

# MEDICAL CENTER OF THE AMERICAS MASTER PLAN UPDATE

MASTER PLAN PRESENTATION

PERKINS+WILL

**Who we are.**

**Places for people. Places for the future.**

# Local Studios. World Lab. /



ATLANTA

AUSTIN

BOSTON

CHARLOTTE

CHICAGO

COPENHAGEN

DALLAS

DENVER

DUBAI

DURHAM

HAMILTON

HOUSTON

LONDON

LOS ANGELES

MIAMI

MINNEAPOLIS

NEW YORK

OTTAWA

SAN FRANCISCO

SÃO PAULO

SEATTLE

SHANGHAI

TORONTO

VANCOUVER

WASHINGTON, DC

PERKINS+WILL

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## 34 RESEARCH AND INNOVATION DISTRICTS



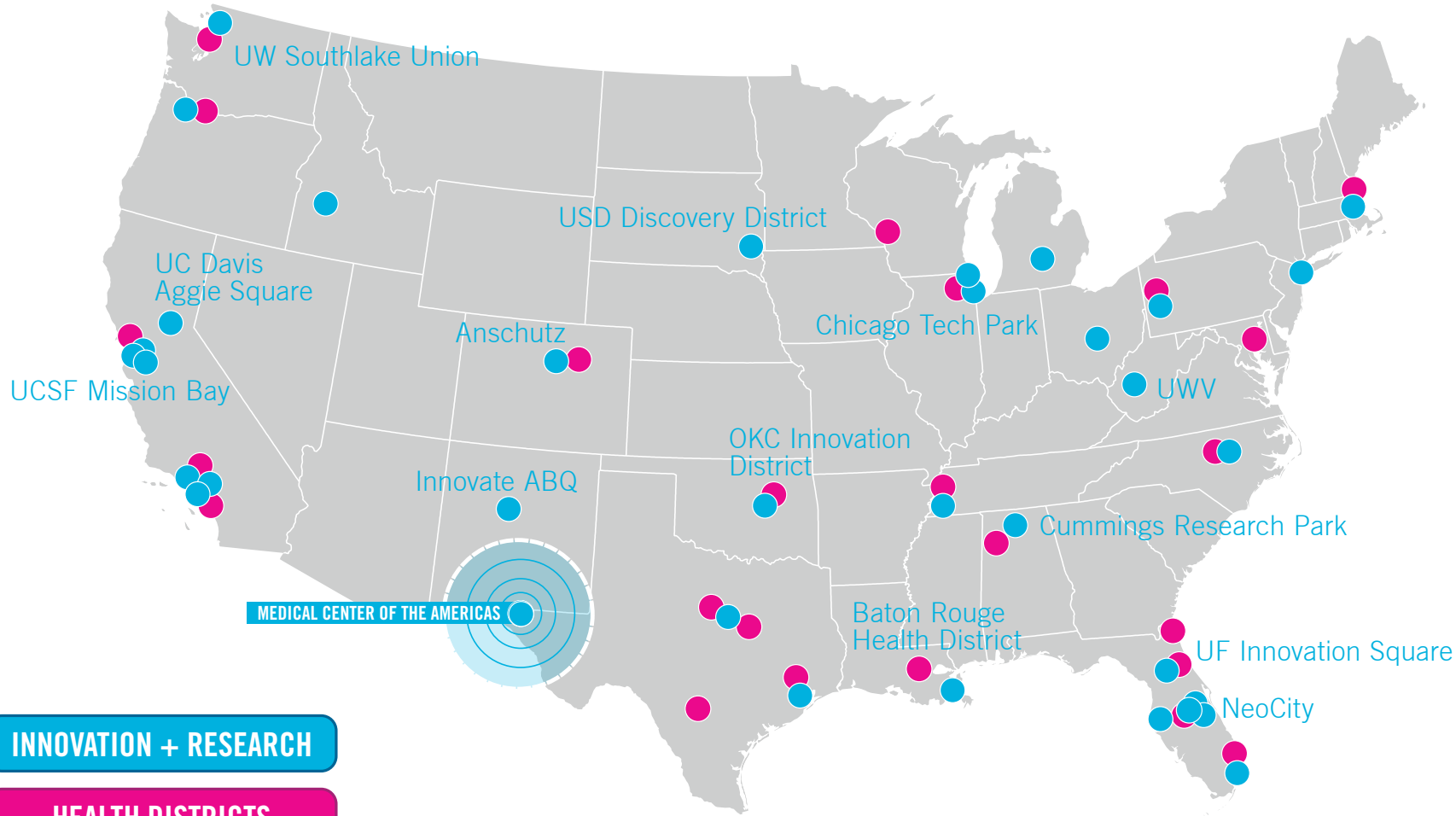
## 26 HEALTH AND WELLNESS DISTRICTS



## OVER 400 SCIENCE+TECHNOLOGY PROJECTS

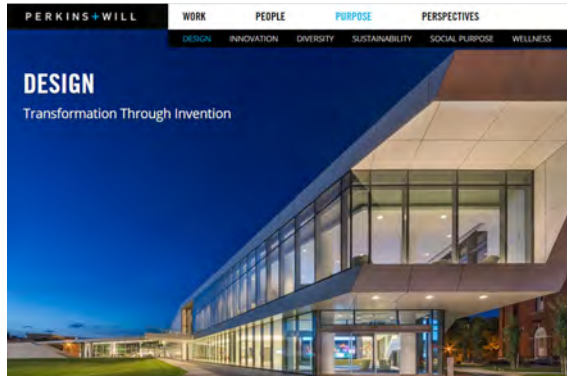






# We strive to learn, explore and transform the world.

Fast Company, 2017  
#2 Most Innovative  
Companies In Architecture

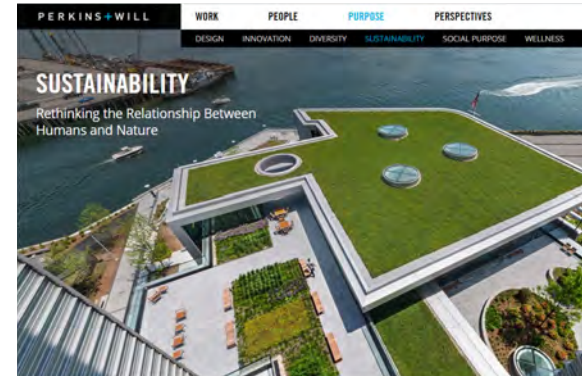


Top Three Design  
Research Firms

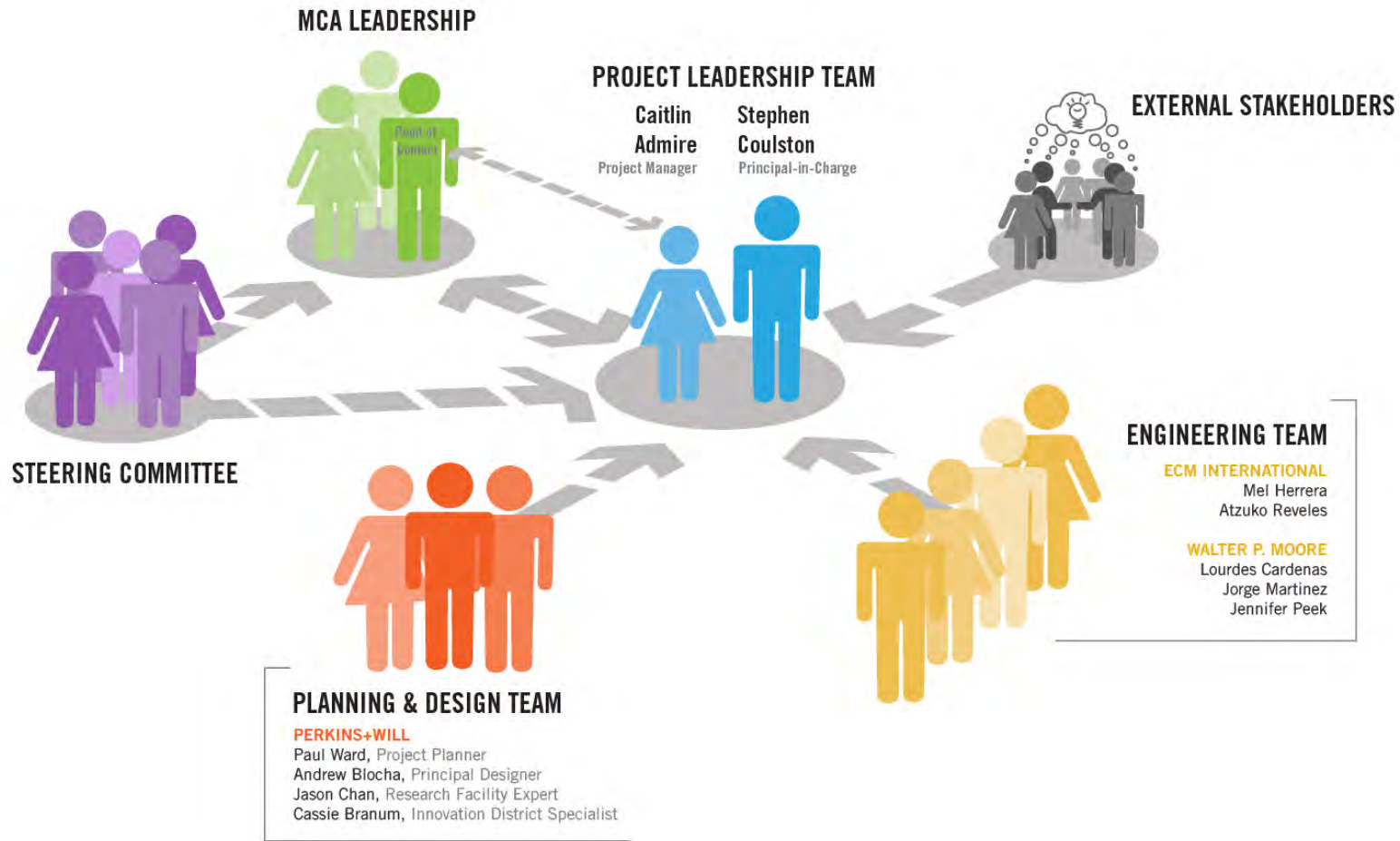
Architect Magazine's Three Top  
Firms Pursuing Design Research



