

# HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN PROJECT

## NOVEMBER 19, 2008

### ENTITLEMENTS REQUESTED

The entitlement requests before the City Council comprise the following:

1. Master Plan
2. Development Agreement

### HMMNH MASTER PLAN PROJECT

#### *Proposed Campus Facilities*

The project request will increase the existing square footage of the hospital campus from 340,071 square feet to 667,434 square feet, a 327,363 net square-foot increase. The 15-year Master Plan includes the following components:

#### New Hospital & Medical Office Buildings

1. INPATIENT BUILDING: A 125,363 square-foot, 120-bed Inpatient Building located in the central portion of the campus. This building will be 85 feet in height to the top of the parapet and 100 feet in height to the top of the wind sock and elevator shaft. This building will also include a rooftop helipad;
2. MEDICAL OFFICE BUILDING 1: An 80,000 square-foot medical office building (MOB 1) measuring 45.5 feet in height to the top of the parapet and 51.5 feet to the top of the screen and roof;
3. MEDICAL OFFICE BUILDING 2: A 60,000 square-foot medical office building (MOB 2) measuring 45.5 feet to the top of the parapet and 51.5 feet to the top of the screen and roof access;
4. MEDICAL OFFICE BUILDING 3: A 60,000 square-foot medical office building (MOB 3) measuring 45.5 feet to the top of the parapet and 51.5 feet to the top of the screen and roof access; and
5. CENTRAL PLANT: A 10,000 square-foot Central Plant building measuring 26 feet in height.

#### Parking Structures

1. PARKING STRUCTURE 1: A six-level (five levels above ground with one subterranean level), 750-space parking structure (PS 1) along the McBean Parkway frontage at Avenida Navarre. The parking structure height will be 47 feet to the top of the parapet, 49.5 feet to the top of the parking lot lights, and 60.5 feet to the top of the wind sock. This parking structure will also include a rooftop helipad;
2. PARKING STRUCTURE 2: A six-level (five levels above ground with one subterranean level), 579-space parking structure (PS 2) in the northwestern portion of the campus. The parking structure height will be 47 feet to the top of the parapet and 49.5 feet to the top of the parking lot lights. A solid wall along the western façade of the parking structure will be provided prior to construction of PS 3. PS 3 will connect directly to PS 2;
3. PARKING STRUCTURE 3: A four-level (three levels above ground with one subterranean level), 278-space parking structure (PS 3) in the northwestern corner of the campus. The parking structure height will be 27 feet to the top of the parapet, and 30 feet to the top of the parking lot lights. A solid wall along the western façade of the parking structure will be provided; and
4. PARKING STRUCTURE 4: A three-level (two subterranean levels and one surface level), 316-space parking structure (PS 4) to be located along McBean Parkway at the intersection of McBean Parkway and Orchard Village Road. This area will initially be improved with a 71-space surface parking lot to be improved with the construction of MOB1.

#### Other HMMNH Campus Modifications

In addition to construction of the above facilities, the HMMNH Master Plan proposes to:

1. Add nine new beds in the Nursing Pavilion Building;
2. Demolish the 8,000 square-foot Foundation building to accommodate Medical Office Building 3;
3. Reconfigure surface parking to provide a total of 308 on-site spaces;
4. Provide a helipad on the rooftop of both Parking Structure 1 and the Inpatient Building;
5. Provide right turn pockets and modify traffic signals along the McBean Parkway project frontage;
6. Reconfigure 9,770 square feet of current administration space in the existing hospital building to accommodate 18 additional new ICU beds. The current hospital administrative functions would move to space within Medical Office Building 1;
7. Export up to 93,293 cubic yards of dirt associated with subsurface excavation for the Inpatient Building and Parking Structures 1, 2, 3, and 4; and
8. Dedicate a minimum of 58 feet of public right-of-way from the centerline along the project frontage plus additional right-of-way dedication to accommodate a new right-turn lane from eastbound McBean Parkway to southbound Orchard Village Road to address future traffic conditions.

