



Main Line Health[®]

Proposed Downtown Health Center

September 2024



Main Line Health[®]

Agenda

- Location
- Local Need
- Included Services
- Roadways and Infrastructure
- Timeline

Our Team

- JoAnn Magnatta, Main Line Health
- Carolyn Gorman, Main Line Health
- Doug Williams, Main Line Health
- Mark MacBride, Main Line Health
- Bohler (Engineering)
- TPD (Traffic Planning & Design)
- Stantec (Architecture)

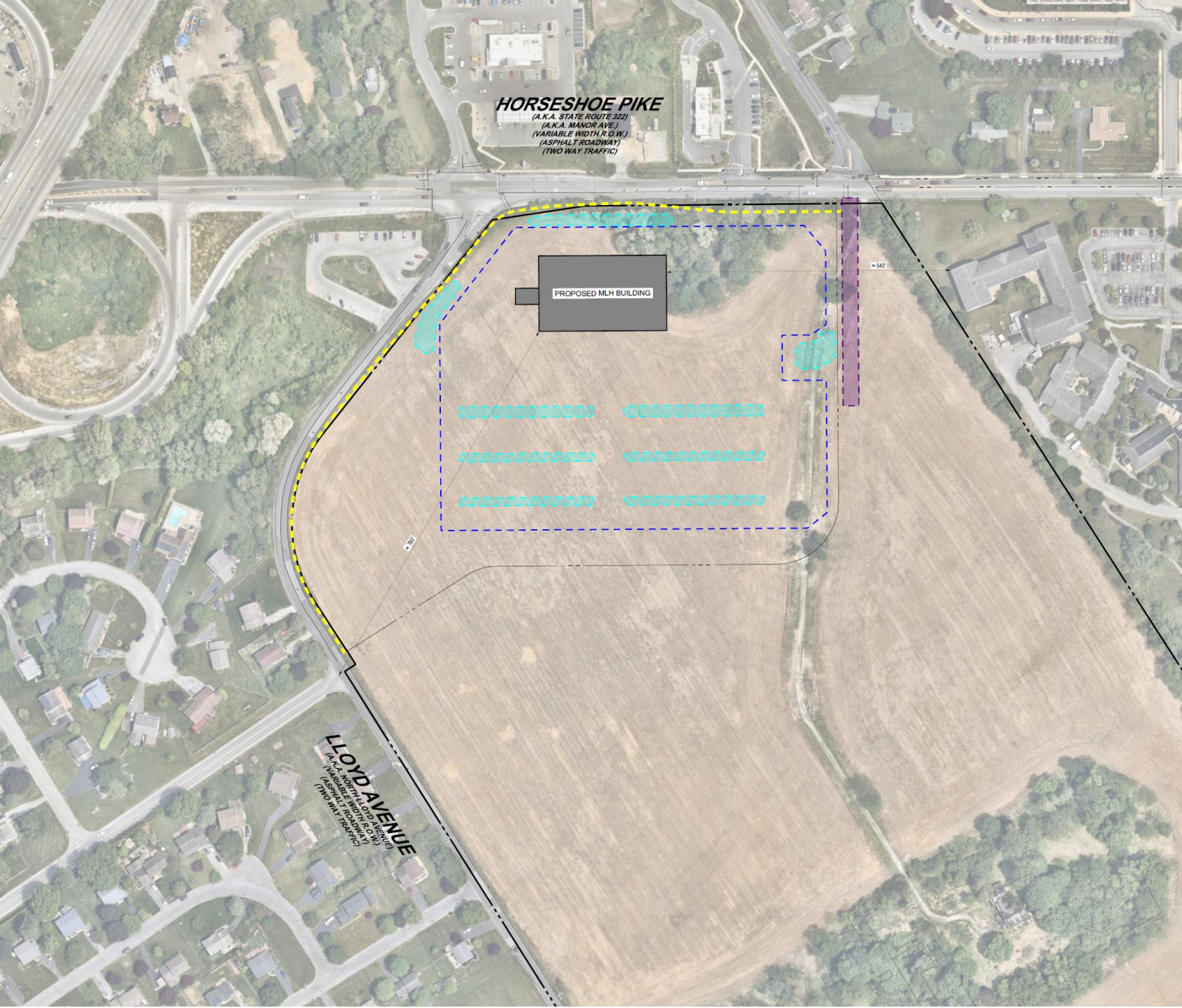
- Need for healthcare in this community
- Bring high quality, safe, affordable and equitable care to as many neighbors as possible.
- Thorndale



- Property at the corner of Manor and Lloyd Avenues.
- 60-acre site; MLH is purchasing 14.5 acres or about one quarter of the property.
- Currently owned by Wild Meadows, LLC.
- The existing intersection at Rock Raymond Road will be the primary access point for the site.
- The Lloyd Farm house is not on this parcel it is nearer to the southern end of the 60 acres.