U.S. Green Building  
Council, Best Large  
Architecture Firm







**Designing for Health.**



# HEALTH

# VS.

# HEALTHCARE





Healthcare







## Medical Campus of the Past

## Health & Research District of the Future

Destination for Healthcare



Healthy Community

Excellence in Healthcare



Promotion of Health

Treatment



Prevention

Acute Care



Continuum of Care

Volume-Based



Value-Based

Clinical Research + Residencies



Support, Education, Policy

Private Spaces



Shared Environments



## Medical Campus of the Past

**EXPENSIVE  
TREATMENTS**

Destination Healthcare

Care

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Clinical

ities

Spaces

## Health & Research District of the Future

**COST EFFECTIVE  
PREVENTION**

Healthy

Pro

P

C

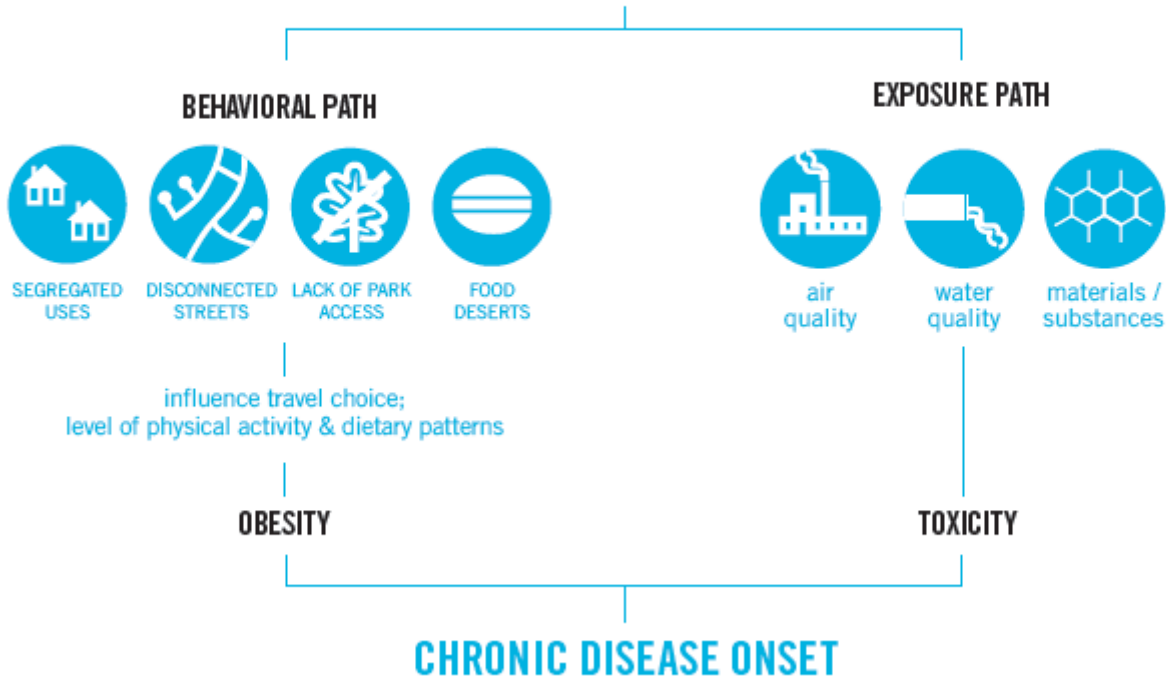
V

Sup

Shared

## THE IMPORTANCE OF PLACE

### BUILT ENVIRONMENT

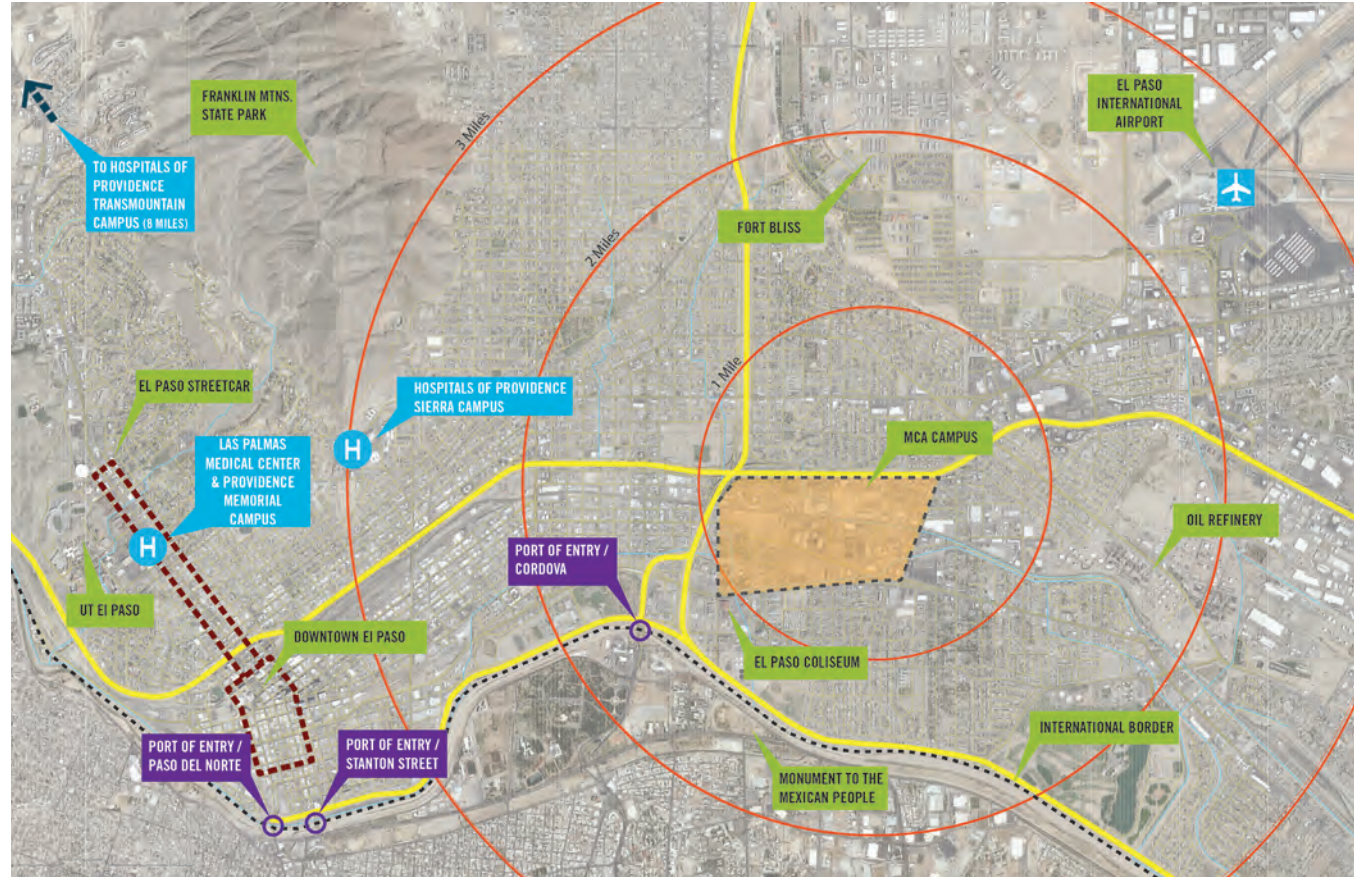