#### On-Site Parking

A total of 2,231 on-site parking spaces will be provided, to include 110 handicapped parking spaces. This will be accomplished with some surface parking (308 spaces) and the construction of four parking structures to provide a total of 1,923 spaces, as listed above. Required on-site parking is 2,190 spaces, per the City's Unified Development Code.

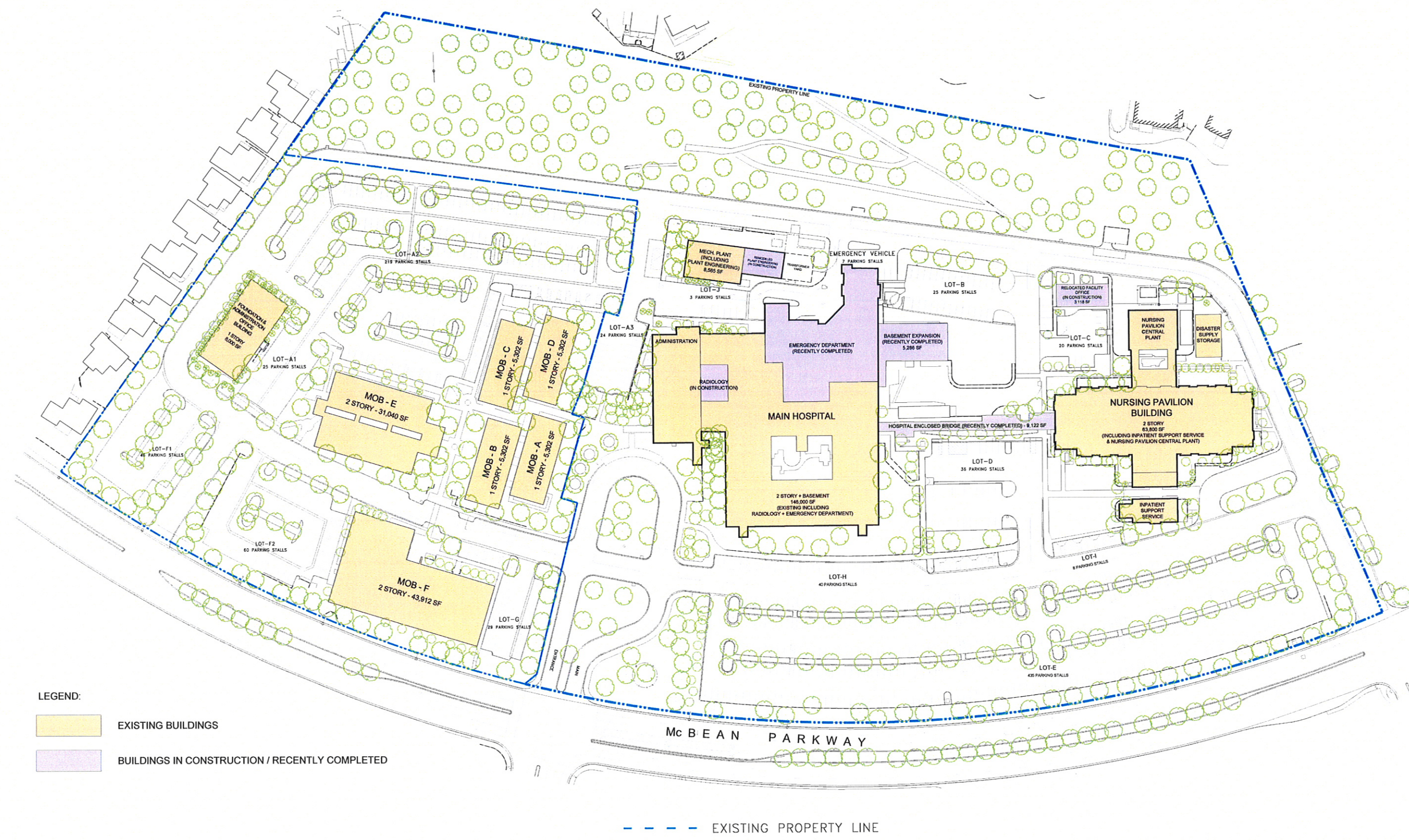
## PROJECT DESCRIPTION

HENRY MAYO NEWHALL MEMORIAL HOSPITAL - MASTER PLAN  
23845 McBean Parkway, Santa Clarita, CA 91355

