

Proposed Downingtown Health Center

February 2025

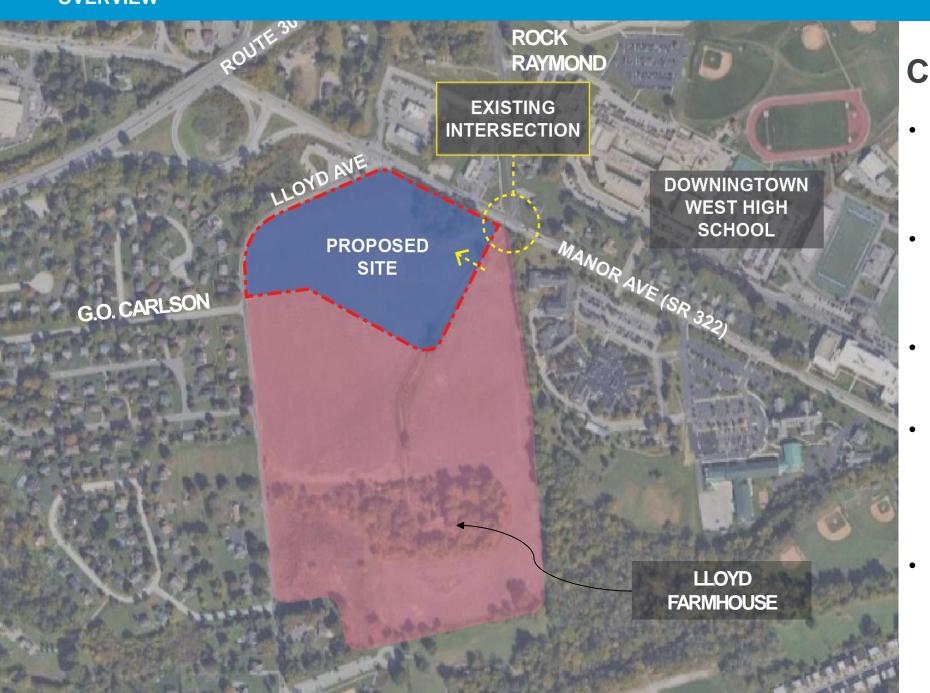


Main Line Health®

Agenda

- Current Submission
 - Subdivision and Land Development
 - Zoning
- Community Outreach History
- Proposed Site Plan
- Proposed Building
- Included Services





Current Submission

- Development of a portion of the parcel at Manor and Lloyd Ave.
- 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 the parcel, it is nearer to the southern end of the 60 acres.

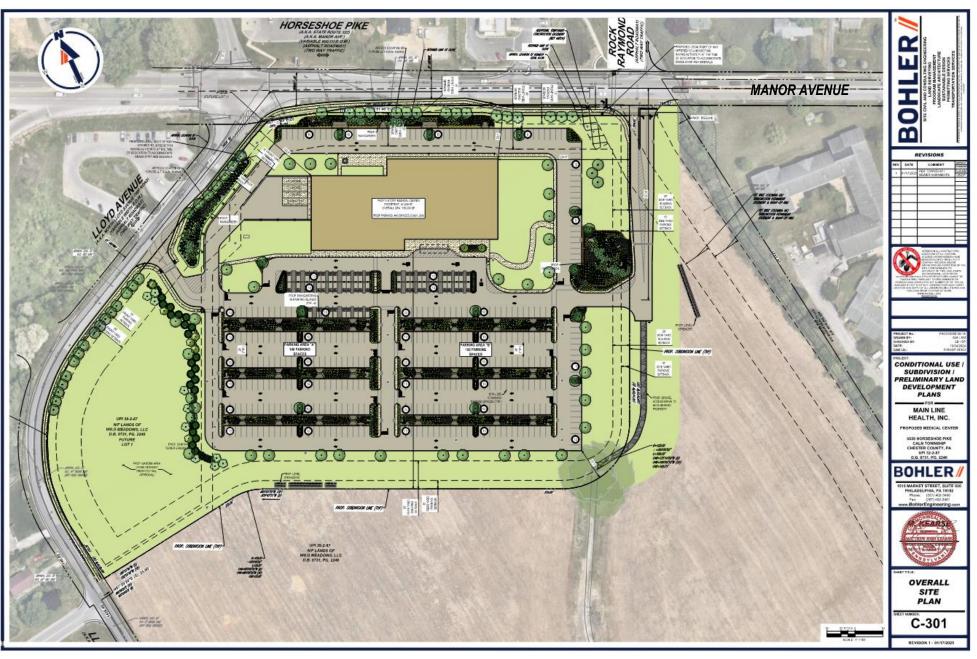


Date	Event			
Sept. 19	Public Information Session			
Sept. 26	Public Information Session			
Oct. 15	Planning Commission Meeting (<i>Project Introduction</i>)			
Nov. 11	Public Information Session			
Nov. 19	Planning Commission Meeting			
	Design Team Revisions			
Feb. 18	Planning Commission Meeting			