Corner of Lloyd & Manor Avenues



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

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

PROPOSED MLH BUILDING

940'

LEGEND	
PROPOSED	
SUBDIVISION LINE	-----
SIDEWALK	-----
DRIVEWAY ACCESS	-----
PARKING AREA	-----
RAIN GARDEN	-----
BUILDING	-----

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PROPOSED MLH BUILDING

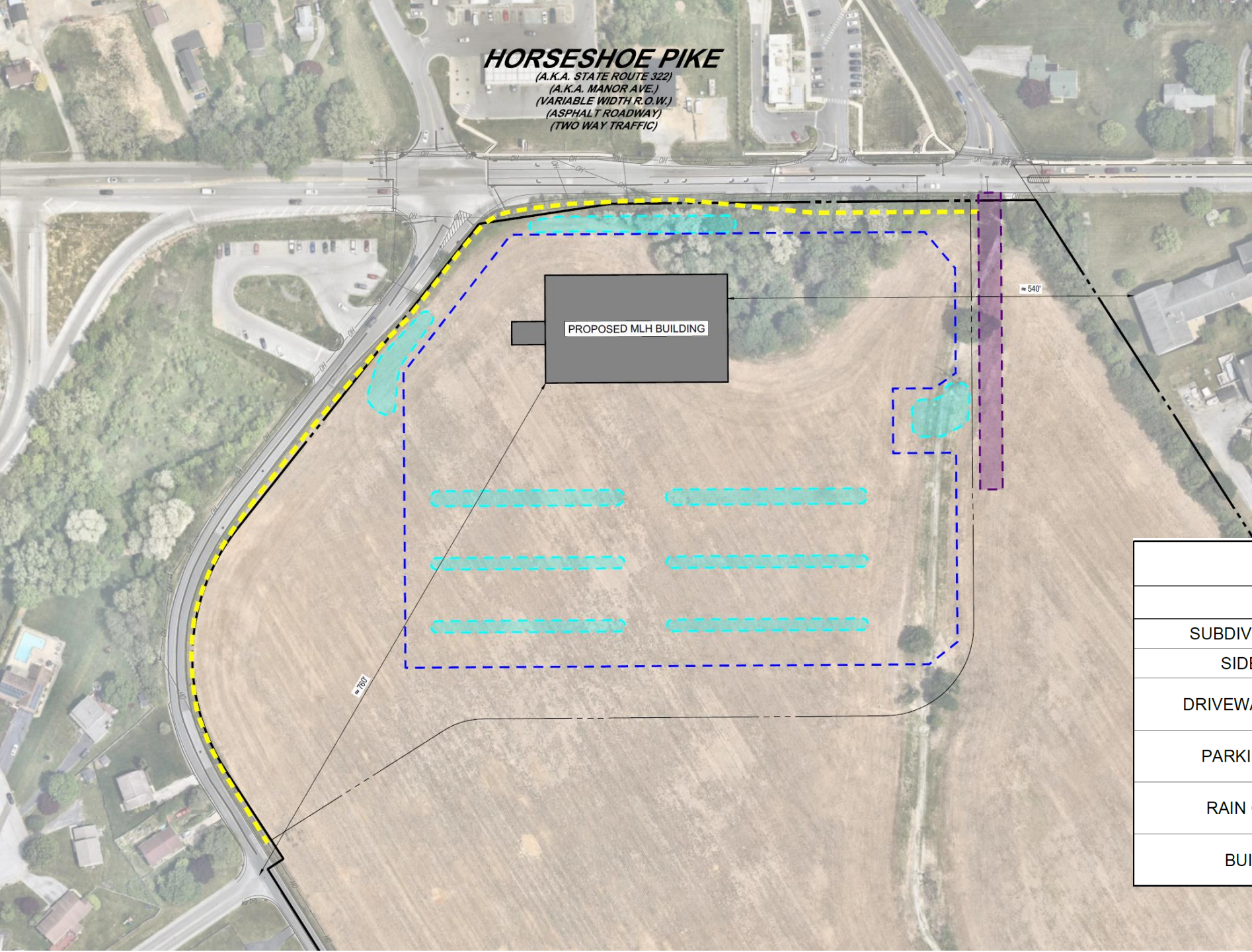
540'