SWA #: 060307 NOVEMBER 19, 2008



48 east holly street  
pasadena, ca 91103  
tel. 626.793.9805 • fax: 626.793.9807



**EXISTING SITE PLAN & CONSTRUCTION PROJECTS**

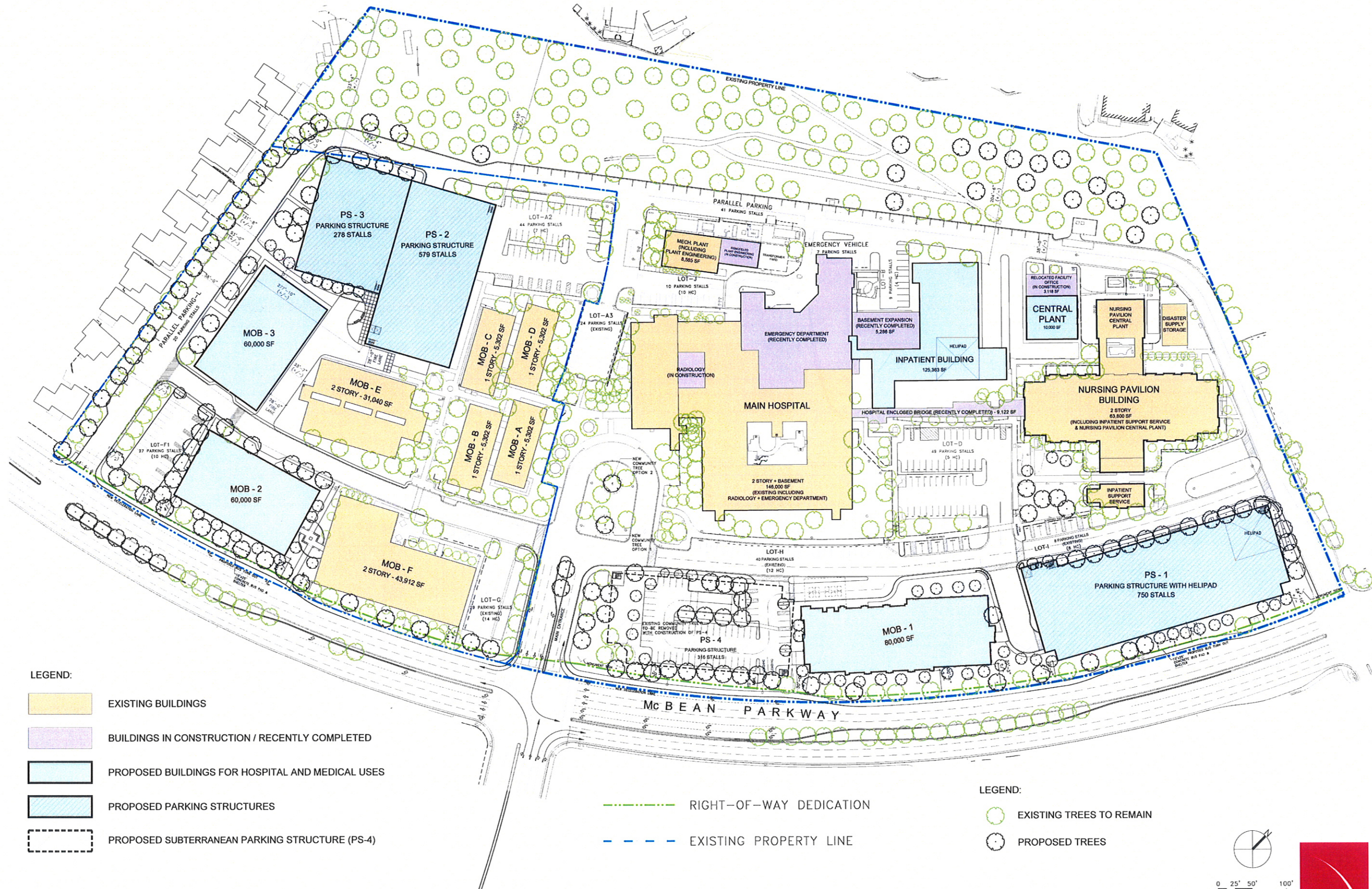
HENRY MAYO NEWHALL MEMORIAL HOSPITAL - MASTER PLAN  
 23845 McBean Parkway, Santa Clarita, CA 91355

