



Inspira Medical Center Woodbury Development Options Report (Draft Final)

October 25, 2018

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- Prepared by: Urban Partners

1. INTRODUCTION

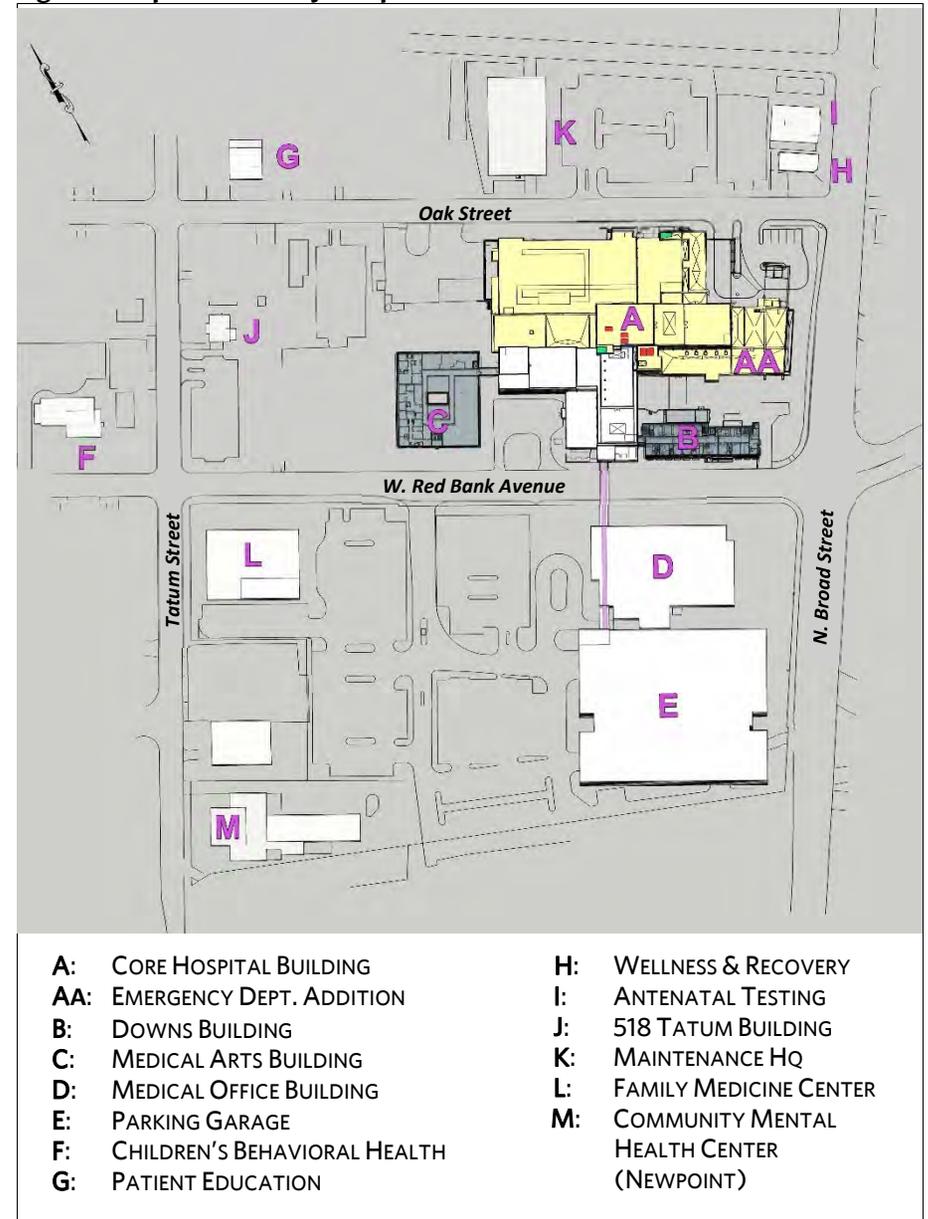
Inspira Health Network is currently constructing a new Medical Center in Mullica Hill. When opened, many of the current services provided at the Inspira Woodbury Hospital complex will be relocated to that facility, resulting in less demand for space to meet healthcare needs at this Woodbury site. A joint planning committee including the City of Woodbury, Gloucester County Improvement Authority, and Inspira Health Network has been considering economically and physically appropriate reuses for significant portions of the Woodbury campus.

This Technical Memorandum incorporates current understanding of the campus characteristics, area real estate market factors, and likely continued Inspira service activities in Woodbury to suggest a variety of alternative approaches to full utilization of this campus.

2. INSPIRA WOODBURY SITE CHARACTERISTICS

The Inspira Woodbury campus includes multiple buildings and outparcels (see Figure 1). Most services are currently provided in the 286,000 SF core hospital building (Building A/AA) and, as noted below, much of this building will remain in healthcare service use. Behavioral Health services are currently provided in the 24,000 SF Downs Building (Building B), which is connected to the Hospital Building. These services are planned for relocation, either into the Hospital Building or to another location, and the Downs Building will be available for reuse or demolition. The Medical Office Building (Building D) will continue as an office facility for health and service users. The 864-car parking garage (Building E) will remain as a resource supporting on-going activity throughout the complex. Building F in the 100 block of Red Bank Avenue will continue as an Inspira service facility (currently Children’s Behavioral Health). Buildings M is independently owned by Newpoint Behavioral Healthcare and for this analysis are assumed to continue in healthcare services use. The remaining buildings and parcels provide opportunities for reuse.