780'

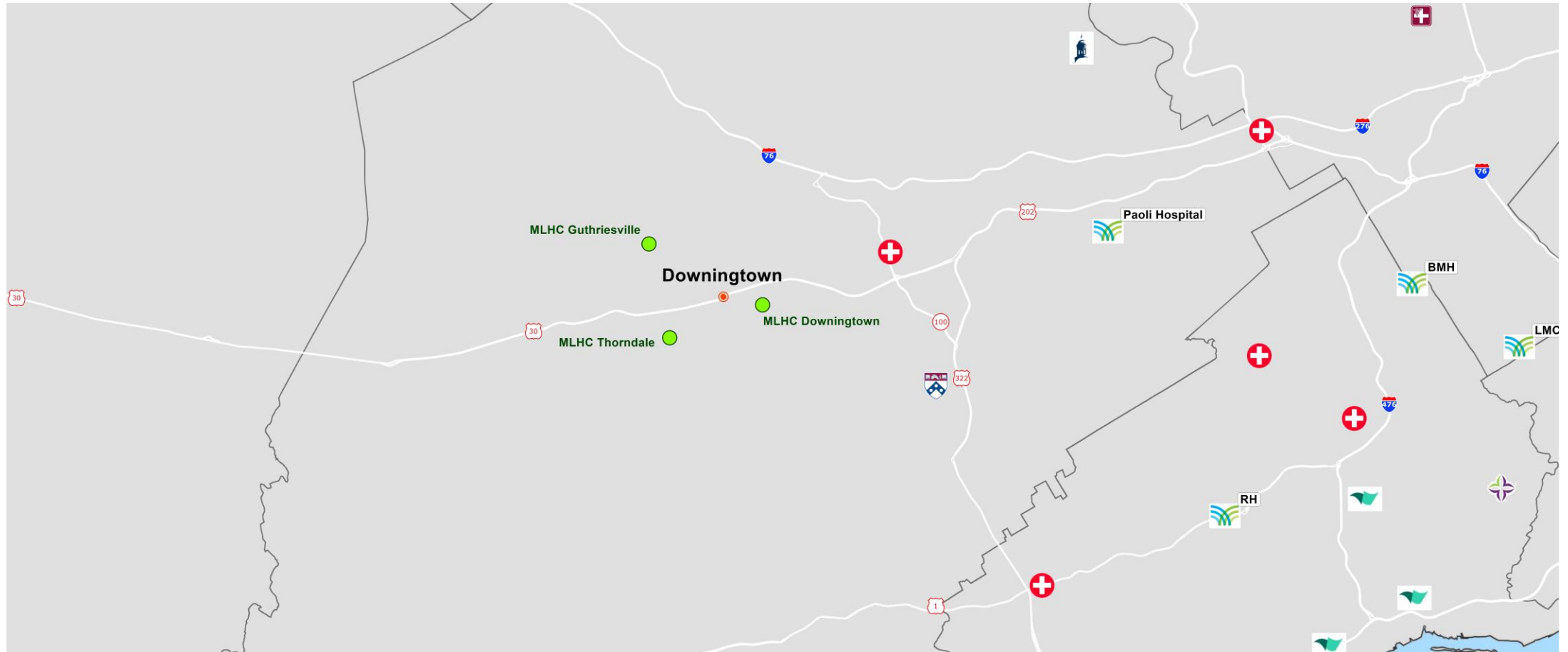
LEGEND

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Regional Hospitals and MLH Health Centers



Changes in care settings

Patient care is moving out of hospitals into outpatient (ambulatory) settings.

