



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 7.5 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 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 complement the health services offered by the medical center, respect the residential character of the adjacent neighborhoods, and create new publicly accessible open space for the surrounding community.

The construction of individual buildings and open spaces will take place over the next 10 years through a development agreement with Pacific Medical Building and Generations. The District will lease the land to the developers who will build the components of the Master Plan. This will enable the District to bring the plan to life without creating an additional burden to taxpayers.

Buildings

The buildings proposed for the Wellness Community include housing for older adults, support services such as rehabilitation and therapy, working spaces for professionals and researchers, a cafe, and supportive retail. 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 taller buildings are adjacent to the hospital's main parking lot and the housing along Marco Polo Way stepped down to the Ray Park neighborhood.



PHCD Master Plan (Unchanged since March 2017)

Open Space

The project proposes over 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 is planned to have a working "edible garden" and 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, 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.

Preliminary traffic analyses indicate have closely examined the impacts to the surrounding neighborhoods. Access to the primary parking garages will be off Trousdale through the Mills Peninsula Medical Center rear driveway and will handle the most of project's traffic.

Up to 800 underground parking spaces are planned to minimize any impact on neighborhood streets. To reduce traffic and parking even further, the District is committed to 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

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