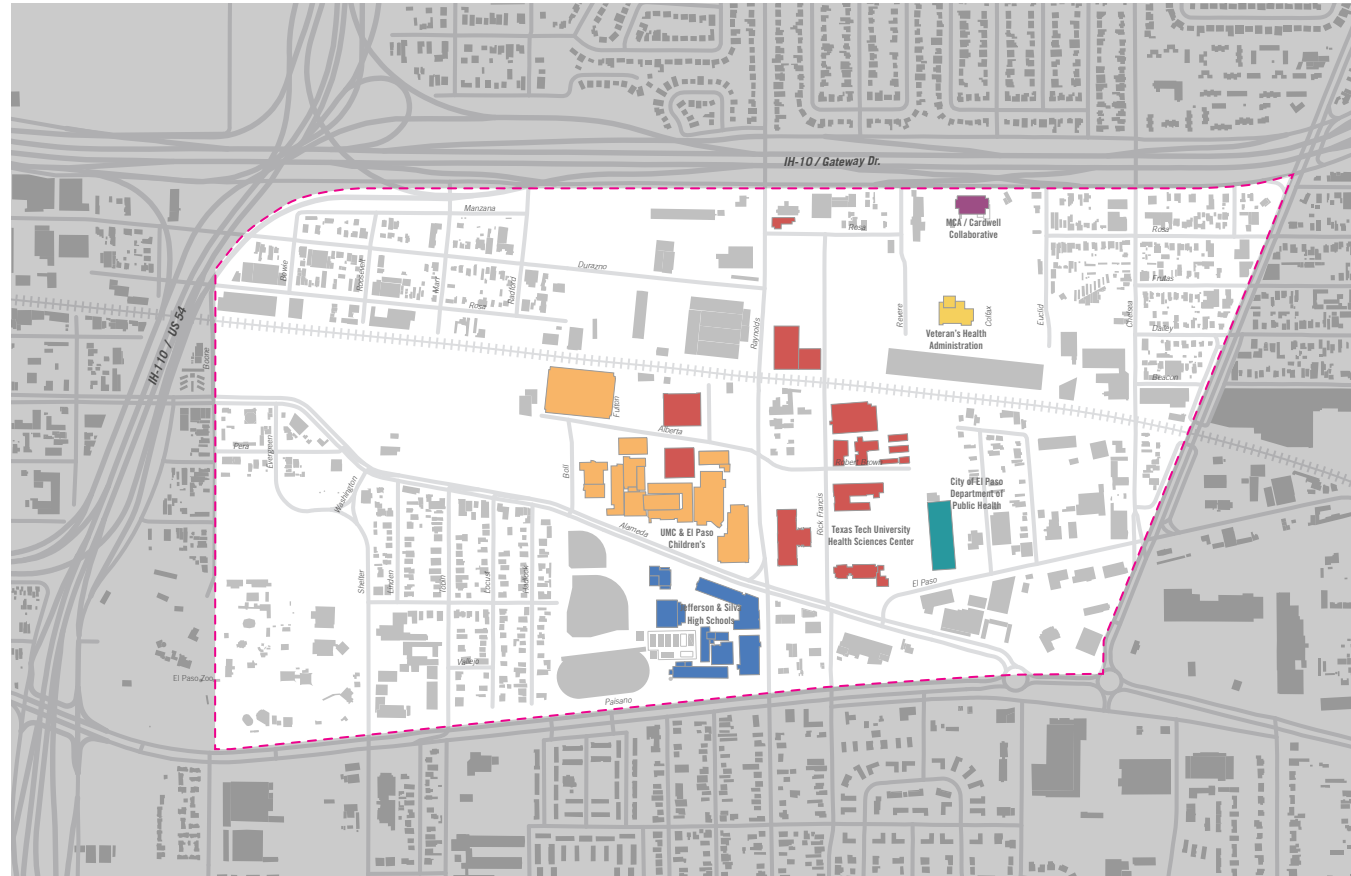


**Site Context.**

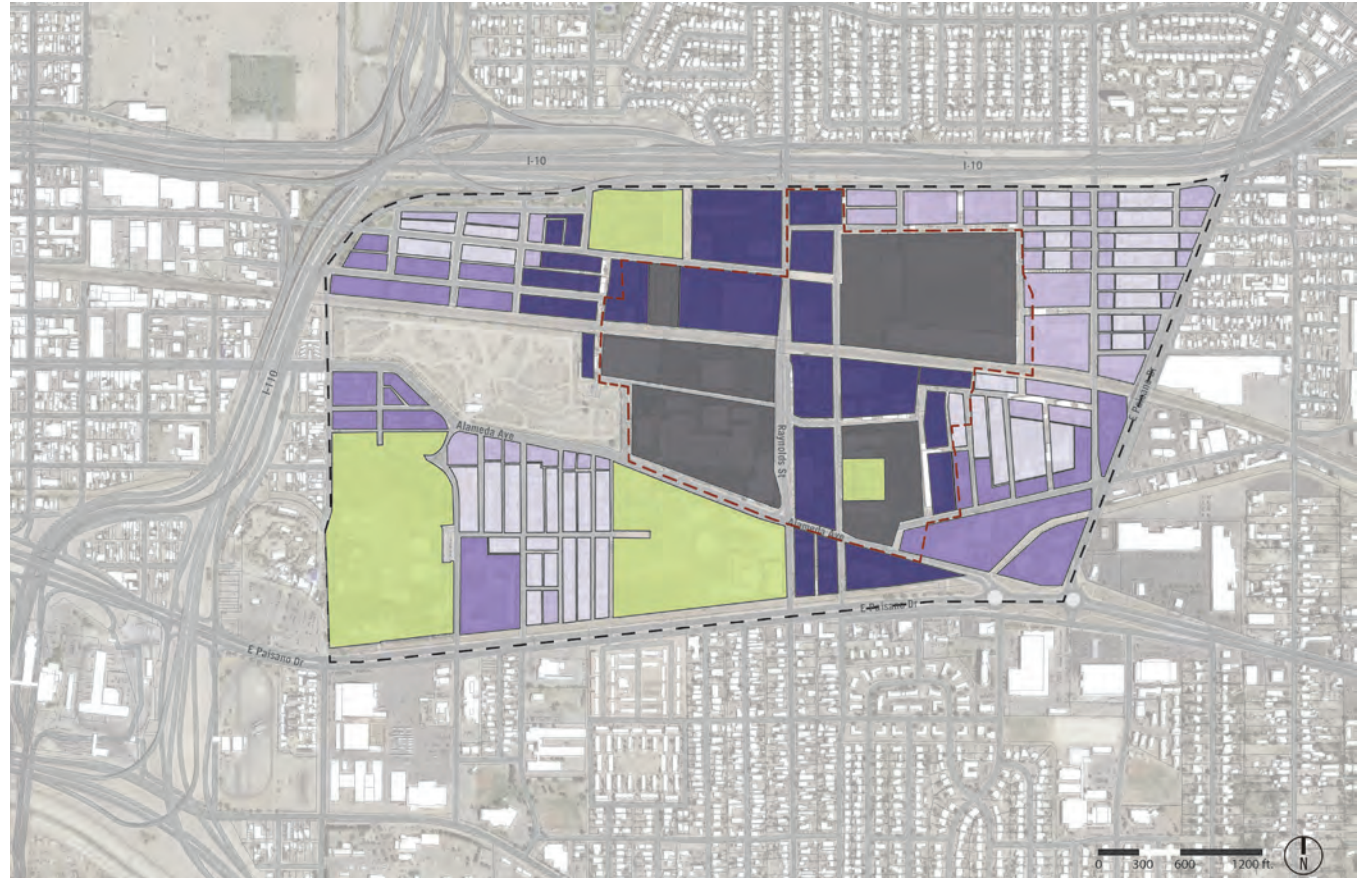
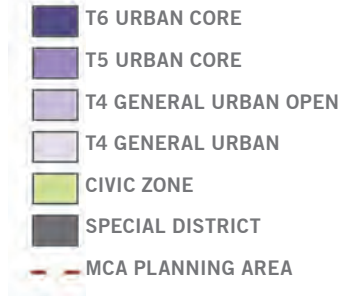
# MCA CONTEXT



# ANCHOR INSTITUTIONS



# SMART CODE





Resilience doesn't just involve better understanding of hazards, risk assessments and taking action to reduce losses. It includes tackling underlying vulnerability and strengthening the city's ability to withstand, recover from, and adapt to whatever shocks and stresses the future holds.

**SHOCK OR STRESS**

**A RESILIENT CITY**

**PATH OF DEVELOPMENT**

## **CITY RESILIENCE**

Is the capacity of individuals, communities, institutions, businesses and systems within a city to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience.



**Process.**



# 1 DATA GATHERING /

IMMERSING THE TEAM INTO THE PROJECT, ITS PLACE, & CULTURE.