ZONING REQUIREMENTS					
ltem	Code	Permitted	Proposed Development (After Ultimate R.O.W. Dedication)	Compliant	
Min. Lot Area	155 Attachment 2	3.0 AC	14.286 AC (622,307 SF)		
Min. Lot Width		250'	643.4'		
Min. Front Yard Setback		60.0'	Horseshoe Pike: 79.1' Lloyd Avenue: 122.6'		
Min. Side Yard Setback (Each)		25.0'	234.5'		
Min. Rear Yard Setback		50.0'	425.5'		
Max Building Height		50.0'	< 50'		
Max Building Coverage		25.0%	7.60% (47,500 SF)		
Max Lot Coverage		50.0%	48.2% (300,040 SF)		

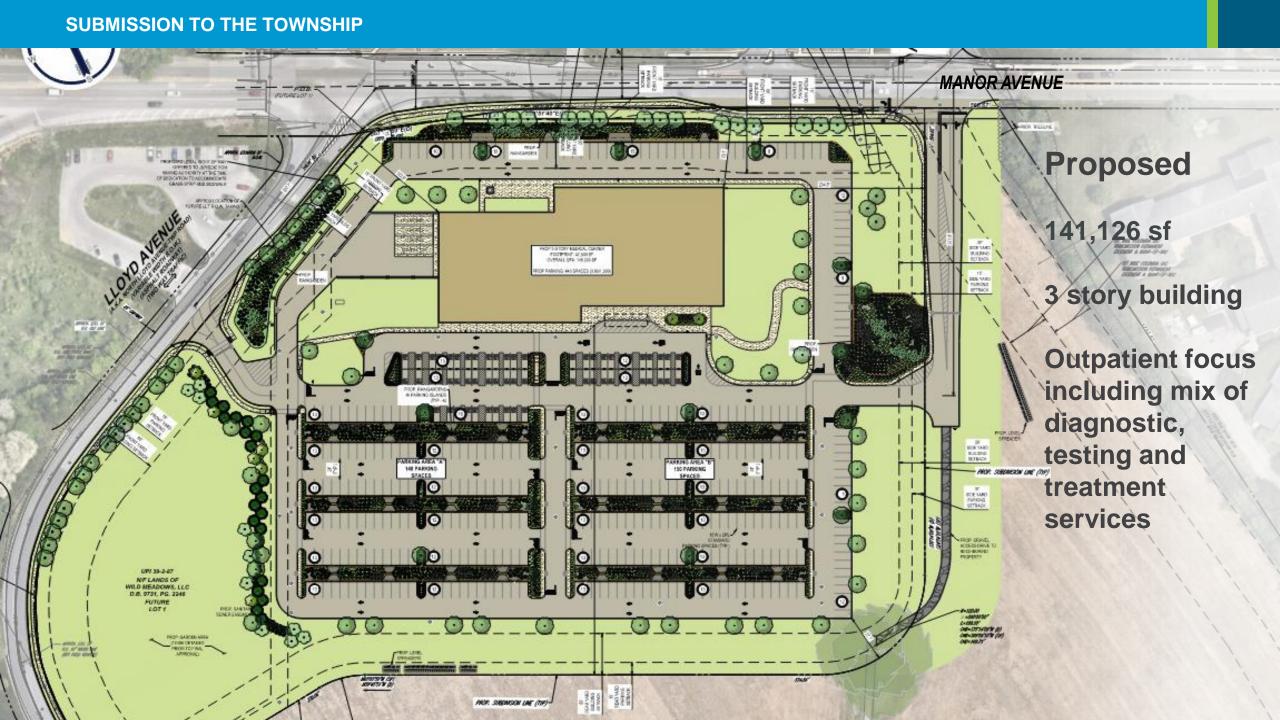




Proposed

- Entrance at Rock Raymond
- Secondary right in, right out, left in
- Stormwater raingardens and basins
- Lloyd Avenue sidewalks and streetscape





Caln Township Proposed Offerings – Community-Based Health Care



Primary & Urgent Care



Laboratory Services



Specialty Care



Physical Rehabilitation



Imaging Services



Surgery Center







Questions?