

## CHAPTER 2 DEVELOPMENT PLAN

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### 2.1 INTRODUCTION

The Henry Mayo Newhall Hospital (HMNH) Specific Plan (Specific Plan) facilitates minor modifications to the approved square footage of the HMNH campus Inpatient Building in order to (1) implement improvements required by amendments to the California Building Standards Code enacted after approval of the 2008 Master Plan and Development Agreement but which are mandatory for the design and construction of new hospitals; and (2) expand the Obstetric Services Unit, through construction of two new Caesarean section rooms, in order to accommodate the growing need for obstetric services in the Santa Clarita Valley and better contract services from insurance providers. This Chapter describes these modifications, the site plan, circulation plan, and landscaping plan; and improvements that remain to be implemented as approved under the 2008 Master Plan (Appendix A) and Development Agreement (Appendix B).

### 2.2 SPECIFIC PLAN OBJECTIVES

The Specific Plan is based on the following objectives, two of which stem from the Specific Plan, and others from the 2008 Master Plan which guide the HMNH campus as it continues to meet the health care needs of the Santa Clarita Valley:

1. **Codify Existing Plan.** To codify the existing development parameters for expansion of the HMNH campus as approved in the 2008 Master Plan.
2. **Facilitate Compliance With State Law:** Ensure that the Inpatient Building approved under the 2008 Master Plan complies with mandatory standards for the design and construction of new hospitals required by amendments to the California Building Standards Code adopted subsequent to approval of the 2008 Master Plan.
3. **Expand Obstetric Services:** Allow the design and construction of two new Caesarean section rooms to enable HMNH to meet the growing demand for obstetric services in the Santa Clarita Valley and allow HMNH to better contract services from insurance providers.

The following objectives modified from the 2008 Master Plan remain applicable to the Specific Plan:

4. **Present and Future Healthcare Needs.** Help meet the health care needs of Santa Clarita Valley's population growth and its increasingly aging population.
5. **Viability of Hospital.** Maintain the viability of the hospital on a site that will continue to be centrally located within the hospital's 680-square-mile service area as the community continues to grow in the future.

6. **Attractive and Quality Development.** Continue development of a well-planned hospital campus that is attractive and promotes quality design consistent with the visual character of Valencia.
7. **24-Hour Emergency Department.** Maintain the Santa Clarita Valley’s only existing 24-hour Emergency Department. This includes maintaining the hospital’s Los Angeles County designation as a Level II Trauma Center, improving its capability to treat all patients, no matter how critically ill or injured, and having the capacity to allow for patient admissions on an emergency basis.
8. **Helipad.** To improve the location of the helipad for emergency and disaster preparedness.
9. **Integration of Hospital and Other Healthcare Services.** Encourage combined inpatient and outpatient services on the HMNH campus and partnerships between project sponsors where medical practices, specialty medical centers, and other healthcare services are integrated with the operations of the hospital.
10. **Physician Specialists and Centers of Excellence.** Attract and retain physician specialists and establish Centers of Excellence, which are defined as highly specialized health care services via physician or hospital-authorized providers or hospital collaboration around a disease category.
11. **Safe Access.** Maintain a hospital campus that is designed with patients in mind by linking inpatient services and medical buildings in a single setting, providing safe access and transit opportunities.
12. **Minimize Visual Impacts.** Minimize visual impacts of the HMNH campus through the use of enhanced building design and landscaping, and focusing more intensive development near the center of the site.
13. **Land Use Buffers.** Apply land use buffering techniques between the hospital campus and adjacent residential uses through use of building setbacks and enhanced landscaping.
14. **Modernize and Upgrade Facilities.** Continue to modernize and upgrade the HMNH campus and other on-site supportive mechanical facilities to ensure the long-term viability of existing and new buildings.
15. **Efficient Circulation.** Continue to implement an efficient vehicular and pedestrian circulation system that ensures ease of movement throughout the site.
16. **Adequate Parking.** Ensure that the HMNH campus is served by adequate on-site parking facilities to accommodate patients, visitors, and medical staff.

