



Main Line Health®

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				
Item	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

141,126 sf

3 story building

Outpatient focus
including mix of
diagnostic,
testing and
treatment
services

Cain Township Proposed Offerings – Community-Based Health Care



Primary & Urgent Care



Specialty Care



Imaging Services



Laboratory Services



Physical Rehabilitation



Surgery Center



VIEW FROM THE NEIGHBORHOOD



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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