0 25' 50' 100'

SWA ARCHITECTS

SWA #: 060307 NOVEMBER 19, 2008

48 east holly street  
 pasadena, ca 91103  
 tel 626 781 9600 fax 626 781 9601



LEGEND:

- EXISTING BUILDINGS
- BUILDINGS IN CONSTRUCTION / RECENTLY COMPLETED
- PROPOSED BUILDINGS FOR HOSPITAL AND MEDICAL USES
- PROPOSED PARKING STRUCTURES
- PROPOSED SUBTERRANEAN PARKING STRUCTURE (PS-4)

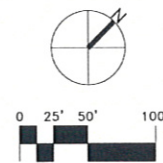
- RIGHT-OF-WAY DEDICATION
- EXISTING PROPERTY LINE

LEGEND:

- EXISTING TREES TO REMAIN
- PROPOSED TREES

MASTER PLAN

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SWA # 060307

NOVEMBER 19, 2008

ARCHITECTS

48 east holly street  
 pasadena, ca 91103  
 tel 626 781-9476 fax 626 781-9477

**MASTER PLAN PARKING SUMMARY**

**SWA ARCHITECTS**

HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN  
DATE: NOVEMBER 19, 2008

48 E. Holly Street  
Pasadena, CA 91103

REQUIRED PARKING				PARKING PER DESIGN	
BUILDING NAME	BUILDING AREA	BED COUNT	REQ'D PARKING STALLS	PARKING NAME/TYPE	PROVIDED PARKING STALLS
<b>MEDICAL BUILDINGS</b>					
MOB A (EXISTING)	5,302 / <b>4,567</b> SF	N/A	23	PS1 with 1 SUBTERRANEAN LEVEL	750
MOB B (EXISTING)	5,302 / <b>4,560</b> SF	N/A	23	PS2 with 1 SUBTERRANEAN LEVEL	579
MOB C (EXISTING)	5,302 / <b>4,561</b> SF	N/A	23	PS3 with 1 SUBTERRANEAN LEVEL	278
MOB D (EXISTING)	5,302 / <b>4,560</b> SF	N/A	23	PS4 with 2 SUBTERRANEAN LEVELS	316
MOB E (EXISTING)	<b>31,040 / 25,508</b> SF	N/A	128	SURFACE (GENERAL)	253
MOB F (EXISTING)	43,912 / <b>43,912</b> SF	N/A	220	SURFACE (FOR PHYSICIANS-CURRENTLY GATED)	48
FOUNDATION BLDG. (EXISTING)	8,000 SF	N/A	32	SURFACE (FOR EMERGENCY)	7
MOB 1 (NEW)	80,000 / <b>78,400</b> SF	N/A	392	<b>TOTAL PARKING PROVIDED</b>	<b>2,231</b>