## 2.3 SITE PLAN

The Site Plan (Figure 2-1) and the HMNH Buildout Development Program (Table 2-1) provide the framework for development of the Specific Plan area based on the 2008 Master Plan. Figure 2-1 illustrates the location of and identifies existing facilities and future facilities approved under the 2008 Master Plan. The Specific Plan facilitates an adjustment to the approved square footage of the Inpatient Building. Specifically, the Specific Plan increases the square footage of the Inpatient Building from 125,363 square feet to 162,329 square feet (an increase of 36,966 square feet from the approved 2008 Master Plan), which includes the 8,872-square-foot Loading Dock. The Loading Dock has been relocated pursuant to the 2008 Master Plan, and is now under construction in the Infill Area, which is the area between the Hospital and the Inpatient Building. The square footage calculations in this Specific Plan include the approximately 6,500 additional square feet allocated to the relocated Loading Dock, as shown in Figure 2-1. The net increase in square footage to the Inpatient Building is due to two factors 1) implementation of improvements required by amendments to the California Building Standards Code related to the design and construction of new hospitals that went into effect after adoption of the 2008 Master Plan and Development Agreement, and 2) the need for two new Caesarean Section rooms as part of the implementation of an expanded Obstetrical Services Unit. The majority of the additional square footage (35,147 square feet) will be added to the basement level, first, and second floor of the Inpatient Building. Specifically, 11,406 square feet will be added to the basement level, and 25,560 square feet will be added to the first and second floors. These three levels are located behind the existing enclosed Hospital Bridge between the Hospital and the Nursing Pavilion, as shown in Figure 2-1. As the expansion is located behind the enclosed Hospital Bridge and is added to the first two stories, the majority of the additional square feet will not be visible from the street.

As shown on the Site Plan, the 8,872-square-foot Loading Dock and 3,600-square-foot Central Plant are under construction at the time of preparation of this Specific Plan. The 3,600-square-foot Central Plant represents a 6,400-square-foot reduction from that approved in the 2008 Master Plan. The Central Plant building provides support services the Inpatient Building. Some of its services will be located in the basement of the Inpatient Building, which has allowed for the reduction in the Central Plant from 10,000 square feet to 3,600 square feet.

The total square footage that remains to be built, under this Specific Plan and the 2008 Master Plan, as shown in Figure 2-1 and Table 2-1, include the Inpatient Building (other than the Loading Dock), MOB 2, MOB 3, PS 2, and PS 3. At buildout, the campus will include a total of 698,000 square feet of building space, including 377,415 square feet of hospital and hospital-related uses; 24,425 square feet of support facilities; and 296,160 square feet of medical office space, plus parking. The floor area ratio (FAR) of the approved 2008 Master Plan and Development Agreement, including the existing campus at that time, is 0.52, based on a lot size

of 29.77 acres, or 1,296,781 square feet. The HMNH campus was a total of 30.4 acres at the time of approval of the 2008 Master Plan; however, the 2008 Master Plan required the dedication of 0.63 acre to the City for the McBean Parkway traffic improvements, thereby reducing the total area to 29.77 acres. HMNH dedicated the 0.63 acre as required. The additional FAR based on the square footage facilitated by the Specific Plan is 0.02.

**Table 2-1**  
**HMNH Buildout Development Program**

Use	Area (square feet)				
	Existing Facilities (Pre-2008 Master Plan)	2008 Approved Master Plan Facilities	Specific Plan Development	Total Buildout Facilities	Total Hospital Beds <sup>2</sup>
<i>Hospital and Related Uses</i>					
Main Hospital	146,000 (121 beds)	18 new beds approved	—	146,000	116 (20 existing beds and 3 approved beds to be shifted to Nursing Pavilion and Inpatient Building)
Main Hospital Basement	5,286	—	—	5,286	—
Nursing Pavilion Building	63,800 (100 beds)	9 new beds approved	—	63,800	110 (1 bed shifted from Main Hospital)
Inpatient Building ( <b>Unbuilt</b> )	0	116,491 (120 new beds approved)	+36,966	153,457	142 (22 beds shifted from Main Hospital)
Loading Dock ( <b>Under Construction</b> )	—	8,872	—	8,872	—
<i>Subtotal Hospital and Related Uses</i>	215,086 (221 beds)	125,363 (147 new beds approved)	+36,966	377,415	368
<i>Support Facilities Uses</i>					
Hospital Bridge (covered walkway)	9,122	—	—	9,122	—
Mechanical Plant	8,585	—	—	8,585	—
Facilities Building (warehouse)	2,384	—	—	2,384	—
Facilities Building (office)	734	—	—	734	—
Central Plant ( <b>Under Construction</b> )	—	10,000	-6,400	3,600	—
<i>Subtotal Support Facilities Uses</i>	20,825	10,000	-6,400	24,425	—
<i>Medical Office Buildings (MOB)</i>					
MOB A	5,302		—	5,302	—