Figure 1: Inspira Woodbury Campus



3. KEY DEVELOPMENT OPPORTUNITIES

As noted in the Market Analysis Summary Report (5/24/2017), there are significant residential and retail market opportunities for reuse of portions of the Inspira Woodbury Hospital site. These opportunities benefit from certain key assets of the Inspira Woodbury location, including:

- Adjacency to Woodbury Creek, which could be enhanced by a creek-side trail system;
- The views across the creek to attractive and interesting high school fields and other open space;
- Walkability to the center of Woodbury;
- Continued provision of a broad array of healthcare services in a portion of the hospital complex;
- The availability of in-place structured parking;
- Extensive regional public transportation access due to frequent New Jersey Transit bus service along Broad St.; and
- The addition of regional rail service within 800 feet of the complex at some point in the future.

Rental Housing Development Potential

There is strong potential for rental housing of two types at this Inspira Woodbury complex:

- One- and two-bedroom apartments targeted to small (mostly childless) households including singles, younger couples, and two-person households sharing an apartment (young professional/workforce housing); and
- Senior housing including integrated complexes with carriage homes/townhomes, independent living apartments, and (perhaps) assisted living components.

Young Professional Rental Housing: The market for one- and two-bedroom young professional (workforce) units is quite tight in the Woodbury vicinity. For 15-year-old properties in adjacent communities, one bedroom/one bath units rent for \$1.41 to \$1.93 per SF per month, while two

bedroom/two bath product rents in the range of \$1.05 to \$1.38 per SF. New product (and, presumably, a fully renovated conversion from a portion of the hospital) would achieve significantly higher rents, though rents in Woodbury may need to be set slightly (perhaps 5%) below comparable pricing in adjacent communities.

Figure 2: Competitive Rental Community (Austin Apartments in Deptford)



We would anticipate rents for new young professional housing at this site to be in the range of \$1.60 to \$2.00 per SF for one bedroom/one bath units, or \$1,350 to \$1,600 per month for typical 800 to 900 SF units; and \$1.40 to \$1.50 per SF for two bedroom/two bath units, or \$1,650 to \$1,800 per month for a typical 1,200 SF unit.

Multi-product Senior Housing: Multi-product senior housing is a second potential housing market for this site. This product would include newly-constructed for-sale age 55+ townhomes and carriage homes, as well as senior independent living apartments with shared dining. Other components are possible, though the assisted living market in the Woodbury vicinity appears to be saturated at this time.

Sales Housing Development Potential

There is an active market for sale of stacked flat condos and townhomes near Woodbury. Recent sales of newer units in adjacent communities have been in the range of \$115 to \$125 per SF. The Inspira Woodbury site could be competitive for such sales product, but likely at pricing about 90% of current prices in Deptford and West Deptford.

This would suggest pricing in the range of \$200,000 to \$220,000 for new 1,800 to 2,100 SF townhomes targeted to the general market with three bedrooms, two baths, and a one-car garage. For compact sales product marketed as part of a 55+ Active Adult community, carriage homes of 1,700 to 2,100 SF would be expected to sell in the range of \$250,000 to \$270,000, while townhomes of 1,500 to 1,800 SF would likely achieve pricing in the range of \$205,000 to \$225,000.

Figure 3: Competitive Sale Community (Villages @ Washington Sq. in Deptford)



Absorption of units is likely to be somewhat slow; a community of 120 flats and townhomes might take six to eight years for complete buildout. This ***likely slow pace of sales and the desire to comparatively rapidly establish a new image for the Woodbury site suggests that rental housing would be a more appropriate*** residential approach to surplus land. On the other hand, peripheral parcels, especially along Tatum and Oak Streets, might be appropriate for a modest scale for-sale townhome development.

For a 55+ Active Adult community with multiple residential products, the scale of the site suggests that the total potential for sales units will be the range of 50 to 70 homes, which could achieve buildout in a more reasonable three to four years.

Retail Development Potential

There is also some market for additional retailing along the Broad Street edge of the property and, especially at the intersection of Red Bank Ave and Broad Street. Home furnishings, hardware, garden supply, and, especially, dining are the categories most likely to succeed. ***Dining could be a component of a mixed use*** (mostly residential) development on the current surface parking lots.

4. CONTINUED HEALTHCARE USE/SITE AVAILABILITY

Inspira Hospital system anticipates some continued healthcare services uses on the site. Inspira will maintain the existing Emergency Department, either at its current location in the Hospital Building or in a new facility along Oak Street. The Behavioral Health services currently located in the Downs Building will also be retained, possibly relocated to space along the Oak Street side of the Hospital Building or at an alternative location. The 55,000 SF Medical Office Building will remain occupied by healthcare and related service providers. Under some options, other healthcare services will remain in a portion of the Hospital Building.

Under all options, the Emergency Department will remain oriented toward Oak Street. Any other healthcare related services remaining in the Hospital Building will also be re-oriented to a main healthcare services entrance and

lobby from Oak Street. A new integrated parking lot along the north side of Oak Street will serve as the principal visitor parking for these healthcare services, while the services provided in the MOB will continue to be served by the existing parking garage and the entrance to that building will be unchanged.

As a result, the Red Bank side of the Hospital Building could be available for reuse on floors 1-6. Elevators and stairs within this building can be subdivided to create a viable separation between healthcare services on the Oak Street side and potential reuse of the Red Bank Street side. Similarly, the attached Downs Building or its site will be available for reuse. With relocation of the main health services entrance to Oak Street, the current entrance to the Hospital Building at Red Bank Street can become an entrance for the potential reuse activities.

Figure 4: Current View of Emergency Department from the Intersection of Broad Street and Oak Street



5. DEVELOPMENT OPTIONS THAT CAPTURE MARKET OPPORTUNITIES WHILE UTILIZING SPACE AVAILABLE FOR REUSE

Option 1. Maintain Healthcare-Related Uses in a Portion of Hospital Building with Young Professional Apartments Elsewhere

- The Emergency Department remains at its current 2nd Floor location on the Oak Street side of the Hospital Building.
- On-going services including Behavioral Health relocate to the Oak Street side of the Hospital Building, with the main healthcare services entrance and lobby coming from Oak Street.
- The MOB remains as healthcare-related offices.
- Newly constructed one- and two-bedroom apartments marketed to young professionals will be situated elsewhere on the site and the Red Bank portion of the Hospital Building along with the Downs Building would also be reused for young professional apartments.

