PROP. TREELINE

30' SIDE YARD BUILDING SETBACK

15' SIDE YARD PARKING SETBACK

15' FRONT YARD PARKING SETBACK

80' FRONT YARD BLDG SETBACK

15' FRONT YARD PARKING SETBACK

80' FRONT YARD BLDG SETBACK

15' FRONT YARD PARKING SETBACK

15' FRONT YARD PARKING SETBACK

80' FRONT YARD BLDG SETBACK

24' (TYP.)

24' (TYP.)

146.5'

377.9'

566.67'

S67°54'59"E(D)
S73°14'38"E(SP)

S59°51'40"E(P)

176.41'

102.8'

107.8'

107.8'

31.3'

44.7'

51.3'

244'

144'

244'

244'

244'

244'

244'

244'

244'

244'

146.5'

146.5'

146.5'

324.5'

324.5'

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594.67'

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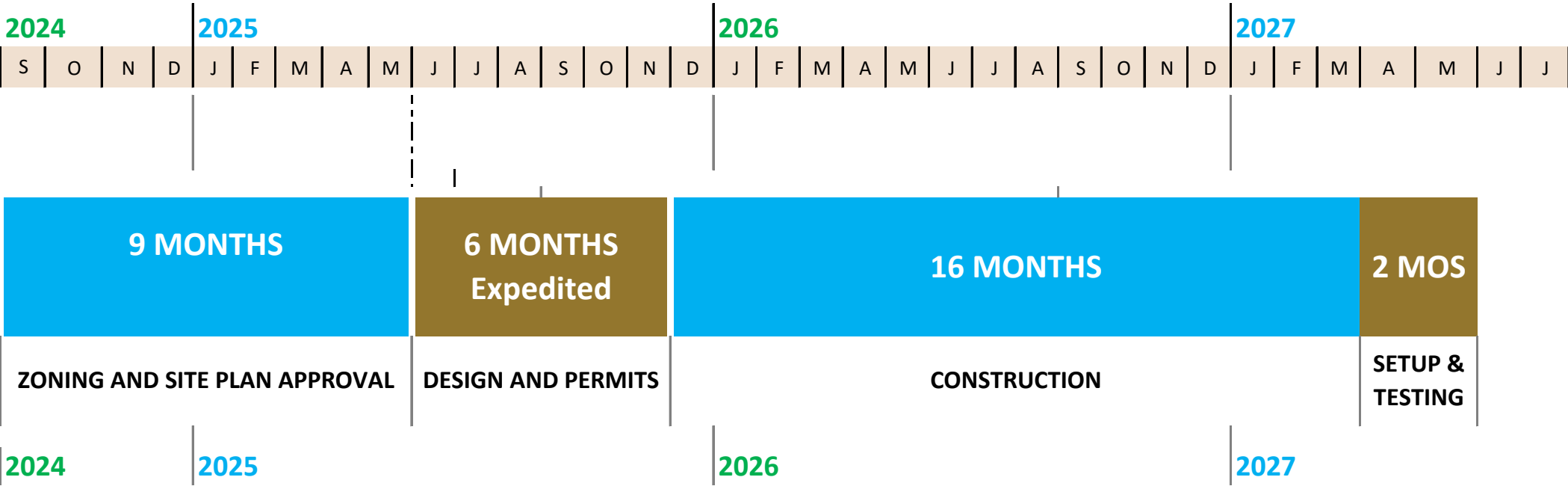
594.67'

594.67'

594.67'

Date	Event
Sept. 19	Public Information Session
Sept. 26	Public Information Session
Oct. 15	Planning Commission Meeting <i>(Project Introduction)</i>
Nov. 11	Public Information Session
Nov. 19	Planning Commission Meeting

- We hope to open the Downtown Health Center in 2027. Zoning and site approval are projected at 9 months, design and permitting will then take 6 months followed by construction and set up.





Main Line Health[®]

Questions?

Lankenau Medical Center | Bryn Mawr Hospital | Paoli Hospital | Riddle Hospital | Bryn Mawr Rehab Hospital
Mirmont Treatment Center | HomeCare & Hospice | Lankenau Institute for Medical Research