**Table 2-1**  
**HMNH Buildout Development Program**

Use	Area (square feet)				
	Existing Facilities (Pre-2008 Master Plan)	2008 Approved Master Plan Facilities	Specific Plan Development	Total Buildout Facilities	Total Hospital Beds <sup>2</sup>
MOB B	5,302		—	5,302	—
MOB C	5,302		—	5,302	—
MOB D	5,302		—	5,302	—
MOB E	31,040		—	31,040	—
MOB F Sheila R. Veloz Breast Imaging Center	43,912		—	43,912	—
MOB 1 (Built)	—	80,000	—	80,000	—
MOB 2 (Unbuilt)	0	60,000	—	60,000	—
MOB 3 (Unbuilt)	0	60,000	—	60,000	—
Foundation & Administrative Office Building (To Be Demolished)	8,000	-8,000	—	0	—
<i>Subtotal Medical Office Buildings</i>	<i>104,160</i>	<i>192,000</i>	<i>—</i>	<i>296,160</i>	<i>—</i>
<b>Total</b>	<b>340,071</b>	<b>327,363</b>	<b>30,566</b>	<b>698,000</b>	<b>368</b>
<b>Site Floor Area Ratio<sup>1</sup></b>	<b>0.26</b>	<b>0.25</b>	<b>0.02</b>	<b>0.54</b>	—
	<b>0.52</b>				

**Note:**

- <sup>1</sup> Floor area ratio (FAR) is the size of a building divided by the size of its parcel. In this instance, FAR is based on 29.77 acres, or 1,296,781 square feet.
- <sup>2</sup> The total number of hospital beds (368) remains the same as approved in the 2008 Master Plan and Development Agreement. The 2008 Master Plan and Development Agreement established the total number of beds needed to meet the demand; however the location of the beds was conceptual and allowed for the movement of beds between buildings within the overall campus. The proposed beds listed in Table 2-1 shift the beds between buildings, but do not require or cause an increase in square footage.

## 2.4 CIRCULATION PLAN

### 2.4.1 Introduction

The Circulation Plan, shown in Figure 2-2, provides for a transportation/circulation system using existing routes and new facilities. The Circulation Plan incorporates vehicular and non-vehicular modes of transportation in a system of roads, parking, and pedestrian corridors. The Circulation Plan is intended to facilitate access within and around the Specific Plan area. The Circulation Plan as provided in this Specific Plan does not propose any changes from what was approved in the 2008 Master Plan. The Specific Plan meets the City's parking requirements and the location of parking spaces generally follow the conceptual location shown in the 2008 Master Plan.

## 2.4.2 Circulation and Access

### Regional Access

Interstate 5 (I-5) provides regional access for vehicles traveling to and from the HMNH Specific Plan area. I-5 is located west of the Specific Plan area and can be accessed via a full interchange at McBean Parkway. Major arterial streets near the Specific Plan area consist of McBean Parkway, Orchard Village Road, and Rockwell Canyon Road/Tournament Road.

### Site Access

Access to the Specific Plan area is provided by three driveways along McBean Parkway. The main entrance is provided at a four-way signalized intersection with Orchard Village Road (referred to as the “Center Driveway” in the 2008 Master Plan EIR). Orchard Village Road is a four-lane roadway that terminates at the project entrance. A second four-way signalized access point is located at the McBean Parkway and Avenida Navarre (referred to as the “East Driveway” in the 2008 Master Plan EIR). Avenida Navarre is a two-lane local street serving the residential uses south of the Specific Plan area. The third access point is an unsignalized T-intersection along McBean Parkway, west of the Orchard Village Road main entrance, which allows for unprotected right-in, right-out, left-in, and left-out movements (referred to as the “West Driveway” in the 2008 Master Plan EIR).