Option 2. Reuse Hospital & Downs Buildings; Add Multi-Component Active Adult Community

- The Emergency Department remains at its current location in the Hospital Building and some healthcare-related uses, including Behavioral Health, are relocated to a small portion of the Hospital Building.
- Most of the Hospital Building and the Downs Building are reused as a senior independent living/service facility.
- The MOB remains as healthcare-related offices.
- The remainder of the site is redeveloped as for-sale age-restricted townhomes & carriage homes, with some supportive retail.

Option 3. Reuse Hospital & Downs Buildings; Add Senior Independent Living & Young Professional Apartments

- This option includes the same Emergency Dept, healthcare, and senior independent living/services in the Hospital and Downs Buildings as in Option 2.
- The MOB remains as healthcare-related offices. New young professional apartments with one- and two-bedroom units are constructed elsewhere on the site.

Option 4. Demolish Hospital & Downs Buildings; Replace with Multi-Component Active Adult Community

- After demolition, the site of the Hospital and Downs Buildings is used for a new Senior Independent Living Facility and for new retail along the Broad Street frontage.
- A new Emergency Department building is constructed on the north side of Oak Street with adjacent parking.
- The MOB remains as healthcare-related offices. Under this option, the location of Behavioral Health services has yet to be determined.
- The remainder of the site is rebuilt as for-sale age-restricted townhomes & carriage homes.

Option 5. Demolish Hospital & Downs Buildings; Replace with Young Professional Apartments

- As in Option 4, a new Emergency Department building is constructed on the north side of Oak Street with adjacent parking.
- The MOB remains as healthcare-related offices; the location of Behavioral Health services has yet to be determined.
- The remainder of the site, including the site of the Hospital and Downs Buildings, will be rebuilt with new young professional apartments and mixed-use buildings.

Option 6: Demolish Hospital & Downs Buildings; Replace with Young Professional Apartments & Senior Independent Living

- This is similar to Option 5, except a portion of the Hospital Building site is used for a new Senior Independent Living Facility.

Option 1: Maintain Healthcare Uses with Young Professional Apartments

Option 1 focuses on establishing a substantial *well-managed young professional neighborhood* on almost all the surplus parcels of the Inspira complex. As illustrated on Figure 7 on the following page, this occurs in three larger new apartment buildings (#3, 6 & 7), through use of surplus space in the Hospital and Downs Buildings, and through construction of a smaller mixed use building (#5) with first floor retail/commercial space. Targeted to smaller one- and two-person households, the assumed apartment mix is half one-bedroom/one bath units and half two-bedroom/two-baths. Some buildings would be positioned within a local private street network that would include 85 parallel parking spaces along both sides of these private streets. An example of a Young Professional Apartment community is illustrated on Figure 5.

Figure 5: Example of Young Professional Apartments



This option assumes that the three larger new apartment buildings will be four-stories with apartments on all four floors, with the exception of a portion of the first floor of the building closest to Woodbury Creek (#7) that lies within the 100-year flood plain and is devoted in this option to 25 parking spaces (see apartments over flood plain on Figure 6). Programmed with a mix of 50% one-bedrooms and 50% two-bedrooms, these three buildings should include about 260 apartments.

Figure 6: Under-Building Parking in Flood Plain



Under this option, a mixed use building will be located at the roadway entrance to the parking garage (#5). to provide dining and other supportive retailing and services. This mixed use building includes three stories of apartments (18 units) above a 8,700 SF first floor retail/commercial base (see example in Figure 8 on page 8).



Figure 7: Maintain Healthcare Uses w/ Young Professional Apartments (Option 1)

Key Development Components:

- 341 units of young professional apartments in multiple buildings
- 255,000 SF of healthcare/ services use
- 8 homeownership townhomes
- 10,700 SF of retail/commercial

- Residential (within existing building)
- Medical Services (within existing bldg)
- Townhomes
- Apartments
- Commercial
- Landscaping
- 100-yr Floodplain



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Figure 8: Typical Mixed Use Building



A total of 85,300 SF of space has been identified as available for reuse on the Red Bank side of the first six floors of the Hospital Building. This potential reuse space could accommodate 51 apartments consistent with the anticipated one- and two-bedroom mix:

- Floor 1: 3 units plus lobby/service facilities
- Floor 2: 7 units plus storage space
- Floor 3: 8 units
- Floors 4-6: 11 units per floor

The Downs Building includes 6,000 SF per floor; the upper three floors can be reused; the first floor is largely below grade. A retail use—likely a coffee shop—can utilize the 2,000 SF of the second floor facing Broad Street. The remaining 16,000 SF of above grade space provides the potential for another 12 apartments. The coffee shop can be supported by a 15-car parking lot accessed from Broad Street.

In total, under this Option 1, these four new buildings and the programmed reuse of the portion of the Hospital Building and the Downs Building will result in 341 apartments. Also included in this option are eight townhomes situated along Tatum Street just north of Red Bank (#4). These townhomes would provide a transition between the new young professional rental development and the largely single family home community to the west. For this option, we assume these townhomes would be for sale.

These residential and supportive retail uses are blended with retention of the current Emergency Department on the 2nd Floor/Oak Street side of the Hospital Building and with relocation of Behavioral Health services and certain other healthcare activities to this Oak Street side of the Hospital Building. The main healthcare services entrance and lobby would then come from Oak Street. In this option, the MOB remains as healthcare-related offices.