# 2 CONCEPT /

BUILDING A GUIDING VISION, SETTING PRIORITIES, AND ANALYZING THE SITE.



# 3 DEVELOP /

EXPLORING BIG IDEAS & CREATING THE BASE MASTER PLAN.



# 4 REFINE /

FINALIZING THE MASTER PLAN AND PRODUCING FINAL DOCUMENTATION.



PROJECT DELIVERABLES

DELIVERABLE  
INITIAL MEETINGS  
& SITE VISIT

DELIVERABLE  
ANALYSIS AND  
INITIAL CONCEPTS

DELIVERABLE  
MASTER PLAN  
DEVELOPMENT

DELIVERABLE  
FINAL  
REPORT



# PROJECT SCHEDULE



# STAKEHOLDER INVOLVEMENT

## STAKEHOLDERS INVOLVED

- Borderplex Alliance
- Camino Real Regional Mobility Authority
- City of El Paso Economic Development
- City of El Paso Dept. of Transportation
- City of El Paso District 3 and 8 Representatives
- City of El Paso Fire Dept
- City of El Paso Planning Dept.
- City of El Paso Public Health Department
- City of El Paso Resilience Office
- City of El Paso Water Utilities (EPWU)
- County Commissioner David Stout, Pct 2
- County Commissioner Vince Perez, Pct 3
- Economic Development Representatives
- El Paso Electric Company
- El Paso County Water Improvement District
- El Paso County Staff
- El Paso Children's Hospital
- El Paso ISD
- El Paso Times
- El Paso Zoo
- Housing Authority of the City of El Paso
- Medical Center of the Americas Board
- Medical Center of the Americas Staff
- Neighborhood Representatives - San Juan, Lincoln Park, Corbin/Sambrano
- Real Estate Community Representatives
- Regional Planning Task Force
- Sites Southwest
- State Representative Joe Pickett's Office
- State Senator Jose Rodriguez's Office
- Sun Metro
- Telecom Providers
- Texas Gas Services
- Texas Tech University Health Sciences Center
- TXDOT
- Union Pacific Railroad
- VA Clinic Design Team
- University Medical Center

**Vision & Goals.**

Collectively, all of the organizations within the MCA Health District seek to **improve the lives of people in the El Paso region by increasing access to quality healthcare services through excellence in education, research, and patient care.**



The mission of Texas Tech University Health Sciences Center at El Paso is to **improve the lives of people** in our State and our community by focusing on the **unique health care** needs of **socially and culturally diverse** border populations **through excellence** in integrated **education, research, and patient care.**

The mission of the University Medical Center is to enhance the health and wellness of the El Paso **community** by making high-quality, affordable **healthcare** services accessible **to all**. Our tradition of respectful service is enriched by our participation in healthcare-related **education, research, and innovation.**



The mission of El Paso Children's Hospital is to provide compassionate, coordinated, **family-centered care** for children with a dedicated commitment to excellent patient outcomes, **inclusive** leadership and **innovative pediatric research and education.**

The MCA Foundation works to improve **access to quality healthcare** in the Paso del Norte region by building a **better healthcare** infrastructure, providing superior healthcare **educational** opportunities and attracting **researchers** and healthcare providers to the region.



The Veterans Health Administration's mission is to Honor America's Veterans by providing **exceptional health care** that improves their **health and well-being.**

The mission of the City of El Paso Department of Public Health is to provide public health related **research, evaluation, education, prevention, intervention, and preparedness services.**



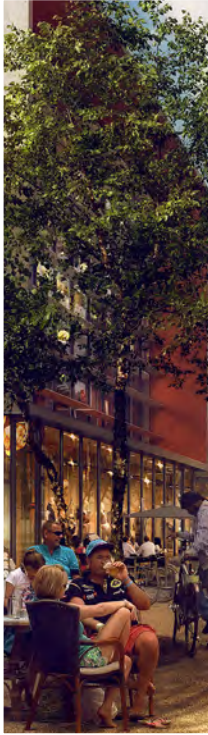
The mission of Maxine Silva Health Magnet School is to provide a progressive and academically rigorous curriculum in a **multicultural** and technologically **advanced** environment for students pursuing a career in **healthcare** professions.



# ALIGNED INTERESTS



INCREASED  
ACCESS



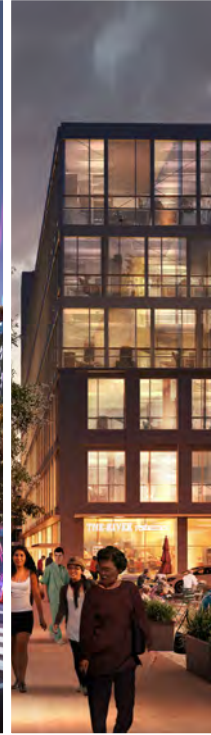
ECONOMIC  
DEVELOPMENT



UPGRADED  
INFRASTRUCTURE



INCREASED  
VISIBILITY



WORKFORCE  
DEVELOPMENT



INSTITUTIONAL  
GROWTH



QUALITY OF LIFE





## **A place that is accessible and safe.**

Increased Access // Workforce Development

## **A place that encourages healthy lifestyles.**

Quality of Life

## **A place that is full of activity.**

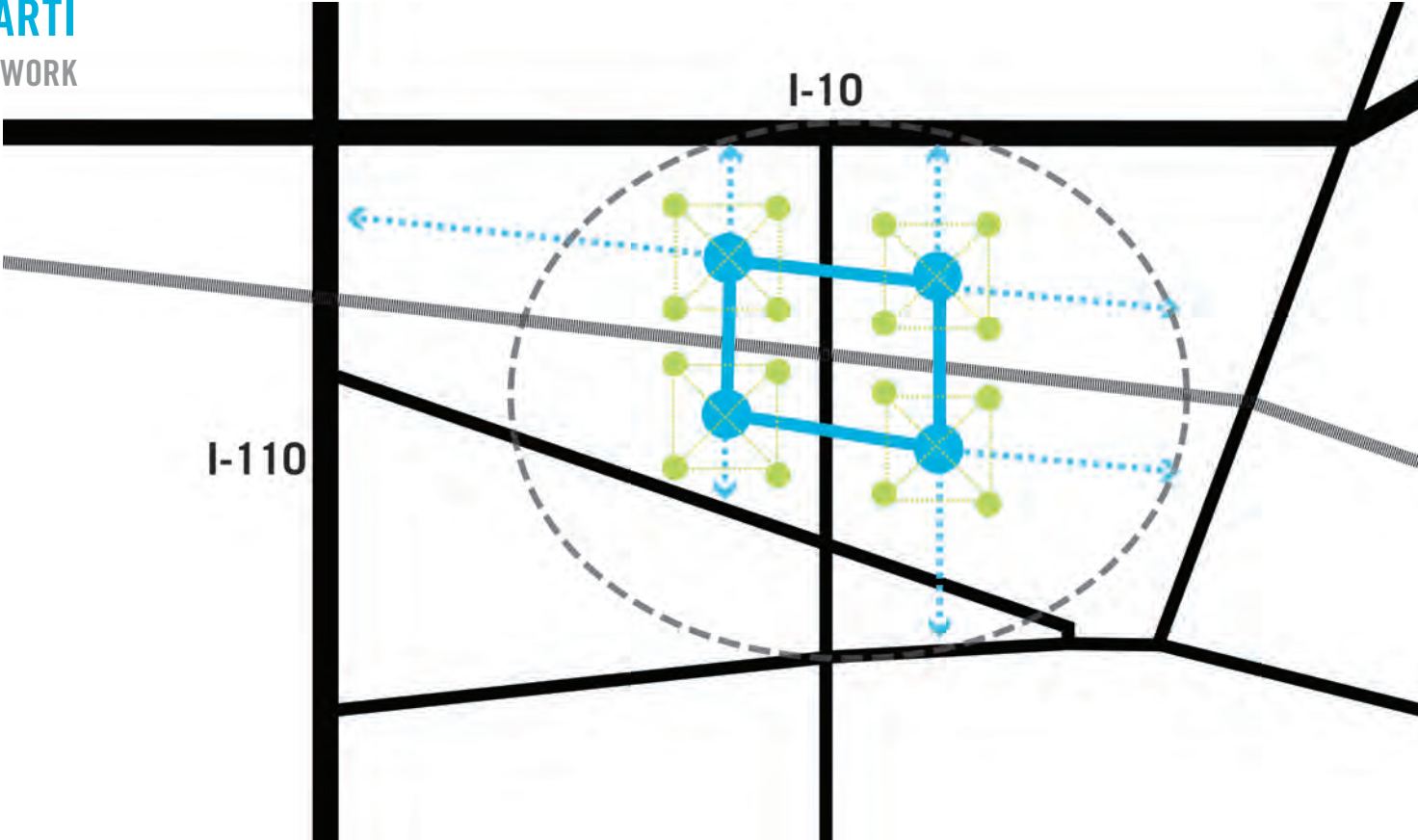
Economic Development // Increased Visibility