### Internal Circulation

Internal vehicular circulation is provided throughout the Specific Plan area (see Figure 2-2). From the Center Driveway on McBean Parkway at Orchard Village Drive, an internal road connects vehicles to all buildings and a perimeter road that runs along the outer edge of the campus. The existing and future parking structures, surface lots, and parallel spaces are all accessible from the perimeter road and internal streets.

### Pedestrian Corridors

Pedestrian circulation within the Specific Plan area consists of a network of internal pathways, sidewalks, and crosswalks that allow patients, visitors, and employees the ability to quickly and efficiently travel on foot to any destination within the Specific Plan area (see Figure 2-2). Pedestrian-level lighting is provided on all walkways to ensure visibility and safe movement throughout the hospital campus.

## Public Transportation

Santa Clarita Transit currently provides fixed-route transit immediately adjacent to the project site. Routes 5 and 6 pass through the intersection of Orchard Village Road and McBean Parkway and provide service to the Stevenson Ranch Area, Hart High School, the Valencia Town Center, and Canyon Country. There is an existing bus stop on McBean Parkway in front of PS1 that serves the plan area.

The nearest transit centers are the McBean Regional Transfer Station, which is located on McBean Parkway approximately 1 mile north of the project site at the Valencia Town Center, and the Newhall Metrolink station located on Railroad Avenue and Market Street.

### 2.4.3 Parking Plan

Parking supply at buildout of the Specific Plan will total 2,231 spaces distributed throughout the hospital campus, consisting of 1,959 spaces in parking structures, 241 spaces in surface lots, and 31 parallel parking spaces along the internal circulation roadways of the site. A total of 117 spaces will accommodate handicapped access.

As shown in Table 2-2, a total of 2,190 parking spaces are required according to the proposed buildout of the Specific Plan. The parking supply of 2,231 spaces exceeds the City's parking requirement by 41 spaces and is consistent with the original design approved in the 2008 Master Plan, which showed 2,231 parking spaces.

Figure 2-1 illustrates the location of existing and proposed parking facilities on campus. All facilities were approved under the 2008 Master Plan. Two parking structures (PS 2 and PS 3) remain to be built and will provide a total of 857 parking spaces. PS 2 and PS 3 will be constructed along the west/northwest perimeter of the Specific Plan area within an existing parking lot. PS 2 will be a six-level (five levels aboveground with one subterranean level), 579-space parking structure in the westerly portion of the Specific Plan area. The parking structure will be 45.5 feet to the top of the parapet and 49.5 feet to the top of the parking lot lights. A temporary solid wall along the west-facing façade of the parking structure will be included before the construction of PS 3, which will then be reconstructed to interconnect with PS 2.

PS 3 will be a four-level (three levels aboveground and one subterranean level), 278-space parking structure in the westerly portion of the Specific Plan area. The parking structure will be 27 feet to the top of the parapet and 30 feet to the top of the parking lot lights. This structure will have a minimum setback from the westerly property line of 75 feet. An architecturally enhanced solid wall will be provided along the western façade of the parking structure.

**Table 2-2  
Parking Count**

<b>City Required Parking</b>			
<i>Structure</i>	<i>Building Area Gross/Modified Gross<sup>1</sup> Floor Area (square feet)</i>	<i>Licensed Hospital Beds</i>	<i>Parking Spaces Required<sup>2</sup></i>
<i>Existing Buildings</i>			
Main Hospital	—	136	272
Nursing Pavilion Building	—	100	200
Emergency Department Urgent Care	5,518	—	18
Radiology Outpatient 1	2,952	—	8
Radiology Outpatient 2	2,905	—	7
Facility Building	Office Area 734 Warehousing 2,384	—	5
MOB A	5,302 / 4,567	—	23
MOB B	5,302 / 4,560	—	23
MOB C	5,302 / 4,561	—	23
MOB D	5,302 / 4,560	—	23
MOB E	31,040 / 25,156	—	126
MOB F	43,912	—	220
MOB 1	80,000 / 77,600	—	388
Foundation & Administrative Office Building	8,000	—	32
<i>Subtotal Existing</i>	—	236	1,368
<i>Future Buildings</i>			
Nursing Pavilion future sub-acute upgrade	—	10	20
Main Hospital	—	-20 beds	-40
Inpatient Building	—	142	284
Inpatient Building Outpatient Services	4,000	—	10
MOB 2	60,000 / 58,000	—	290
MOB 3	60,000 / 58,000	—	290
Foundation & Administrative Office Building (to be demolished) <sup>3</sup>	-8,000	—	-32
<i>Subtotal Future</i>	—	132	822
<b>TOTAL FUTURE BEDS</b>		<b>368</b>	
<b>TOTAL PARKING REQUIRED</b>		<b>2,190</b>	
<b>Parking Provided</b>			
	<i>Type of Parking</i>	<i>Existing Parking Spaces Provided</i>	<i>Total Future Parking Spaces Provided</i>
	Structured Parking	PS 1: 750 PS 4: 352 = 1,102	PS 1: 750 PS 2: 579 PS 3: 278 PS 4: 352 = 1,959