Off-Street Parking Requirements & Provision:

Under current zoning, the parking requirements as an operating hospital for the Hospital and Downs Buildings are 253 spaces, though the actual uses in those buildings generate peak demand above that level. The Emergency Department, Behavioral Health, and other healthcare services remaining in the Hospital Building under this option will use about half the previously occupied space in those buildings. For initial planning purposes, we assume that these uses will generate a peak parking demand of no more than 350 spaces; it is likely this is a very high estimate which will need to be refined as more detailed decisions are made. The expanded parking lot planned for the north side of Oak Street will provide at least 170 spaces, which will be the priority parking area for patients and other visitors. Based on this analysis, at most 180 spaces will be required in the current 864-car garage.

The townhomes will provide their own parking and 125 spaces will be provided in surface parking areas on internal streets and parking lots as well as on the first floor of apartment building #7. This will leave a demand for spaces in the parking garage of 434 for the young professional apartments and 239 for the MOB. We should also note that shared parking

is likely with MOB demand being largely during the day and apartment demand peaking in the evening. However, under all these assumptions, the current garage provides sufficient capacity (864 spaces) to meet all demands (Table 1).

Table 1: Parking Analysis for Option 1

Component	Parking Space Required	Parking Provided by Development	Parking Required in Existing Garage
Emergency Dept, Behavioral Health, Other Healthcare	350	170	180
Medical Office Building	239	-	239
Young Professional Apartments	512	78	434
Townhomes	16	16	-
Retail/Commercial Space	47	47	-
Total	1,164	311	853

Option 2. Reuse Hospital & Downs Buildings; Add Multi-Component Active Adult Community

Option 2 focuses on creating a **multi-component active adult community** within a substantial portion of the Hospital and Downs Buildings as well as on surplus parcels of the Inspira complex. About one-third of the Hospital Building with a main entrance from the Oak Street side would continue to be used for the Emergency Department, relocated Behavioral Health, and other healthcare services. Healthcare services will continue to be provided in the MOB.

The remainder of the Hospital Building and all of the Downs Building are reused as a senior independent living/service facility. Examining this space in the Hospital Building suggests the potential for 100 senior independent living units allocated in this manner by floor:

- Floor 1: Dining and Service Facilities
- Floor 2: 12 units plus offices/services/storage
- Floor 3: 20 units plus offices/services
- Floor 4: 16 units
- Floors 5 & 6: 26 units per floor.

The three upper floors of the Downs Building have the potential for another 16 senior independent living units, as well as the 2,000 SF retail use—likely a coffee shop—on the second floor facing Broad Street. This yields a total senior independent living facility of 116 units incorporating dining facilities and substantial space for services and community activities. Remaining portions of the first and third floors of the Hospital Building could be used by senior service providers. The current main hospital entrance drive would be utilized as the entrance for this senior facility.

Most of the remainder of the site would be used for an Active Adult 55+ homeownership community with 35 carriage homes (see Figure 11--Buildings #3, 5 & 7) and 25 townhomes (Buildings #3, 4, 6 & 9). Parking for

almost all residences would be in garages and on off-street parking pads accessed along rear lanes. Curb cuts would be limited to joint entrances to these rear lanes. In the layout shown here, a few carriage homes would be parked in a private off-street lot. These residences would be supported by a Community Center (#10) situated adjacent to Woodbury Creek and the trails and other amenities along the creek.