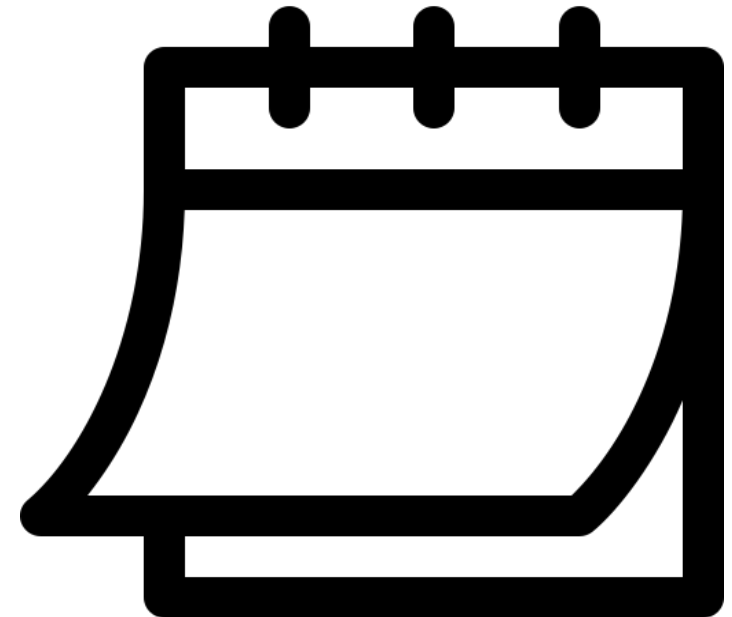
Main Line Health is adapting to rapid changes in health care by providing innovative services, accessible via multiple care delivery options



Current Wait Times

New Patient Appointments Primary Care

Location	Days
Downingtown	26
Guthriesville	30
Exton	36



Meeting the Community's Needs

Underserved

- 38% percentile vs. Other Main Line Health areas

Growing population

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

The look and feel of our health centers – particularly our newer ones – are in the same vein – modern and welcoming. We have a track record of not only offering high-quality care but doing so in high-quality settings. I invite you to go to our other health centers to visit if you have never been.



Patients prefer co-located services. Main Line Health delivers on that expectation at our health centers.



Primary & Specialty Care



Urgent Care



Imaging Services



Laboratory Services



Physical Rehabilitation



Surgery Center

Design

- The proposed center will have an intentional design.
- Patients will have the ability to seamlessly move within it, making it a one-stop modern and welcoming shop.
- The look and feel of our health centers – particularly our newer ones – are in the same vein of modern and welcoming. We have a track record of not only offering high-quality care but doing so in high-quality settings. I invite you to go to our other health centers to visit if you have never been.