## **A place that is adaptable.**

Upgraded Infrastructure // Institutional Growth

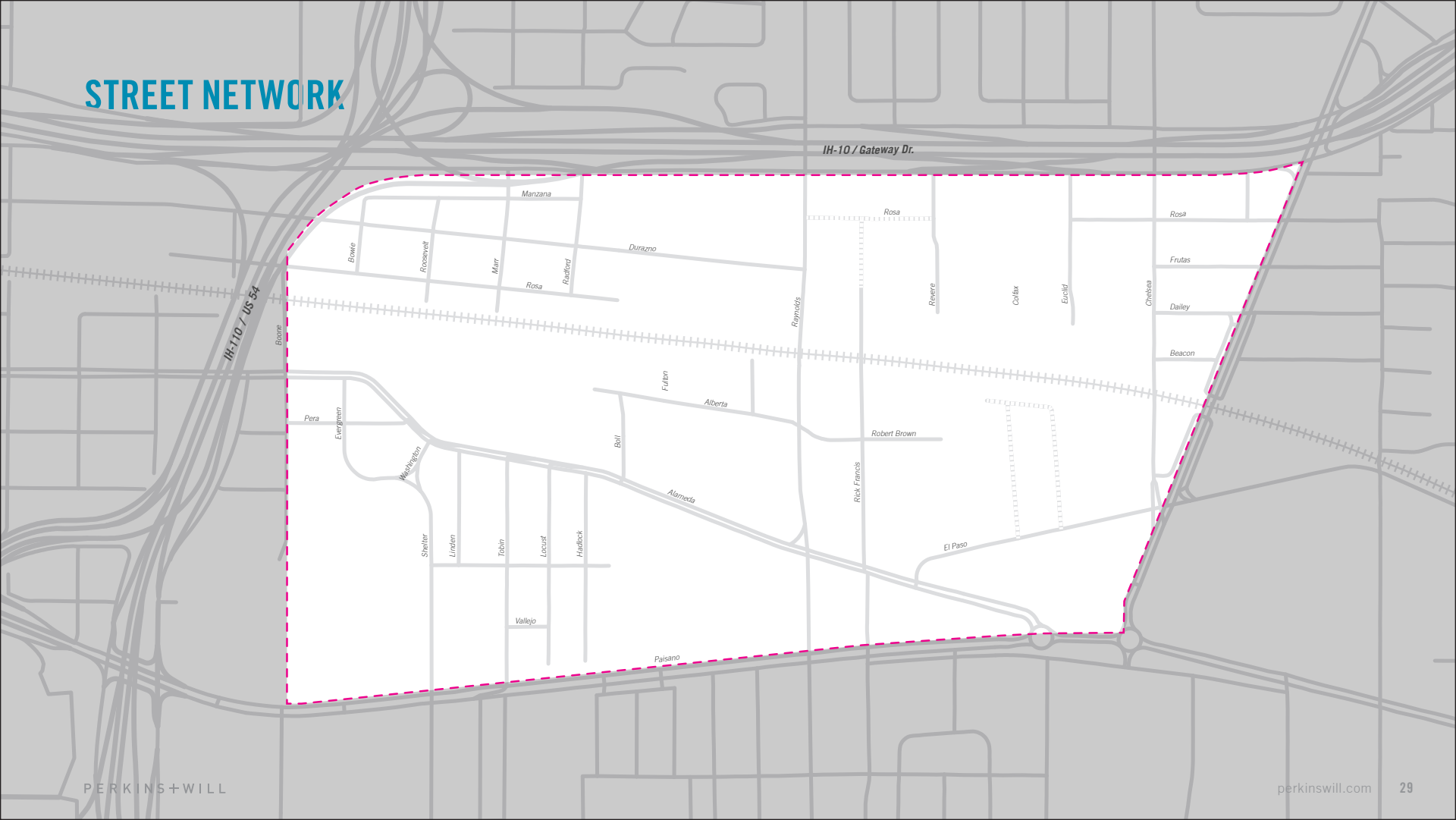
# Framework Plan.

CONCEPT PART I  
COMMUNITY NETWORK



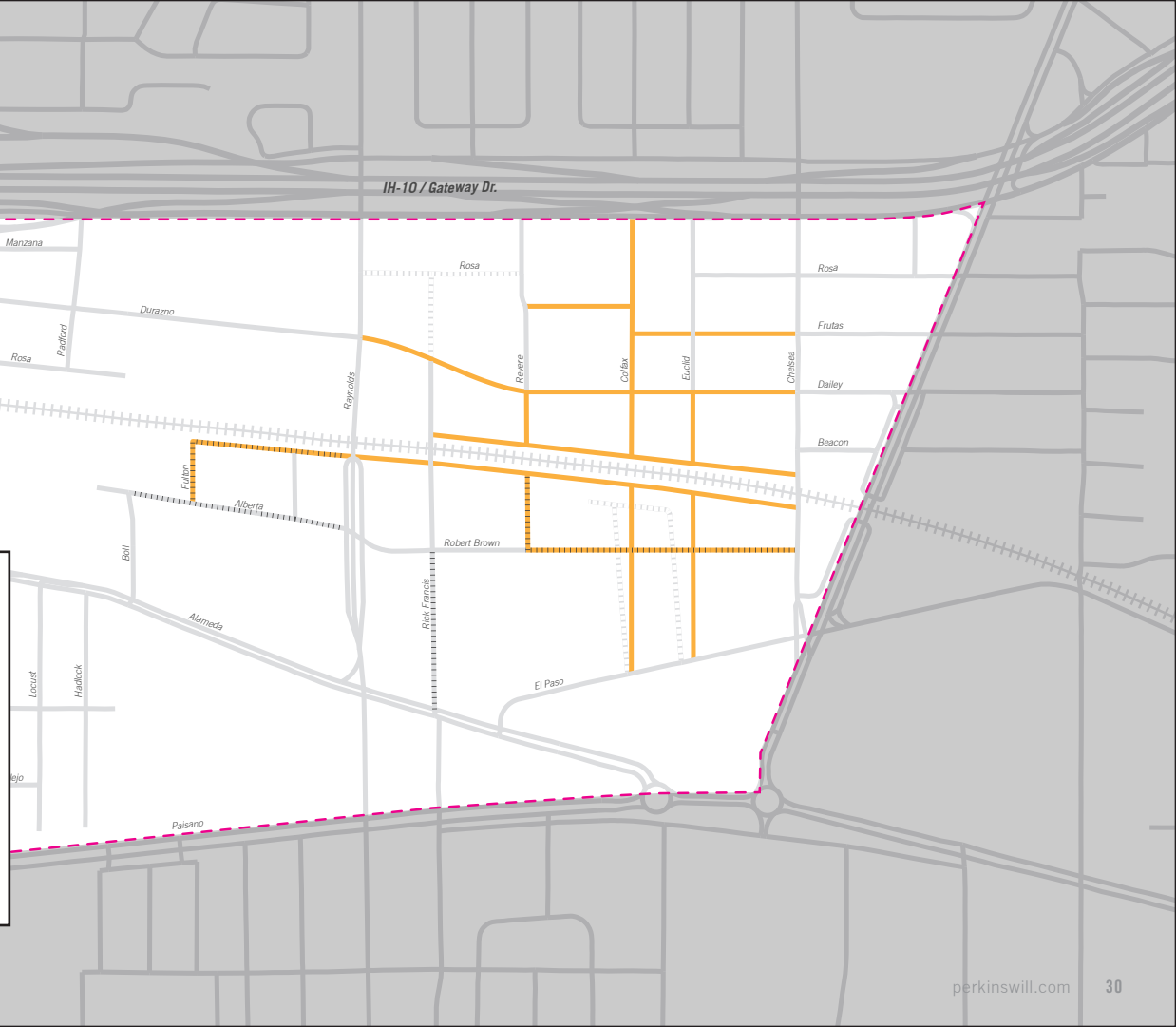
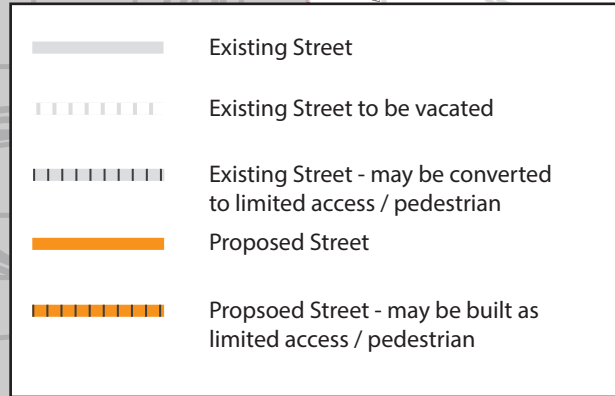