Figure 9: Example of a Carriage Home



Figure 10: Example of a Townhome



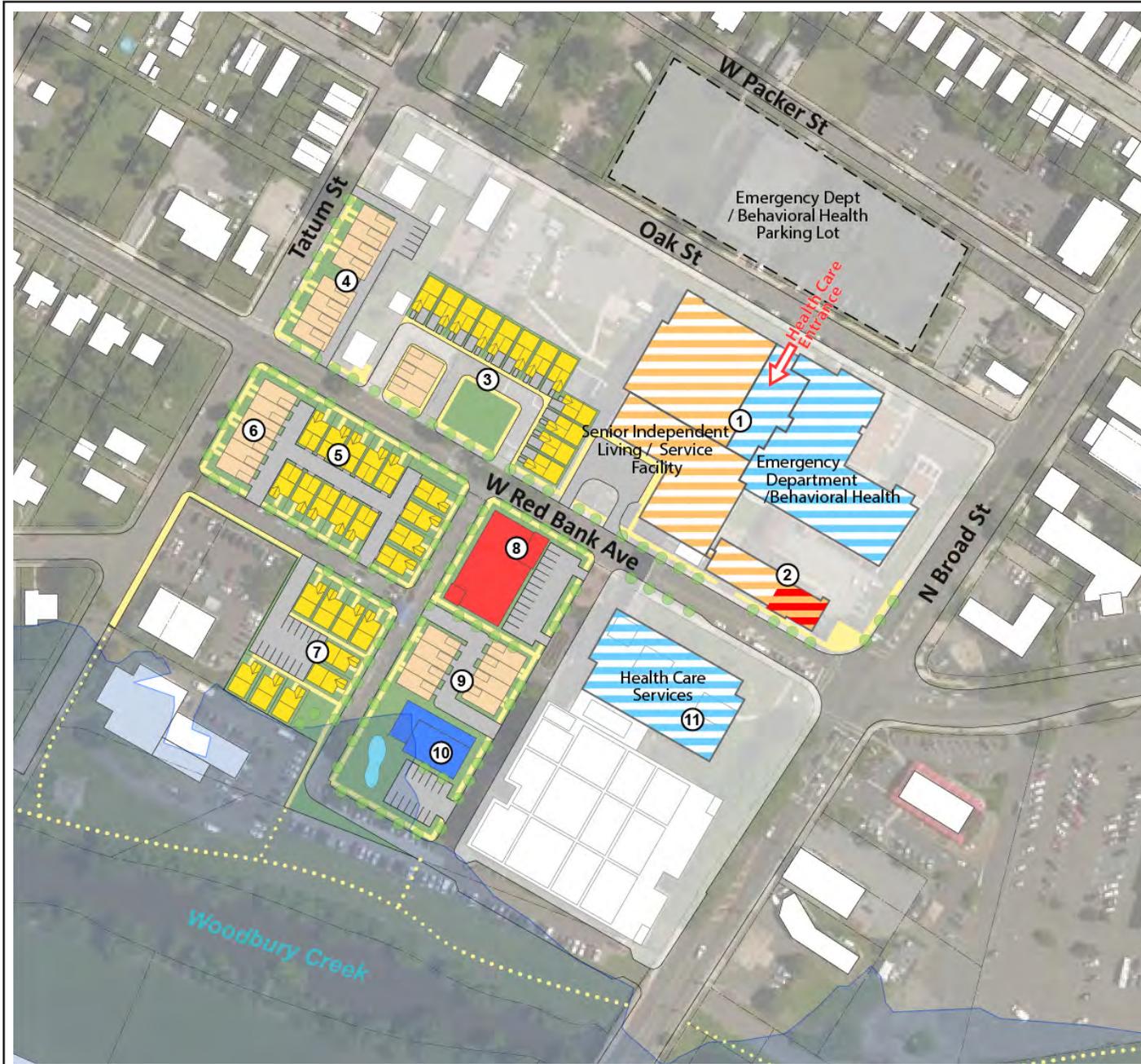


Figure 11: Multi-Component Active Adult Community (Option 2)

Key Development Components:

- 116-unit senior independent living facility
- 60 Active Adult 55+ homeownership carriage homes & townhomes
- 145,000 SF of healthcare/ services use
- 40,000 SF of senior services use
- 11,600 SF of retail/commercial

- Residential (within existing building)
- Medical Services (within existing bldg)
- Carriage Homes
- Townhomes
- Commercial
- Landscaping
- Community Center
- 100-yr Floodplain



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This option also incorporates a retail/commercial facility of 9,600 SF along Red Bank at the new driveway entrance to the parking garage (#8). These spaces would be ideal for restaurants and convenience retailing. This option shows 13 off-street parking spaces to support these businesses, but additional parking will be necessary in the garage.

Off-Street Parking Requirements & Provision:

Under this option, the Emergency Department, Behavioral Health, and smaller amount of other healthcare services remaining in the Hospital Building will require significantly fewer parking spaces; for this planning purpose, we assume a peak parking demand of no more than 200 spaces. Again, it is likely this is a high estimate which will need to be refined as more detailed decisions are made. The expanded parking lot planned for the north side of Oak Street will provide at least 170 spaces, which will be the priority parking area for patients and other visitors. Based on this analysis, at most 30 spaces will be required in the current 864-car garage.

The carriage homes and townhomes will provide their own parking and 13 spaces will be provided in the retail surface parking area. This will leave a demand for spaces in the parking garage of 116 for the senior independent living facility, 174 for the senior service facilities, 38 for the retail uses, and 239 for the MOB. This total of 597 required spaces is well under the garage capacity of 864 spaces.

Table 2: Parking Analysis for Option 2

Component	Parking Space Required	Parking Provided by Development	Parking Required in Existing Garage
Emergency Dept, Behavioral Health, Other Healthcare	200	170	30
Medical Office Building	239	-	239
Senior Services Facilities	174	-	174
Carriage Homes/Townhomes	120	120	-
Senior Independent Living	116	-	116
Retail/Commercial Space	51	13	38
Total	900	303	597

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Option 3 Senior Independent Living with Young Professional Apartments

Option 3 focuses on including a *senior independent living facility within the well-managed young professional neighborhood* detailed in Option 1. Under this option (see Figure 12), the Hospital and Downs Buildings would be reused as in Option 2 (above), with a 116-apartment senior independent living facility, retained Emergency Department, relocated Behavioral Health, and other healthcare and senior services. Healthcare services will also continue to be provided in the MOB.

The senior independent living and services uses would be components in a predominately young professional neighborhood with three larger new apartment buildings and a smaller mixed use building. These four-story apartment buildings would provide 278 one- and two-bedroom units along with 8,700 SF of supportive retail/commercial services. 125 parking spaces would be positioned within and among the buildings, adjacent to the planned coffee shop at the Broad Street end of the Downs Building, and on a portion of the first floor of the creek-side apartment building.

Off-Street Parking Requirements & Provision:

Again, under this option, we assume a total requirement for 200 parking spaces for the Emergency Department, Behavioral Health, and other healthcare services remaining in the Hospital Building. The more than 170 parking spaces in the expanded parking lot on the north side of Oak Street will be the priority parking area for patients and other visitors. Based on this analysis, at most 30 spaces will be required in the current 864-car garage.

The townhomes will provide their own parking and 125 spaces will be provided in surface parking areas on internal streets and parking lots as well as on the first floor of apartment building #6. This will leave a demand for spaces in the parking garage of 339 for the young professional apartments, 116 for the senior independent living facility, 174 for the senior service facilities, and 239 for the MOB. Under all these assumptions, total demand for parking spaces in the garage will be 898, slightly exceeding the current capacity of 864 spaces. However, we should note that shared

parking is likely with MOB and Senior Services demand being largely during the day and apartment demand peaking in the evening (Table 3).