Health Centers

Broomall

Collegeville

Concordville

Exton

King of Prussia

Newtown Square

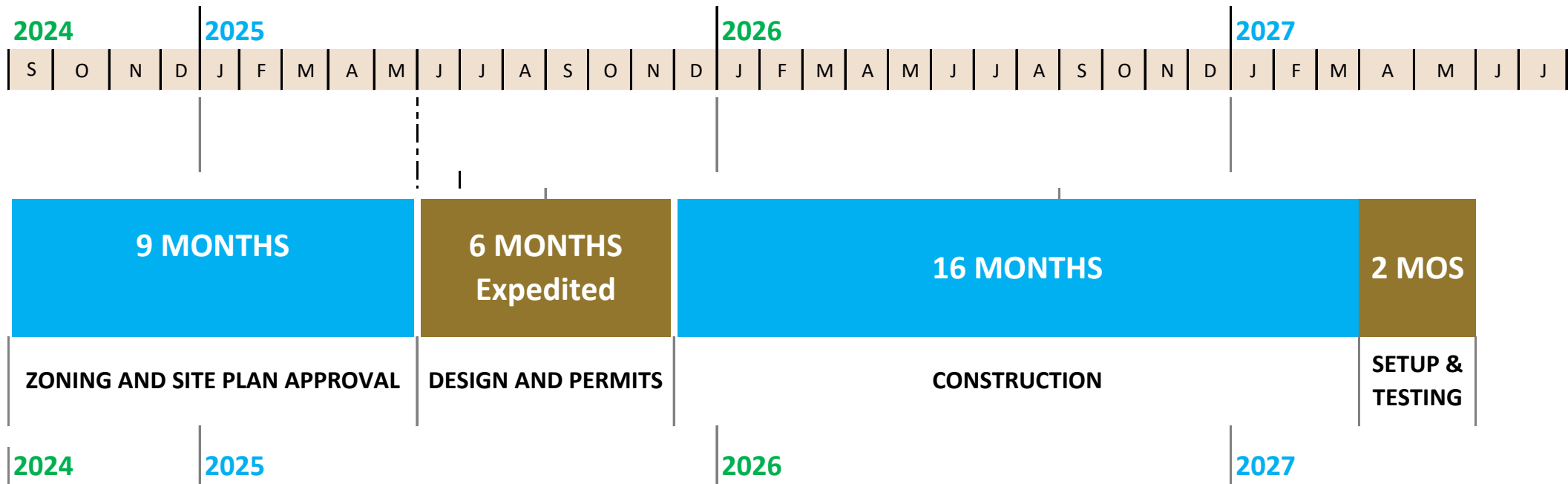
+ Downingtown



- Broomall location. You can see from the sign that imaging and lab are right there with urgent care just a few steps away. So, if someone comes in with a broken arm, for instance, they can be transferred right over to X-ray or women can schedule their OBGYN appointment and their mammogram for the same day in the same place. No return trip needed.



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



- 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.