**Table 2-2  
Parking Count**

<b>Parking Provided</b>		
<i>Type of Parking</i>	<i>Existing Parking Spaces Provided</i>	<i>Total Future Parking Spaces Provided</i>
General Surface Parking (in parking lots)	523	241
Parallel Parking (along internal roadways)	33	31
<b>TOTAL PARKING PROVIDED</b>	<b>1,658</b>	<b>2,231</b>

**Notes:**

N/A = not applicable

- <sup>1</sup> Modified gross floor area has been calculated per City of Santa Clarita Municipal and Unified Development Code (SCMC), Chapter 17.03.030. The modified gross floor area shall mean the sum of the gross horizontal areas of several floors of the building measured from the exterior faces of the exterior walls, excluding balconies and porches. Floor area shall not include stairwells, 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.
- <sup>2</sup> Parking is calculated based upon modified gross floor area and the parking requirements described in Chapter 4, Development Regulations.
- <sup>3</sup> The Foundation & Administrative Office Building will be removed to accommodate the development of MOB-3, at which point the parking for that building will no longer be required.

**Bicycle Parking**

Bicycle racks will be provided throughout the Specific Plan area at a ratio of 1 bike stall per 25 parking stalls, in accordance with current City of Santa Clarita parking ratios. The location of these facilities will be shown on a site plan as part of the development review for each building. This requirement is a condition of the 2008 Master Plan.

**2.4.4 Helipad**

The Specific Plan anticipates construction of a new above-grade primary helipad on the roof of the Inpatient Building, as previously approved in the 2008 Master Plan. The Specific Plan relocates the helipad from the front of the roof of the Inpatient Building to the back of the roof in order to accommodate direct elevator access between the helipad and the emergency room in order to comply with mandatory airport obstruction clearance criteria. The Inpatient Building is designed to be approximately 85 feet high and approximately 240 feet from the nearest residence, as approved under the 2008 Master Plan.