# STREET NETWORK



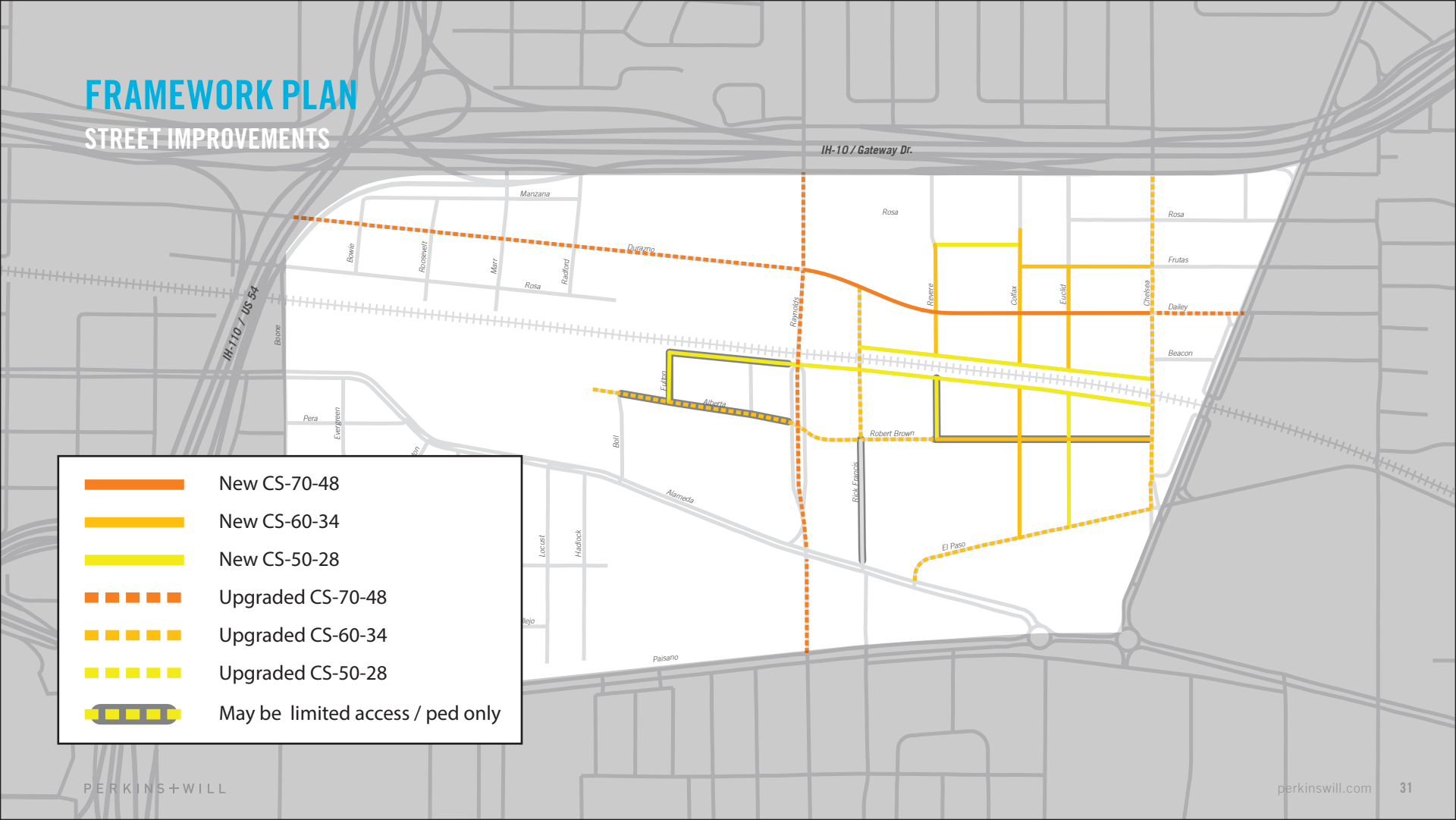
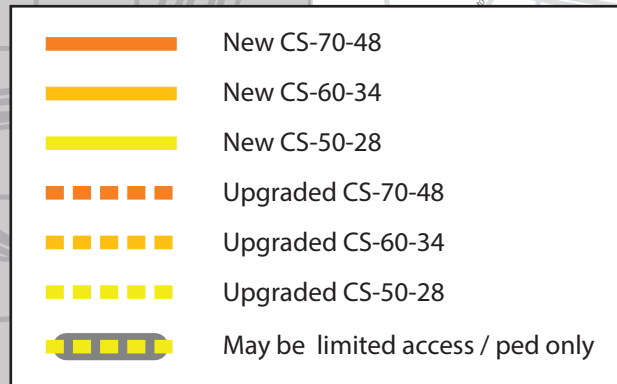
# FRAMEWORK PLAN