MOB 2 (NEW)	60,000 / <b>58,800</b> SF	N/A	294	<b>HANDICAP PARKING</b>	
MOB 3 (NEW)	60,000 / <b>58,800</b> SF	N/A	294	PARKING NAME/TYPE	PROVIDED HANDICAP PARKING
FOUNDATION BLDG. (REMOVED)	(8,000 SF)	N/A	-32		
<b>SUBTOTAL</b>			<b>1,420</b>		
<b>HOSPITAL BUILDINGS</b>					
MAIN HOSPITAL (EXISTING)	N/A	EXISTING: 121 FUTURE ICU: 18	242 36	PS1	15
EMERGENCY DEPT. URGENT CARE (EXISTING)	5,518 SF	N/A	18	PS2	12
RADIOLOGY OUTPATIENT(EXISTING)	2,952 SF	N/A	8	PS3	6
RADIOLOGY(OUTPATIENT) (IN CONSTRUCTION)	2,905 SF	N/A	7	PS4	7
				SURFACE	70
				<b>TOTAL HANDICAP PARKING PROVIDED</b>	<b>110</b>
NURSING PAVILION (EXISTING)	N/A	EXISTING: 100 FUTURE SUB ACUTE UPGRADE: 9	200 18	Note: SF in bold reflects gross square footage per City of Santa Clarita Municipal Code, Chapter 17.07.010.	
HOSPITAL ENCLOSED BRIDGE (RECENTLY COMPLETED)	9,122 SF	N/A	N/A	"Floor area (gross)" shall mean the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls excluding exterior balconies and porches. Floor area shall not include interior parking spaces, loading spaces for motor vehicles, any space where the floor-to-ceiling height is less than six (6) feet, vertical shafts and attics and mechanical penthouses provided there are no usable rooms, no windows and the mechanical penthouse area is used exclusively for mechanical equipment. Floor area shall include any area used for storage and, for auto repair uses, any work area, or related facility, where vehicles are serviced and repaired.	
FACILITY BUILDING (IN CONSTRUCTION)	OFFICE AREA 734 SF WAREHOUSING 2,384 SF	N/A	5		
INPATIENT BLDG (NEW)	N/A	120	240		
	OUTPATIENT SERVICES 4,000 SF	N/A	10		
<b>SUBTOTAL</b>			<b>784</b>		
<b>TOTAL PARKING REQUIRED</b>			<b>2,204</b>		