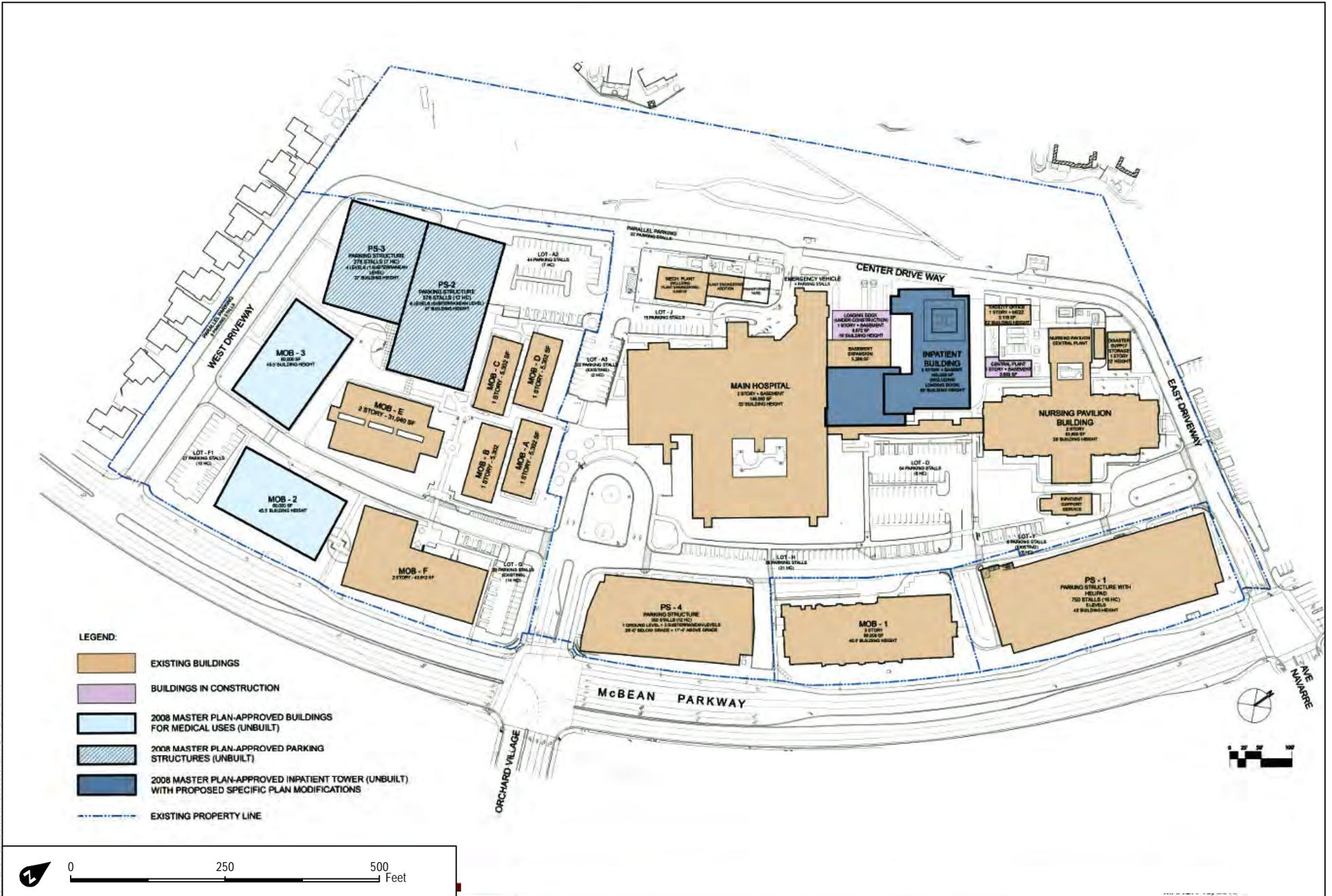
The currently operational helipad located on the roof of PS 1 along McBean Parkway will be allowed to remain once the primary helipad is constructed, as approved in the 2008 Master Plan. This is for two reasons: (1) to keep a secondary helipad for use during a major disaster/emergency, and (2) for use during any construction activities on the hospital campus that may temporarily preclude use of the Inpatient Building helipad due to aeronautical safety concerns. Outside of these two situations, both helipads would not be operational at the same time. The locations of the existing and proposed helipads are illustrated in Figure 2-1.

## 2.5 LANDSCAPE PLAN

The approved Conceptual Landscape Plan approved in accordance with the 2008 Master Plan, shown in Figure 2-3, builds upon the existing landscaping within the Specific Plan area and focuses primarily on the use of native and drought-tolerant tree and plant species. All plant species listed, both native and non-native, have been chosen due to their ability to thrive in the Santa Clarita climate and their ability to complement the open space/landscape areas within the Specific Plan. Plants listed that are non-native or not drought-tolerant will be used sparingly and only in areas that require their unique properties. The use of turf will be limited. New irrigation systems will be designed, installed, operated, and maintained in conformance with the State Water Efficient Landscape Ordinance.

Landscaping at the time of preparation of the Specific Plan is focused around each of the existing buildings, surface parking lots, and the hillside in the northwest portion of the campus. The majority of the Specific Plan area is currently landscaped; however, as future buildings are constructed, additional landscaping is required to be provided.

Since the 2008 Master Plan, a number of trees were removed during development of MOB 1, PS 1, and PS 4, and new trees have been planted, as approved in the 2008 Master Plan. Additional trees will be removed with future development as shown on Figure 2-4, and as approved in the 2008 Master Plan; and new trees will be planted to provide shade and create an aesthetically pleasing environment around new buildings and parking areas. As shown on Figure 2-3, new trees may include sycamore, purple leaf plum, crape myrtle, creeping fig, camphor tree, African sumac, and Chinese flame tree.