Table 3: Parking Analysis for Option 3

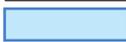
Component	Parking Space Required	Parking Provided by Development	Parking Required in Existing Garage
Emergency Dept, Behavioral Health, Other Healthcare	200	170	30
Medical Office Building	239	-	239
Young Professional Apartments	417	78	339
Senior Independent Living	116	-	116
Senior Services Facilities	174	-	174
Townhomes	16	16	-
Retail/Commercial Space	47	47	-
Total	1,209	311	897



Figure 12: Senior Independent Living w/ Young Professional Apartments (Option 3)

Key Development Components:

- 278 units of young professional apartments in multiple buildings
- 116-unit senior independent living facility
- 145,000 SF of healthcare/ services use
- 40,000 SF of senior services use
- 8 homeownership townhomes
- 10,700 SF of retail/commercial

-  Residential (within existing building)
-  Medical Services (within existing bldg)
-  Townhomes
-  Apartments
-  Commercial
-  Landscaping
-  100-yr Floodplain



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Option 4 Hospital Replacement as Multi-Component Active Adult Community

Option 4 envisions **demolition of all current facilities** except the garage, MOB, and a few small peripheral buildings. These will be replaced with **a multi-component active adult community** (see Figure 13). A new 15,000 SF Emergency Department building is constructed on the north side of Oak Street (Building #1) with adjacent parking. The MOB remains as healthcare-related offices. Under this option, the location of Behavioral Health services has yet to be determined.

The remainder of the site is rebuilt as a multi-component active adult community with a new senior independent living facility, for-sale age-restricted townhomes/carriage homes, and supportive retail/ commercial along Broad Street. A new 150-unit senior independent living facility is located through the interior of the block from Red Bank to Oak (#3) with a connection to the bridge to the parking garage. The main entrance is at the current hospital entrance off Red Bank. 21,300 SF of new retail/commercial space is constructed along Broad Street in this block (#2).

Most of the remainder of the site would be used for an Active Adult 55+ homeownership community with 43 carriage homes (Buildings 4, 6, 8 & 9) and 26 townhomes (Buildings 5, 7 & 10). Parking for almost all residences would be in garages and on off-street parking pads accessed along rear lanes. Curb cuts would be limited to joint entrances to these rear lanes. In the layout shown here, a few carriage homes would be parked in a private off-street lot. These residences would be supported by a Community Center (#11) situated adjacent to Woodbury Creek and the trails and other amenities along the creek.

Off-Street Parking Requirements & Provision:

The new Emergency Department Building will require approximately 65 parking spaces; the remaining space on the north side of Oak Street accommodates a 110-car parking lot. The carriage homes and townhomes will provide their own parking. The surface parking area at the rear of the Broad Street retail/ commercial development accommodates 105 spaces,

more than sufficient for that retail center. This will leave a demand for spaces in the parking garage of 150 for the senior independent living facility and 239 for the MOB, well below the available capacity (Table 4).

Table 4: Parking Analysis for Option 4

Component	Parking Space Required	Parking Provided by Development	Parking Required in Existing Garage
Emergency Dept	65	110	-
Medical Office Building	239	-	239
Carriage Homes/Townhomes	138	138	-
Senior Independent Living	150	-	150
Retail/Commercial Space	92	105	-
Total	684	353	389

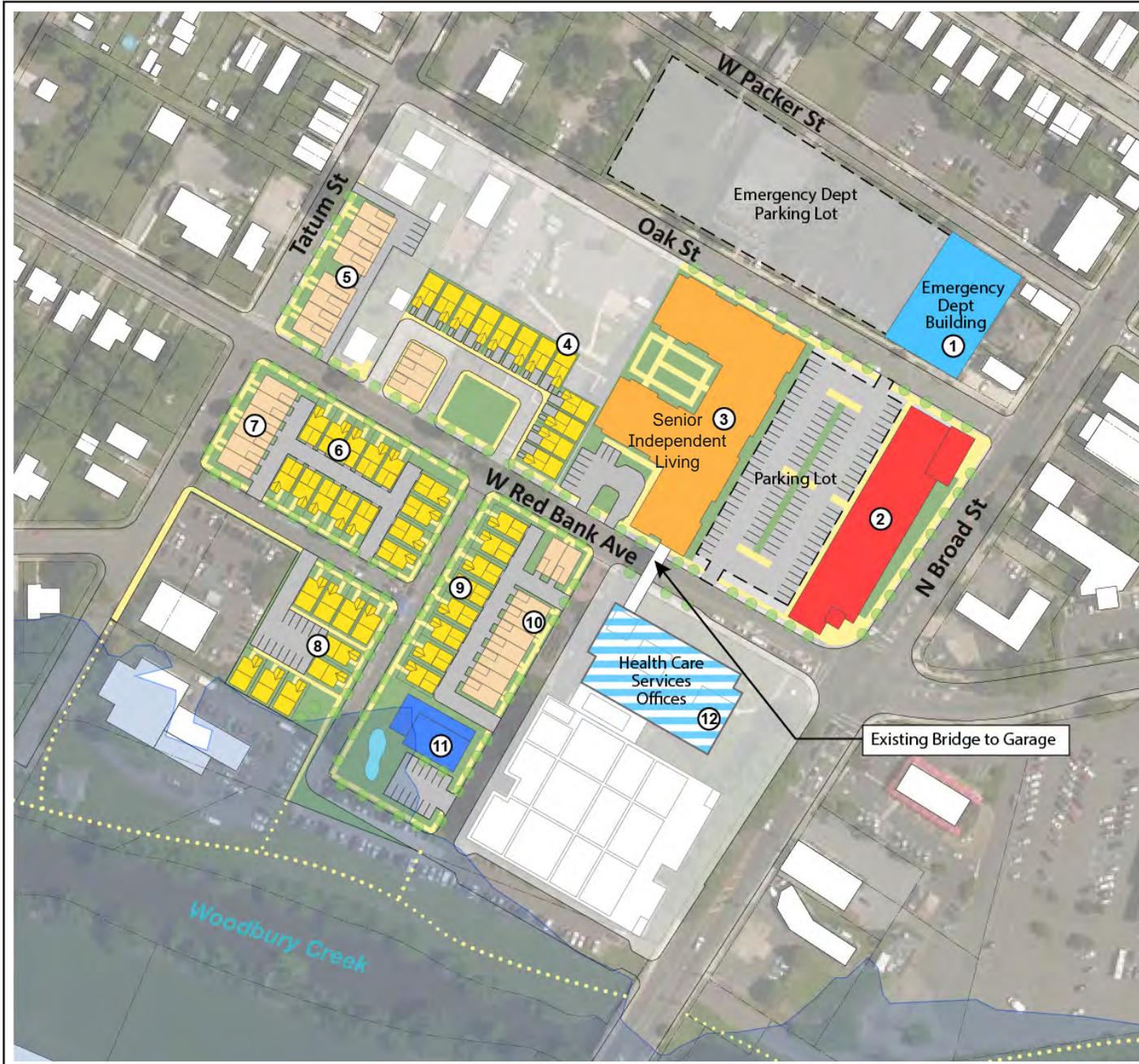
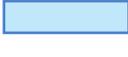


