



The Peninsula Wellness Community

A gathering place for living well.

The Baby Boom generation is living much longer than prior generations and redefining what it means to age well. By 2030, there will be a 148% increase in the number of San Mateo County residents who will be over age 85. To address this age wave, the District has worked with a range of professionals to assess innovative ways to use its land resources to promote life-long wellness. The result of this effort is a proposal for a long-range Master Plan for “The Peninsula Wellness Community.”

The plan envisions a “gathering place” that will engage all ages and levels of wellness with services and activities. Located on approximately 8.32 acres between Mills-Peninsula Medical Center and Marco Polo Way, the community will offer housing for older adults, health support across generations, and working spaces for professionals and researchers. It will become a hub for senior wellness and medical services, and a catalyst for intergenerational connections.

Long Range Planning

The long-range Master Plan helps ensure that District land will always be used for the wellness and health care needs of residents. The plan will guide future development and facilitate predictable land use and design. The programs identified in the Master Plan will complement the health services offered by the adjacent facilities, respect the residential character of the surrounding neighborhoods, and create new publicly accessible open space for the community.

The construction of individual buildings and open spaces will take place through a variety of partnerships with public and private developers. The District will lease land to experienced developers who will build and operate the components of the Master Plan. This approach is modeled after the District’s partnership with Sutter Health for building a new community hospital and operating Mills Peninsula Health Services. It will enable the District to bring the plan to life without creating an additional burden to taxpayers.

Buildings

The buildings proposed for the Peninsula Wellness Community include senior housing, support services such as rehabilitation and therapy, working spaces for professionals and researchers, and a café. The buildings are designed to fit into the context of the surrounding community and are situated to minimize visual and solar impacts to the adjacent neighborhood. The senior housing is located along Marco Polo Way and on the northern section of the site, clustered around a central “hub” with services and gathering spaces. Taller buildings are placed along Trousdale Drive and are set back from Davis Drive adjacent to the hospital’s main parking lot. The size of the proposed project is less than what is allowed by the zoning for the site.



Open Space

The project proposes almost two acres of publicly accessible open space and includes a 60-foot wide space along the Hetch-Hetchy right of way, traversing the site from Marco Polo Way to Trousdale Drive. A large portion of this area will be a working “edible garden.” A neighborhood pocket park will be located at Davis Drive. Interior to the site, a series of smaller courtyard gardens, gathering and seating areas, and pathways will encourage social interaction between residents, visitors, employees, and neighbors.

Access, Traffic and Parking

Pedestrian and bike pathways are designed for easy, safe connections with adjacent neighborhoods. An internal network of accessible pedestrian pathways allows for easy movement between buildings, access to sidewalks, and a pedestrian route to the hospital.

Traffic analyses indicate that there will be minimal impacts to the surrounding neighborhoods. Access to the primary parking garages will be through the Mills Peninsula Medical Center driveway that connects to Trousdale Drive that will have the majority of the project’s traffic.

Up to 800 underground parking spaces will ensure that parking will not impact neighborhood streets. To reduce traffic and parking even further, the District is committed to implementing a robust Transportation Demand Management Program including shuttles, buses, car sharing, carpools, bike sharing, and other alternative modes of transportation.



Additional project information and a schedule of community meetings is available at www.peninsulahealthcaredistrict.org/peninsula-wellness-community

or by calling (650) 697-6900