SOURCE: SHP Project Development 2016

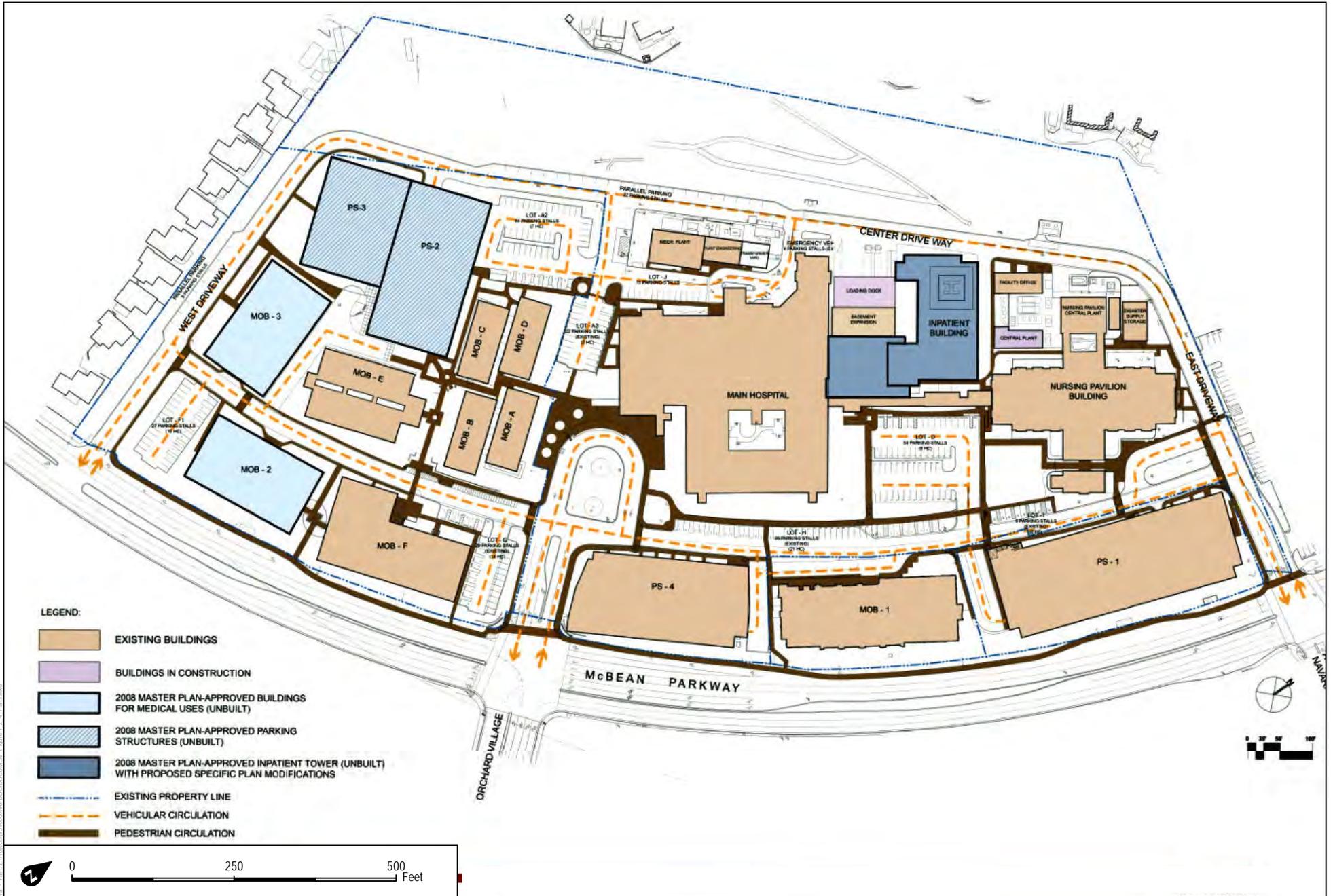
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Henry Mayo Newhall Hospital Specific Plan