Figure 13: Replace Hospital w/ Multi-Component Active Adult Community (Option 4)

Key Development Components:

- 150-unit senior independent living facility
- 69 Active Adult 55+ homeownership carriage homes & townhomes
- 70,000 SF of healthcare/ services use
- 21,300 SF of retail/commercial

-  Medical Services (within existing bldg)
-  Medical Services (new construction)
-  Carriage Homes
-  Townhomes
-  Senior Independent Living
-  Commercial
-  Landscaping
-  Community Center
-  100-yr Floodplain



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Option 5: Hospital Replacement with Young Professional Apartments

Option 5 envisions **demolition of all current facilities** except the garage, MOB, and a few small peripheral buildings. These will be replaced with a newly-constructed **young professional apartment neighborhood** (see Figure 14). As in Option 4, a new 15,000 SF Emergency Department building is constructed on the north side of Oak Street with adjacent parking (#1). The MOB remains as healthcare-related offices. Under this option, the location of Behavioral Health services has yet to be determined.

The remainder of the site is rebuilt as a young professional apartment neighborhood of one- and two-bedroom apartments, with mixed use buildings along the Broad Street frontage. These mixed use buildings have 16,000 SF of restaurants/retail/commercial use on the first floor and three floors of apartments above. The mixed use building at Red Bank and Broad (Building #3) wraps the corner and includes an apartment entrance on Red Bank across from the MOB. Parking for the retail space, for the 15 apartments located at Oak and Broad (Building #2), and for most of the apartments in the mixed use Building #3 is provided in an adjacent 160-space surface parking lot.

Most of the remainder of the site would be used for five larger new apartment buildings (#4, 5, 7, 8 & 9). These four-story apartment buildings, along with the two mixed use buildings, would provide 434 one- and two-bedroom units. 110 parking spaces would be positioned within and among the buildings and on a portion of the first floor of the creek-side apartment building. Eight for-sale townhomes would be constructed along Tatum (#6).

Off-Street Parking Requirements & Provision:

The new Emergency Department Building will require approximately 65 parking spaces; the remaining space on the north side of Oak Street accommodates a 110-car parking lot. The townhomes will provide their own parking. Other than Building #2, all the young professional apartments will have entrances along Red Bank or on the creek-side of Red Bank and can be

well served by the current garage. 110 spaces will be provided in surface parking areas on internal streets and on the first floor of apartment building #9; 90 spaces in the parking lot at the rear of the mixed use buildings can be devote to parking for apartments. This will leave a demand for spaces in the parking garage of 451 for the young professional apartments and 239 for the MOB. Under all these assumptions, total demand for parking in the garage will be 690 spaces, below the garage’s capacity of 864.

Table 5: Parking Analysis for Option 5

Component	Parking Space Required	Parking Provided by Development	Parking Required in Existing Garage
Emergency Dept	65	110	-
Medical Office Building	239	-	239
Young Professional Apartments	651	200	451
Townhomes	16	16	-
Retail/Commercial Space	70	70	-
Total	1,041	396	690