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

APPENDIX

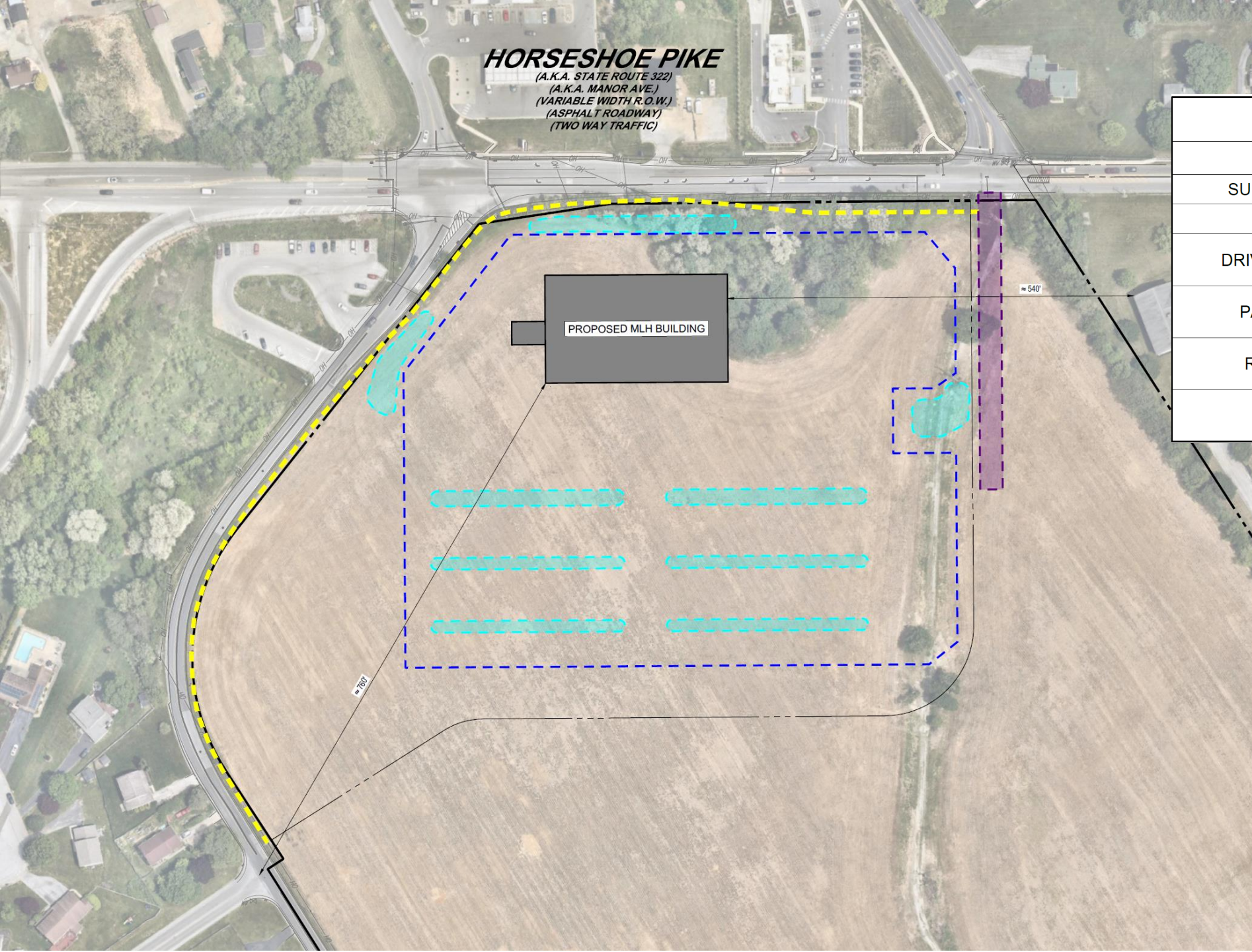
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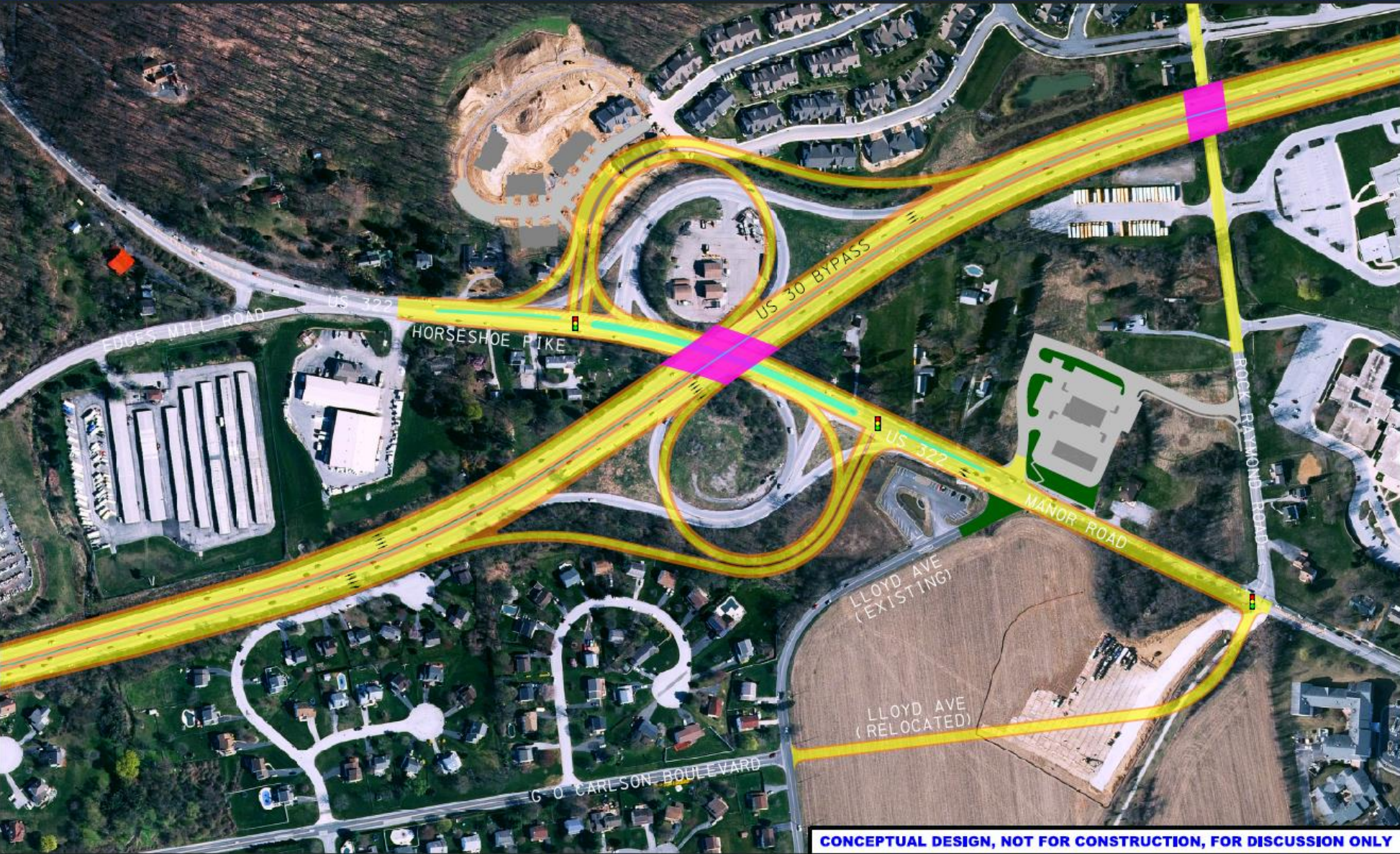
PROPOSED MLH BUILDING