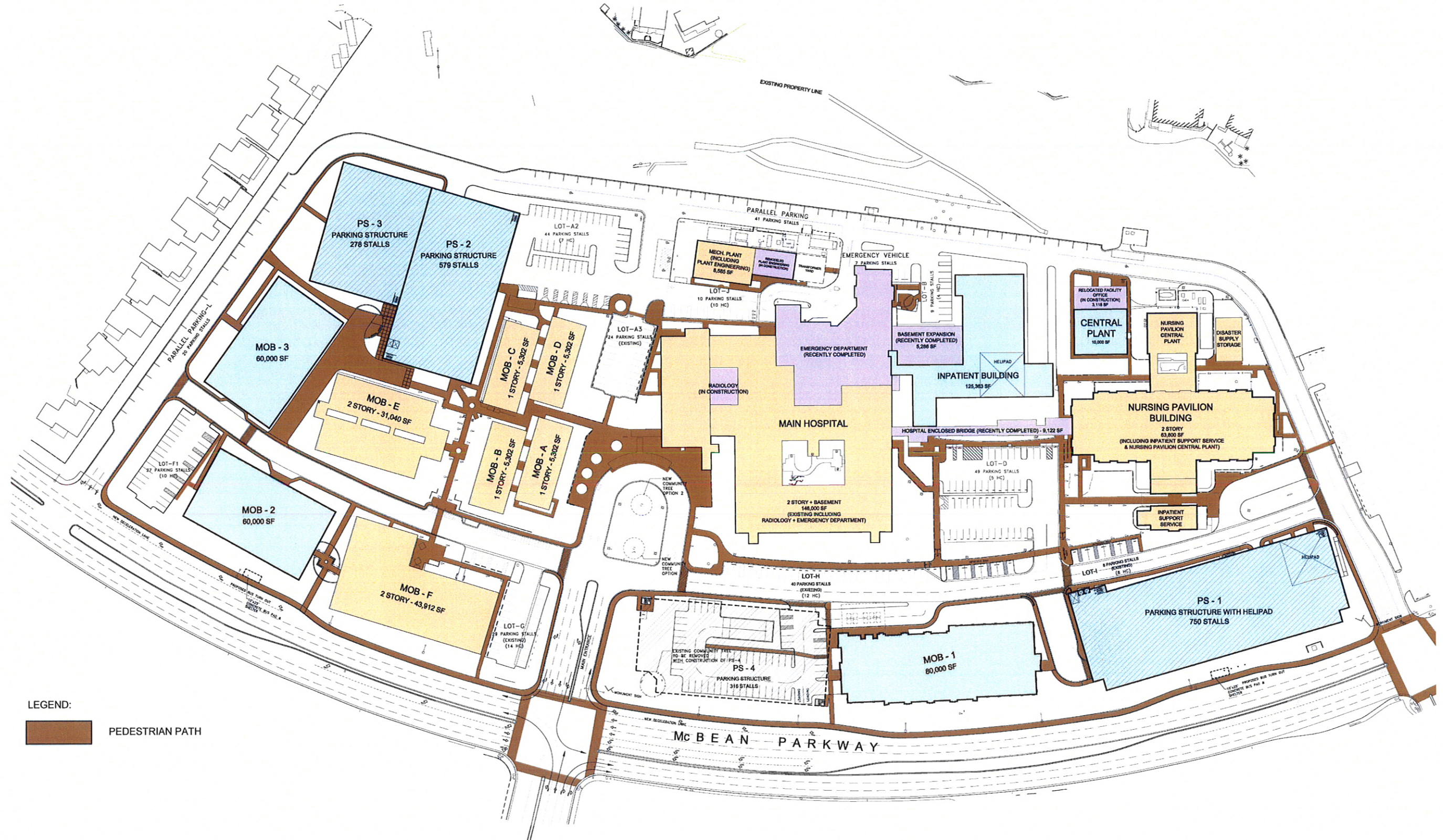
**MASTER PLAN PARKING SUMMARY**

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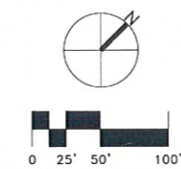
LEGEND:

 PEDESTRIAN PATH

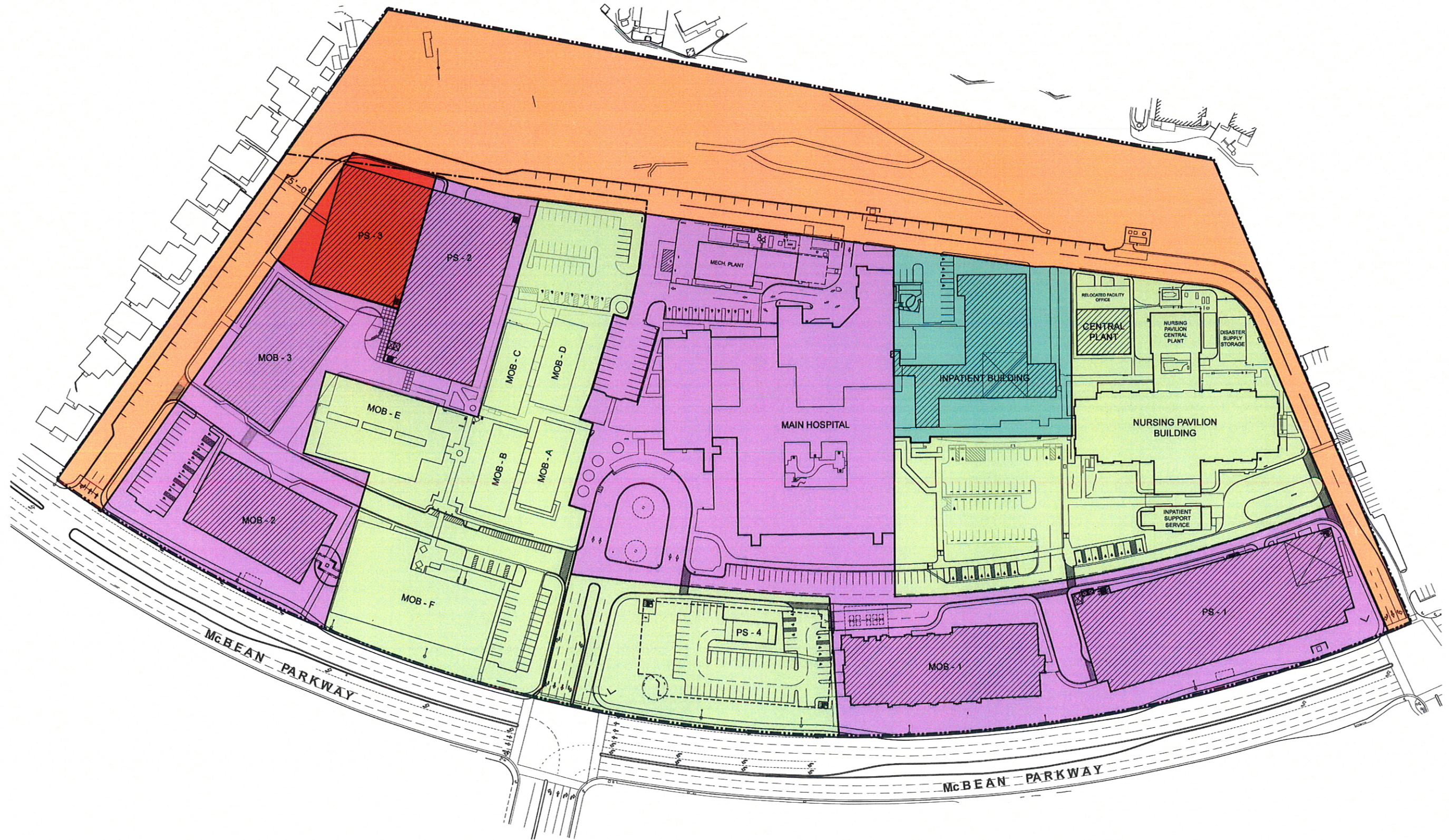
### MASTER PLAN - PEDESTRIAN LINKAGES

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**ZONE 1**  
(NO STRUCTURES PERMITTED)

**ZONE 2**  
(27' MAXIMUM HEIGHT LIMIT)

**ZONE 3**  
(35' MAXIMUM HEIGHT LIMIT)

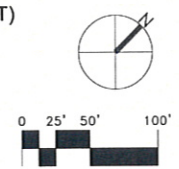
**ZONE 4**  
(47' MAXIMUM HEIGHT LIMIT)

**ZONE 5**  
(85' MAXIMUM HEIGHT LIMIT)

**MASTER PLAN - PROPOSED BUILDING HEIGHT LIMIT ZONES\***

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\* MAXIMUM HEIGHT LIMIT IS TO TOP OF PARAPET  
(EXCLUDES LIGHT POLES, MECH. EQUIPMENT, EQUIPMENT SCREENS & WINDSOCKS, ETC.)