**FIGURE 2-1**  
Site Plan

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SOURCE: SHP Project Development 2016

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Henry Mayo Newhall Hospital Specific Plan

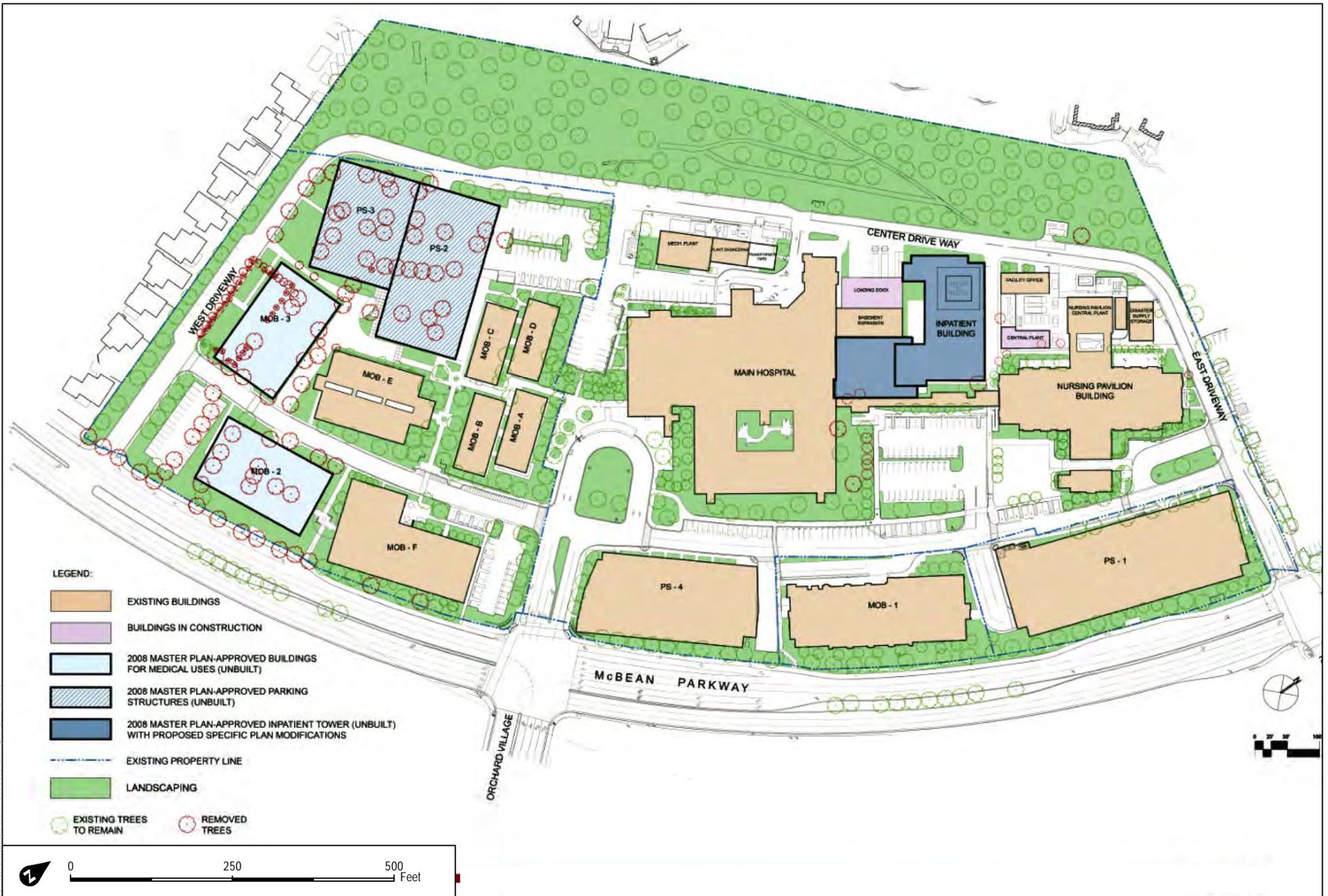
**FIGURE 2-2**  
Circulation Plan

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SOURCE: SHP Project Development 2016

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Henry Mayo Newhall Hospital Specific Plan

**FIGURE 2-4**  
Tree Removal Plan

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