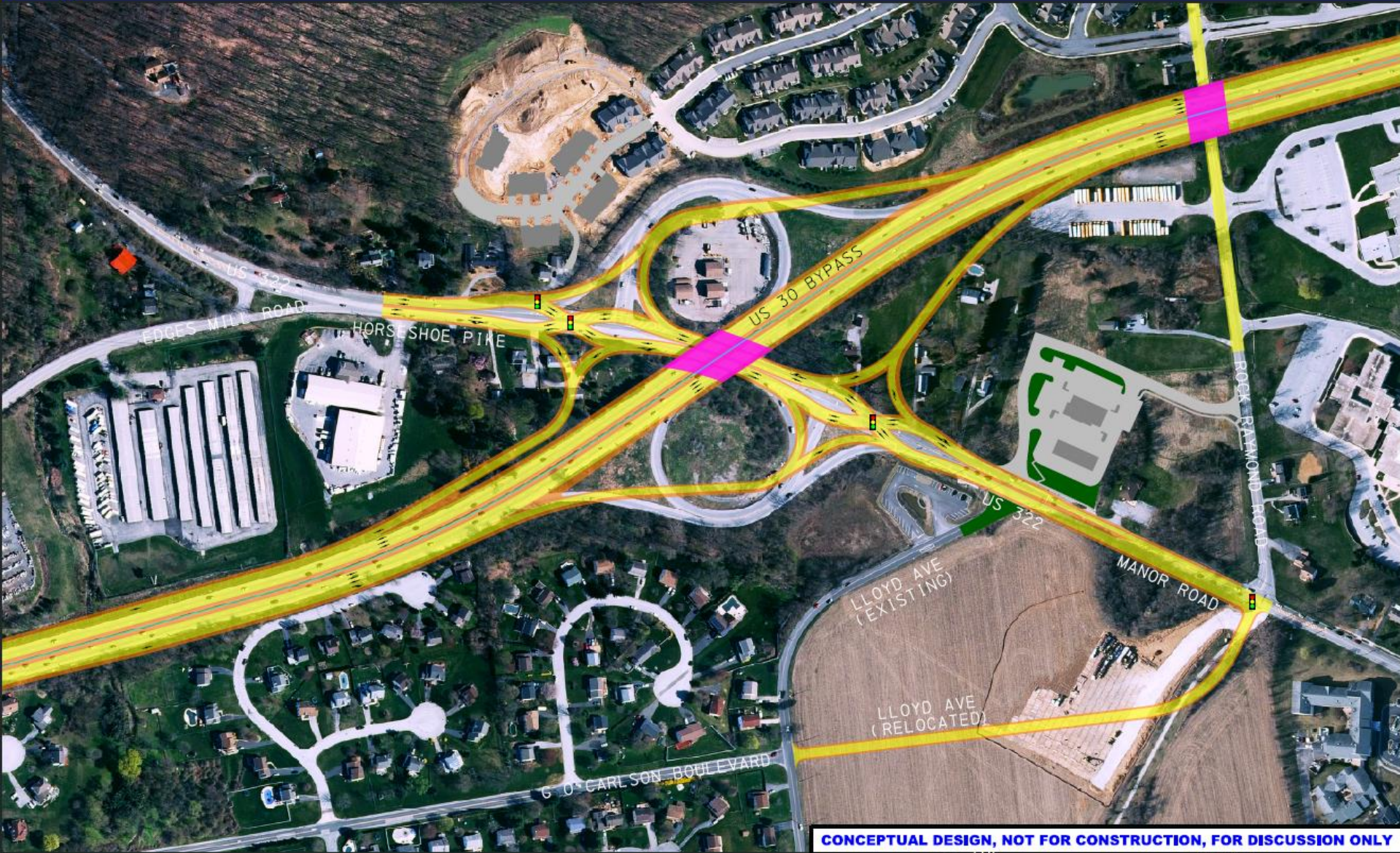


US 30 RECONSTRUCTION PROJECTS Chester County



PennDOT Alternative A

US 30 RECONSTRUCTION PROJECTS Chester County



CONCEPTUAL DESIGN, NOT FOR CONSTRUCTION, FOR DISCUSSION ONLY

PennDOT Alternative B