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**PROPOSED BUILDINGS & PARKING STRUCTURES**

**AERIAL VIEW - PROPOSED BUILDING AND PARKING STRUCTURE LOCATIONS**

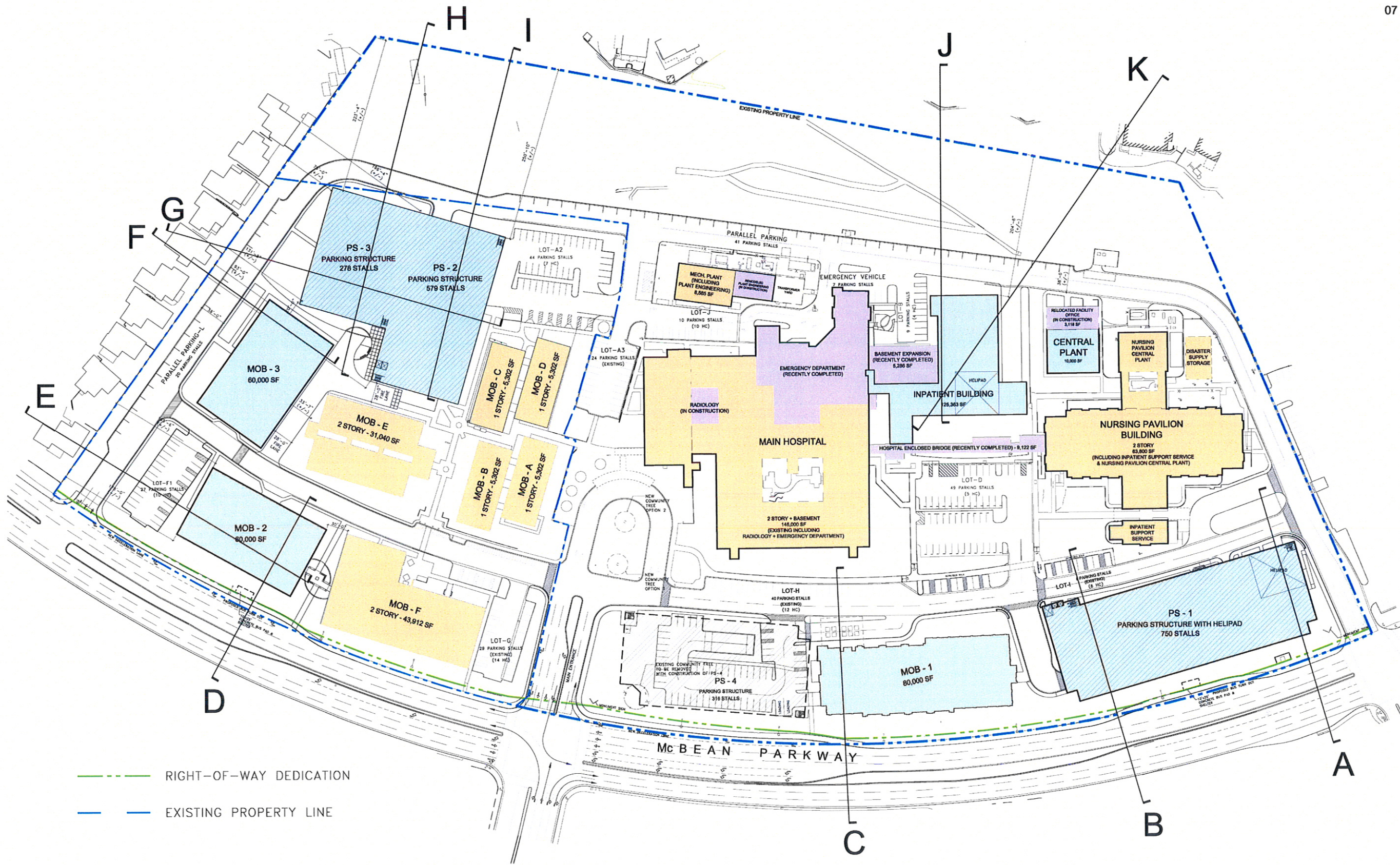
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SCALE: NTS

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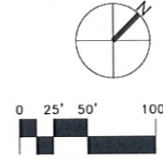
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**MASTER PLAN - CROSS SECTION LOCATION MAP\***

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\* CROSS SECTIONS SHOW MAXIMUM HEIGHT LIMIT IS TO TOP OF PARAPET.  
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