## STREET NETWORK



# FRAMEWORK PLAN

## STREET IMPROVEMENTS



# STREET CHARACTER

Durazno Avenue-Existing



# STREET CHARACTER

Durazno Avenue-Proposed





# STREET CHARACTER

Alberta Avenue-Existing



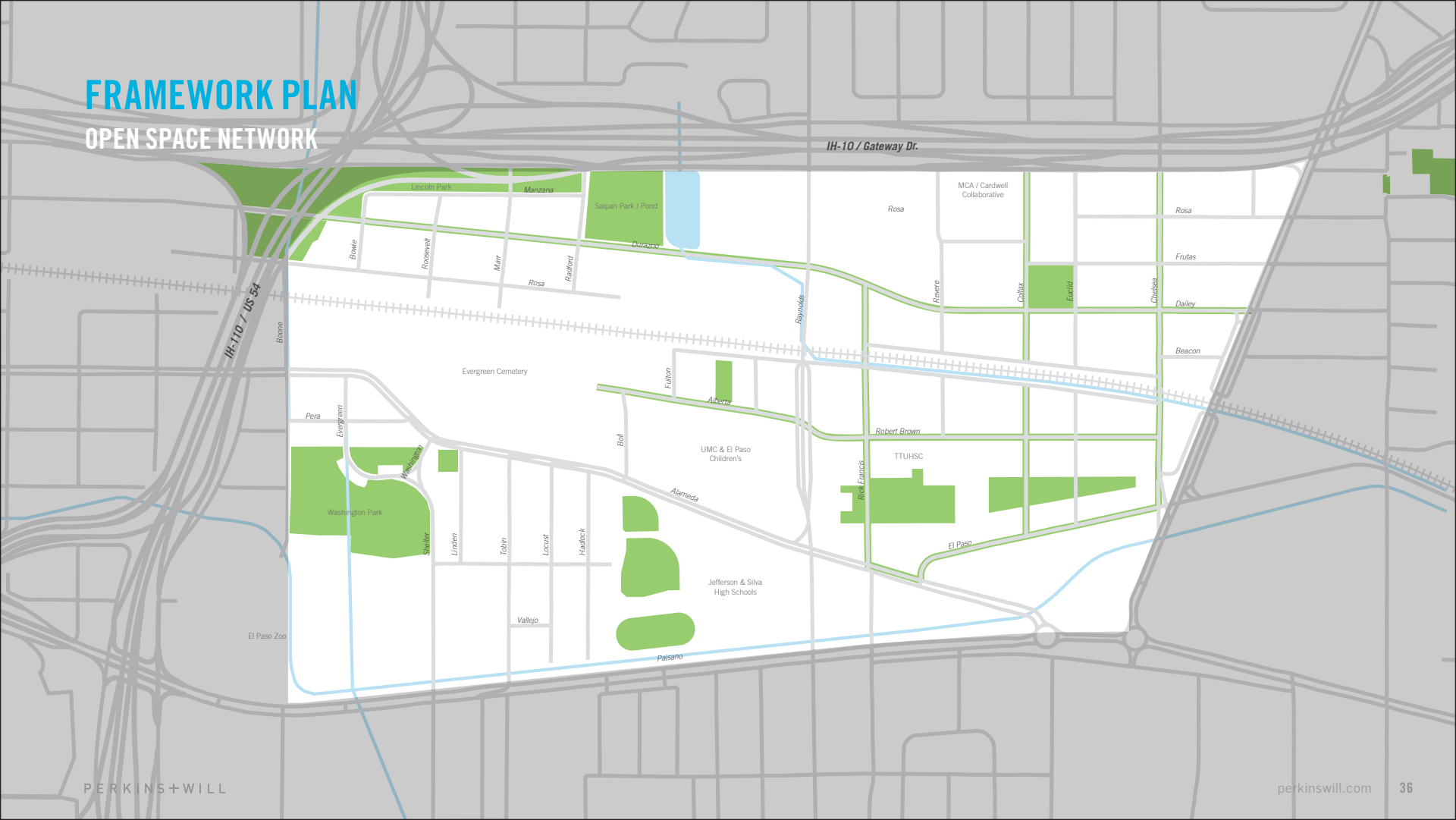
# STREET CHARACTER

Alberta Avenue-Proposed



# FRAMEWORK PLAN

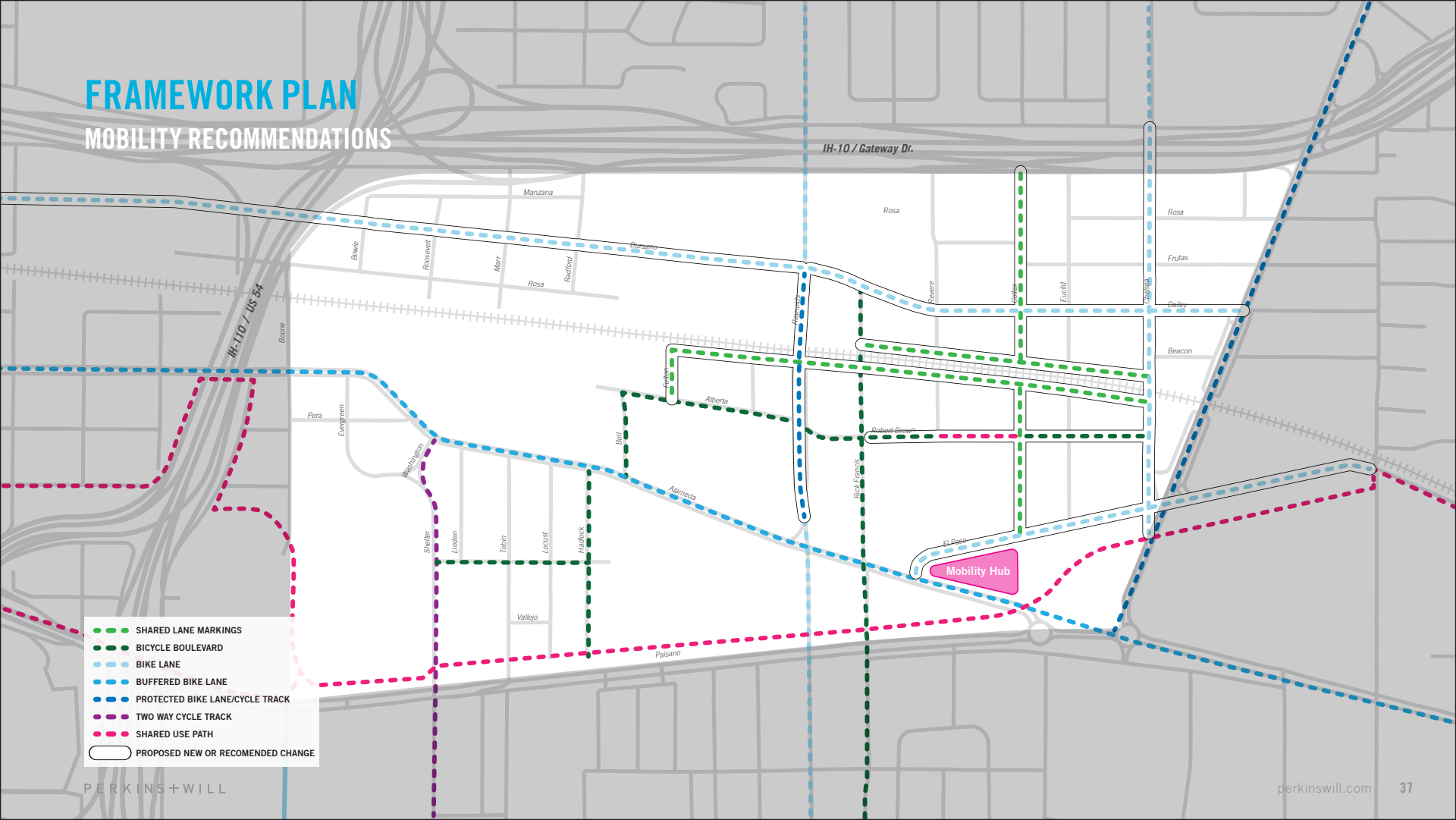
## OPEN SPACE NETWORK





# FRAMEWORK PLAN

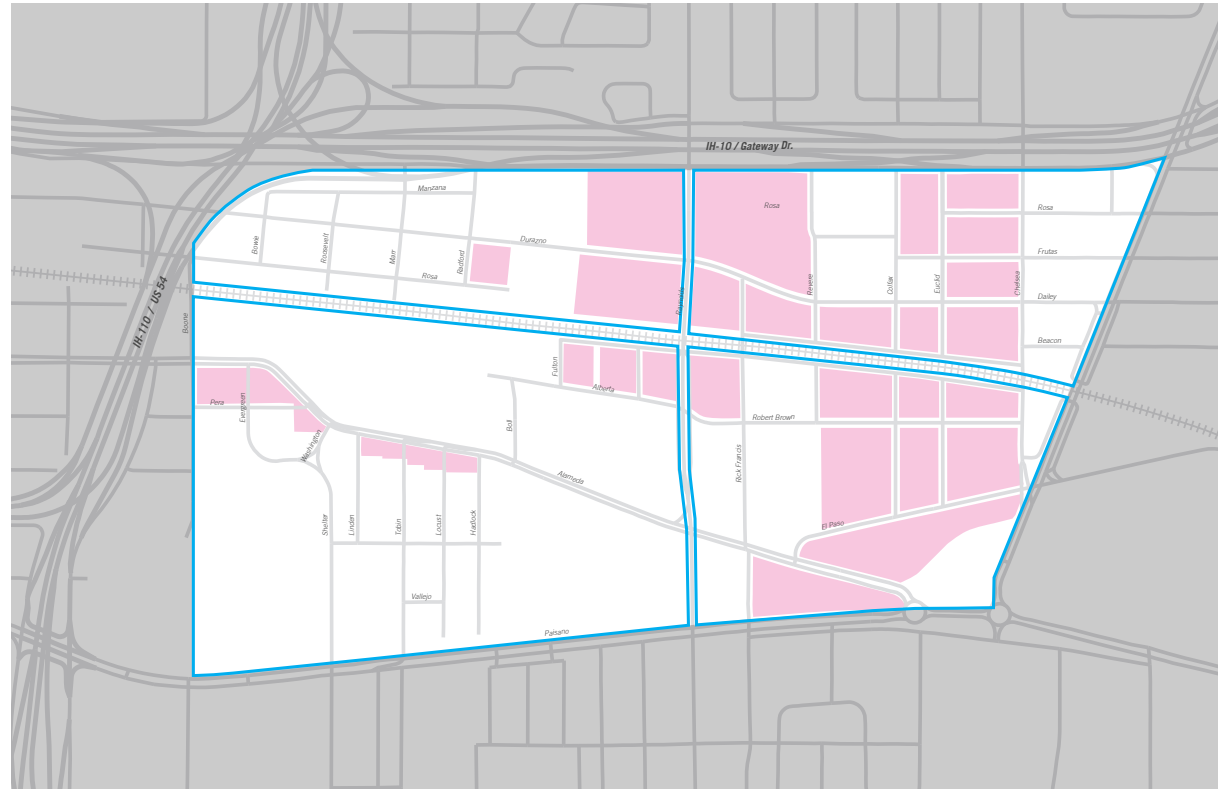
## MOBILITY RECOMMENDATIONS



# DEVELOPMENT POTENTIAL

## MCA DISTRICT

TOTALS		
Redev. Blocks (Acres)		108.7
Building Footprint (sqft)		1,453,223
Building GSF		4,359,669
Office / Research	21%	893,775
Mixed Use / Residential	19%	837,441
Medical	27%	1,176,779
University	32%	1,383,304







# Questions?

# FRAMEWORK PLAN

## STREET SECTIONS



### Modified CS-70-48-BL

4' additional curb-to-curb for bike lanes (ROW stays the same, no parking).

Raynolds (Option for shared use bike/ped space on bridge)



- New CS-70-48
- New CS-60-34
- New CS-50-28
- Upgraded CS-70-48
- Upgraded CS-60-34
- Upgraded CS-50-28
- May be limited access / ped only

# FRAMEWORK PLAN

## STREET SECTIONS



### Modified CS-70-48-BL

Added bike lanes.