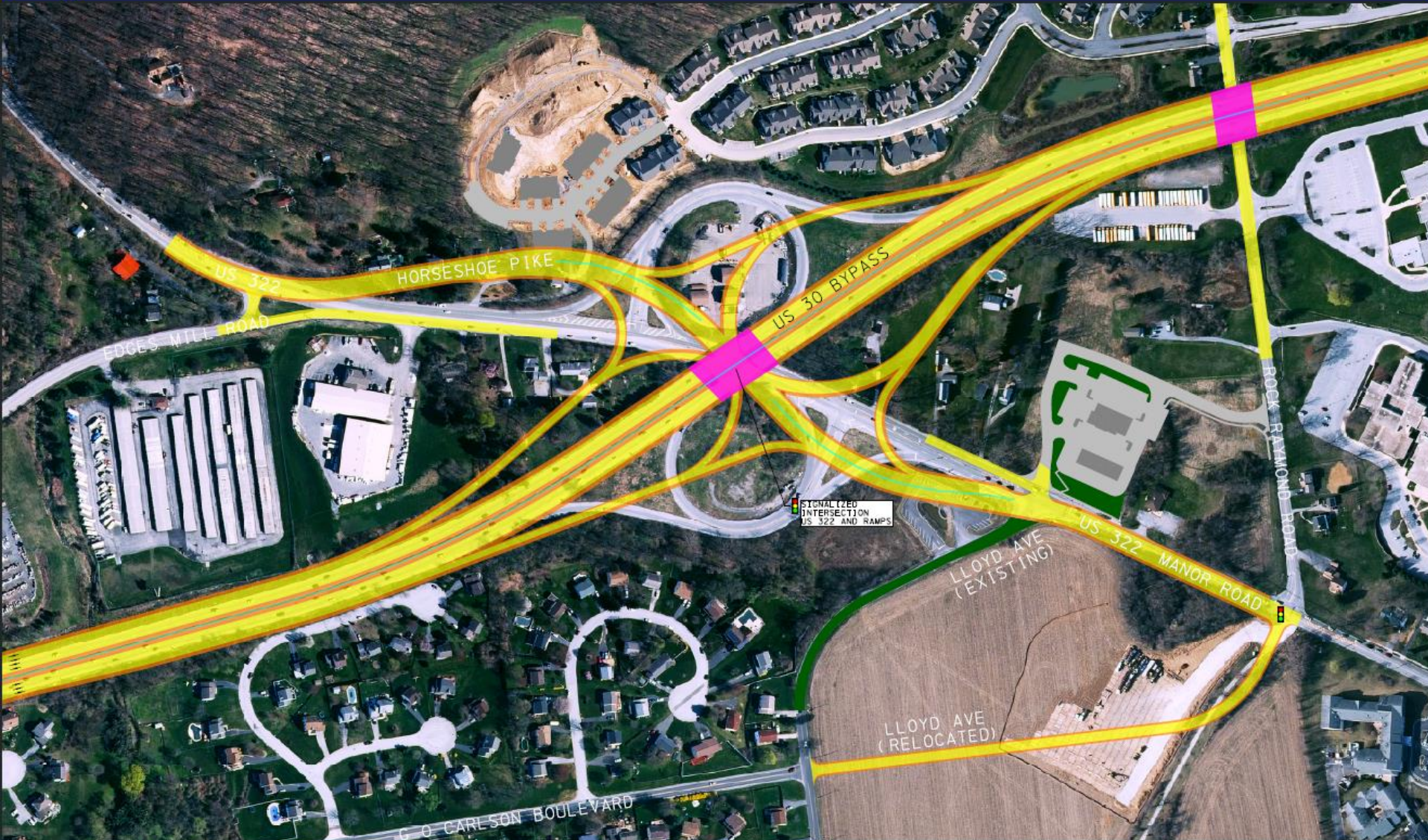


US 322 Alternative B
October 2021



Source: <https://us30-chesco.com/us-30-home/station-4-us-route-322/>

US 30 RECONSTRUCTION PROJECTS Chester County



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PennDOT Alternative C