

# Proposed Ambulatory Health Care Center – DeKalb Pike

CONCEPTUAL PLANNING PRESENTATION

January 24, 2022 - Montgomery Township Board of Supervisors Meeting



# Introduction

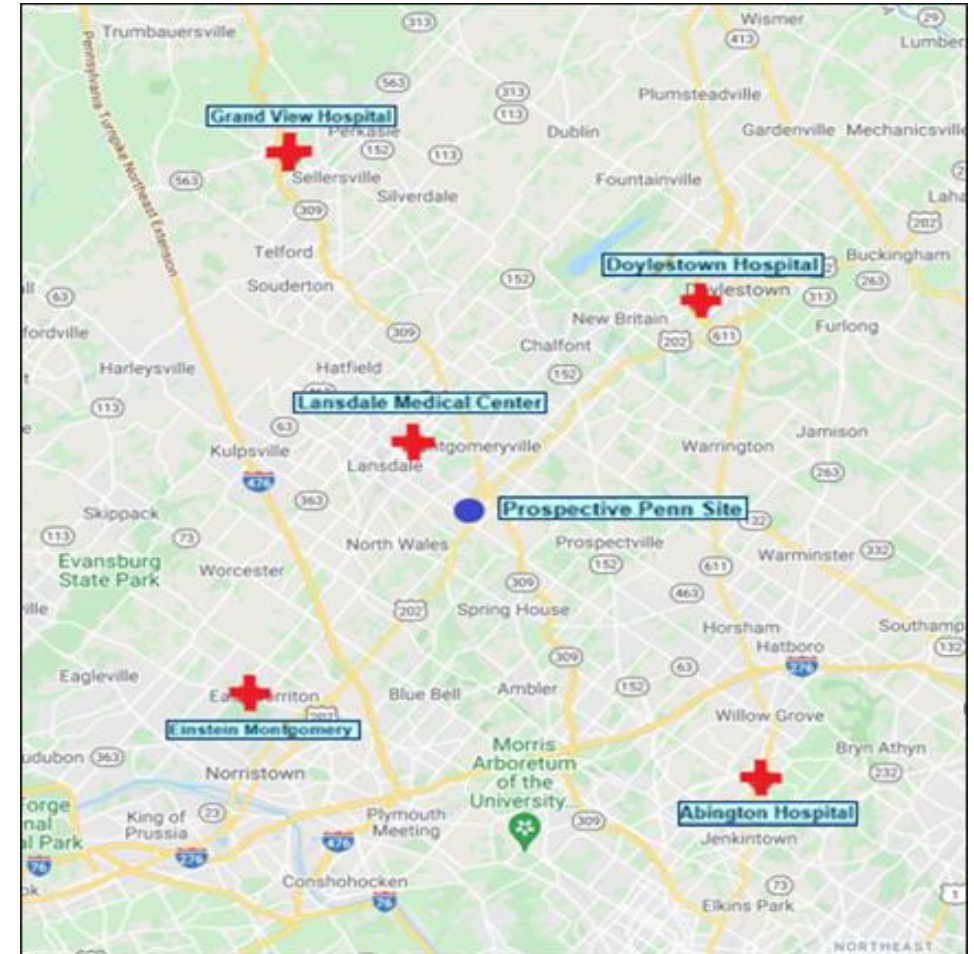
- ▶ Penn Medicine is looking to expand patient care and access to the community of Montgomery County by developing high quality – ambulatory care closer to home
- ▶ From wellness to evaluation and treatment options, patients will have access to a full spectrum of healthcare services, including access to clinical trials, under one roof
- ▶ General:
  - All outpatient services
  - No hospital beds; no overnight stays
  - No emergency room/department
- ▶ Penn Medicine presenters:
  - David Falcone - Attorney, Saul Ewing
  - Theresa Larivee – CEO, Pennsylvania Hospital at Penn Medicine
  - Scott Huff – Architect, Stantec
  - Tim Woodrow - Site Engineer / President, Woodrow & Associates

# Proposed Clinical Services

- Primary Care
- Heart & Vascular
- Neurosciences
- Musculoskeletal and Rheumatology
- Women's Health
- Gastrointestinal / Endoscopy
- Cancer – including Radiation & Infusion Treatments
- Dermatology
- Urgent Care
- Radiology – X-Ray, MRI, CT, Mammography
- Lab – Blood Draw
- Retail Pharmacy (for patients at the facility)
- Outpatient Surgical Center

# Benefits to the Community

- ▶ **Access** – to facilitate convenience and access for the greater community of Montgomery County
- ▶ **Experience** – connect with the community to ensure the best patient experience
- ▶ **People** – increased staff engagement as a measure of patient satisfaction
- ▶ **Quality** – establish standards of care that focus on care, coordination, and communication
- ▶ **Job Creation** – new facility will create a significant number of well-compensated jobs



*Grand View Health Travel Time: 20 Min, Distance: 12.1 Mi  
Doylestown Hospital Time: 18 Min, Distance: 9.5 Mi  
Lansdale Medical Center: 7 Min, Distance: 2.8 MI  
Abington Hospital: 25 Min, Distance: 11.5 Mi  
Einstein Montgomery: 16 Min, Distance: 8.6 MI*

# Proposed Development

- ▶ Ambulatory Health Care Center featuring a variety of exam, diagnostic and treatment spaces
- ▶ Approximately 150,000 gsf, 3-story Building
- ▶ Structured Parking Garage
- ▶ Site: Surface Parking, Landscaping, Pedestrian Connections, Storm Water Management, Neighborhood Buffering
- ▶ Environmentally sustainable LEED certified building
- ▶ Sensitive to surrounding residential area

# Penn Medicine Ambulatory Health Care Center Buildings

## Design

- ▶ Each facility is designed in response to specific site requirements and surroundings.
- ▶ At the center of all facility designs are the individuals who experience the sites:
  - Patients
  - Family / Visitors / Community
  - Healthcare Providers

# Radnor



# Cherry Hill

► New Jersey





# Valley Forge



# Southern Chester County



# University City



# 8<sup>th</sup> & Walnut, Philadelphia



# Design

## ► Environmental Sustainability:

- Reduce Carbon Footprint
- Improving Health
- LEED Silver
- Green Roof
- EV Charging
- Landscaping design integrated to reduce heat footprint and support storm water management
- Exploring Renewables including use of grey water



# Design

## ► Sensitivity to Surroundings

The project will explore:

- focus development towards Highway frontage on PA Route 202
- acknowledge the sensitivity and minimization of impact to the adjacent residential properties
- Feature enhanced landscape screening
- Pursue enhanced light fixture shielding
- Pursue enhancing and extending pedestrian connections where appropriate





Explore practices, such as stormwater bump-outs, rain gardens, infiltration basins, tree trenches, porous pavement, and swales, to provide natural filtration while reducing the volume of stormwater discharges to the public sewer network.

## preliminary **Storm Water Concepts**



existing  
site





# preliminary site massing concept