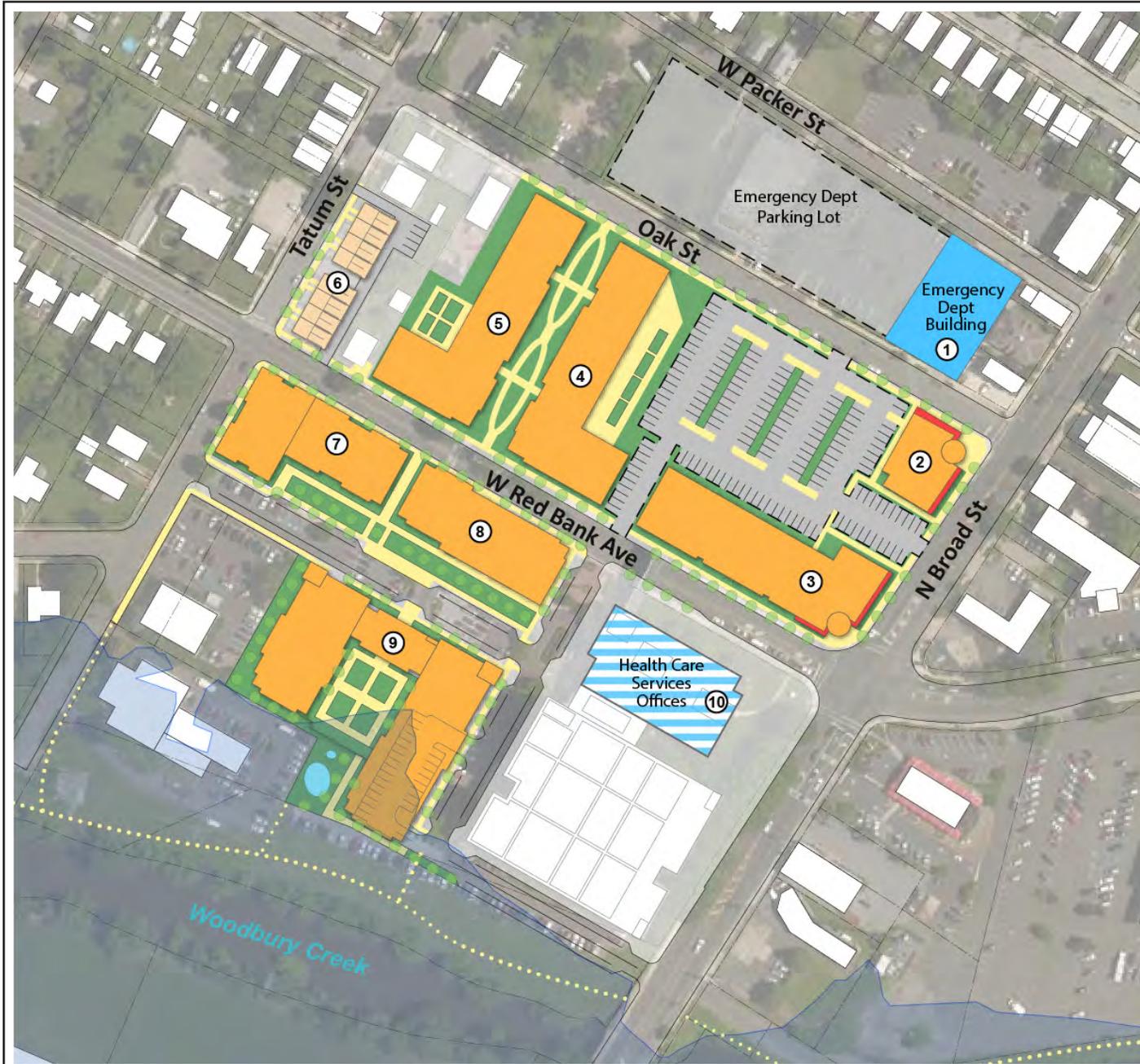


Figure 14: Replace Hospital w/ Young Professional Apartments (Option 5)

Key Development Components:

- 434 units of young professional apartments in multiple buildings
- 8 homeownership townhomes
- 70,000 SF of healthcare/ services use
- 16,000 SF of retail/commercial

-  Medical Services (within existing bldg)
-  Medical Services (new construction)
-  Townhomes
-  Apartments
-  Commercial
-  Landscaping
-  100-yr Floodplain



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Option 6: Hospital Replacement with Young Professional Apartments & Senior Independent Living

Option 6 envisions **demolition of all current facilities** except the garage, MOB, and a few small peripheral buildings. These will be replaced with a newly-constructed **young professional apartment neighborhood, supplemented by a new senior independent living facility** (see Figure 15). As in Options 4 & 5, a new 15,000 SF Emergency Department building (#1) is constructed on the north side of Oak Street with adjacent parking. The MOB remains as healthcare-related offices. Under this option, the location of Behavioral Health services has yet to be determined.

A new 150-unit senior independent living facility is located through the interior of the block from Red Bank to Oak (#4) with a connection to the bridge to the parking garage. The main entrance is at the current hospital entrance off Red Bank. The remainder of the site is rebuilt as a young professional apartment neighborhood of one- and two-bedroom apartments, with mixed use buildings along the Broad Street frontage. These mixed use buildings (#2 & 3) have 16,000 SF of restaurants/retail/commercial use on the first floor and three floors of apartments above. Parking for the retail space, for the 15 apartments located at Oak and Broad (Building #2), and for many of the apartments in the mixed use Building #3 is provided in an adjacent 108-space surface parking lot. Building #3 at Red Bank and Broad wraps the corner and includes an apartment entrance on Red Bank across from the MOB.

Most of the remainder of the site would be used for four larger new apartment buildings (#5, 8, 9 & 10). These four-story apartment buildings, along with the two mixed use buildings, would provide 353 one- and two-bedroom units. 110 parking spaces would be positioned within and among the buildings and on a portion of the first floor of the creek-side apartment building. 15 for-sale townhomes would be constructed along the western edge of the development at Oak (#6) and along Tatum (#7).

Off-Street Parking Requirements & Provision:

The new Emergency Department Building will require approximately 65 parking spaces; the remaining space on the north side of Oak Street accommodates a 110-car parking lot. Parking for the retail space in both Broad Street-facing mixed use buildings is provided in an adjacent parking lot, as is the 23 parking spaces required for the 15 apartments in the mixed use building located at Oak and Broad (Building #2). The townhomes will provide their own parking.

The remaining 338 young professional apartments will all have entrances along Red Bank or on the creek-side of Red Bank and can be well served by the current garage. 110 spaces will be provided in surface parking areas on internal streets and parking lots as well as on the first floor of apartment building #10. This will leave a demand for spaces in the parking garage of 397 for the young professional apartments, 150 for the senior independent living facility, and 239 for the MOB. Under all these assumptions, total demand for parking in the garage will be 786, below the garage’s capacity of 864 (Table 6).

Table 6: Parking Analysis for Option 6

Component	Parking Space Required	Parking Provided by Development	Parking Required in Existing Garage
Emergency Dept	65	110	-
Medical Office Building	239	-	239
Senior Independent Living	150	-	150
Young Professional Apartments	530	133	397
Townhomes	30	30	-
Retail/Commercial Space	70	70	-
Total	1,084	343	786



Figure 15: Replace Hospital w/ Young Professional Apts & Senior Independent Living (Option 6)

Key Development Components:

- 353 units of young professional apartments in multiple buildings
- 150-unit senior independent living facility
- 70,000 SF of healthcare/ services use
- 15 homeownership townhomes
- 16,000 SF of retail/commercial

-  Medical Services (within existing blng)
-  Medical Services (new construction)
-  Townhomes
-  Apartments (except Senior Living at #4)
-  Commercial
-  Landscaping
-  100-yr Floodplain



October 25, 2018

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redevelopment options!**

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