Durazno (dedicated bike lanes, on street parking)

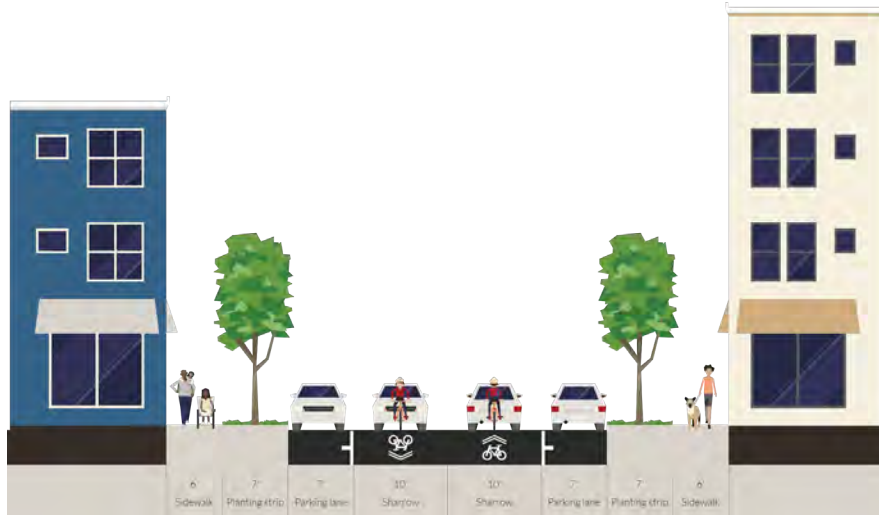


- New CS-70-48
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- New CS-50-28
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# FRAMEWORK PLAN

## STREET SECTIONS



### CS-60-34

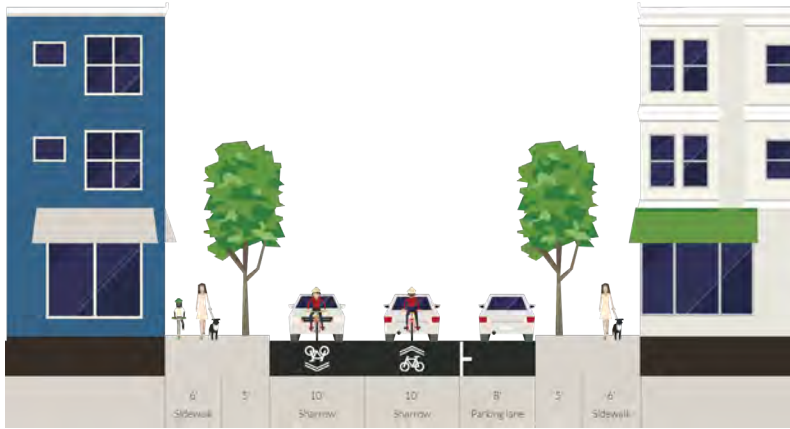
Majority of streets in the district (Chelsea, Rick Francis, Euclid, Revere, Concepcion, Robert Brown/Alberta, etc)



- New CS-70-48
- New CS-60-34
- New CS-50-28
- Upgraded CS-70-48
- Upgraded CS-60-34
- Upgraded CS-50-28
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# FRAMEWORK PLAN

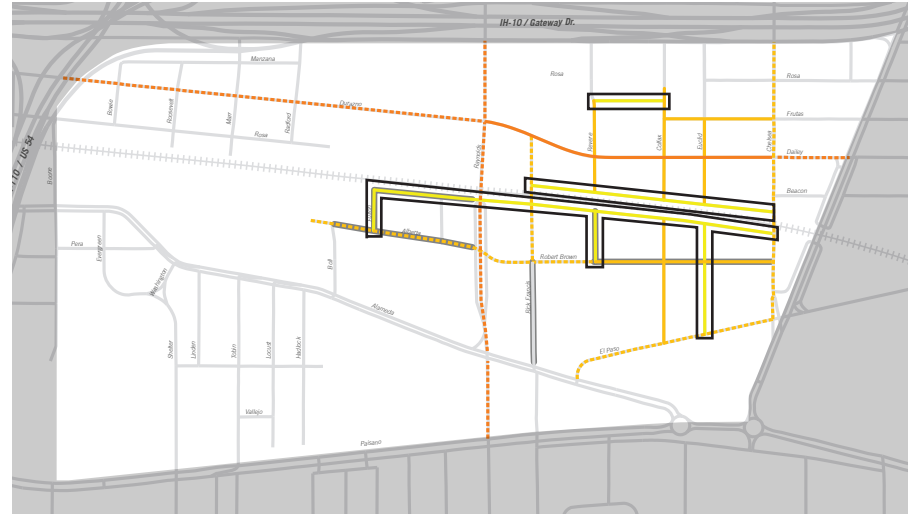
## STREET SECTIONS



### Modified CS-50-28

Removed parking on one side, two full drive lanes.

Segments of Rosa, S. Euclid, rear access roads

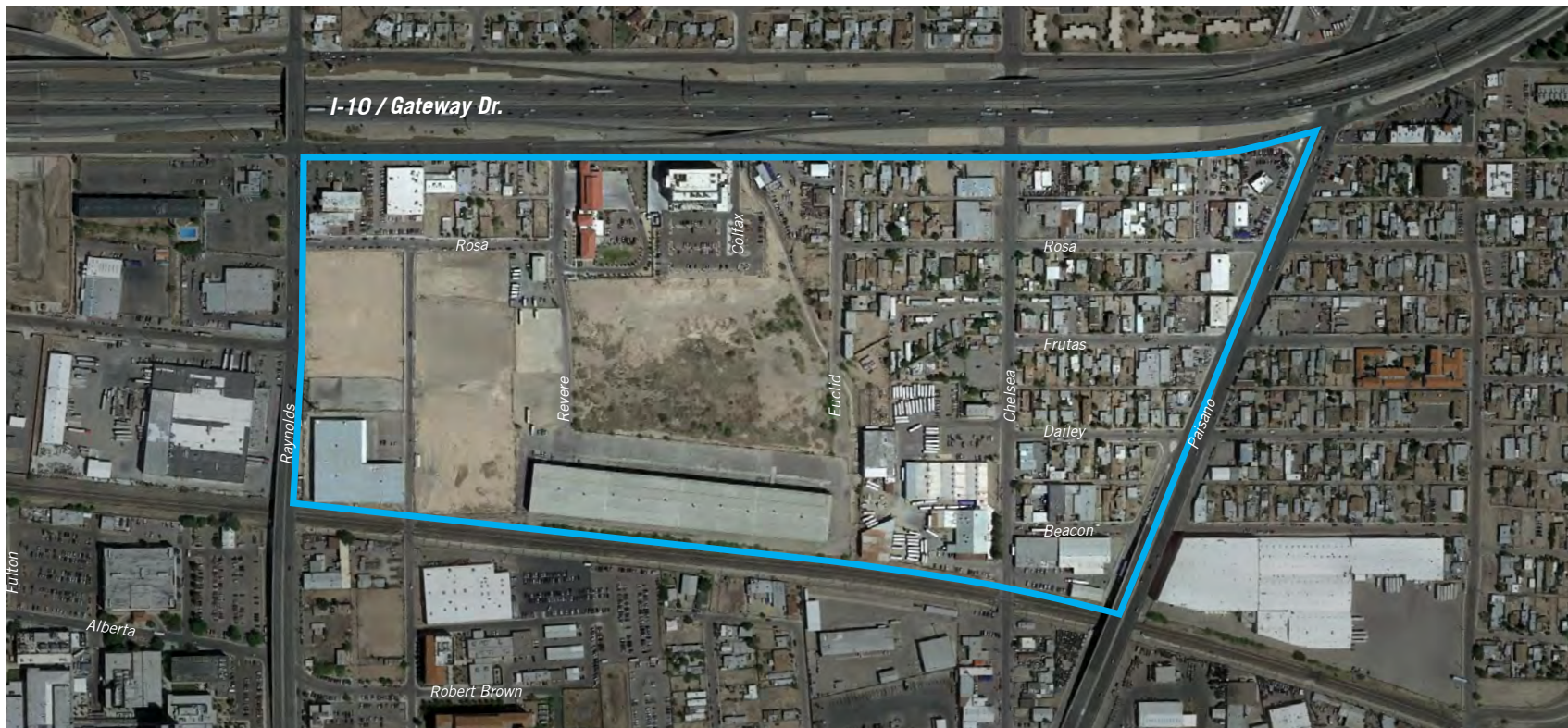


- New CS-70-48
- New CS-60-34
- New CS-50-28
- Upgraded CS-70-48
- Upgraded CS-60-34
- Upgraded CS-50-28
- May be limited access / ped only

# DISTRICT QUADRANTS



# 1: NORTHEAST QUADRANT





# 1: NORTHEAST QUADRANT CHARACTER



1  
*MCA / Cardwell Collaborative building*



2  
*MCA parking drive / future Colfax Street*



3  
*Revere Street and New El Paso Fire Station*



4  
*TTU Parking Lot and shuttle shelter along Rick Francis St.*



5  
*Rick Francis Street and Union Pacific at-grade crossing*



6  
*View of Northeast Quadrant from Chelsea St. overpass*



7  
*Coors Channel drainage facing northwest toward MCA / Cardwell Collaborative building*



8  
*Revere Street facing southeast*

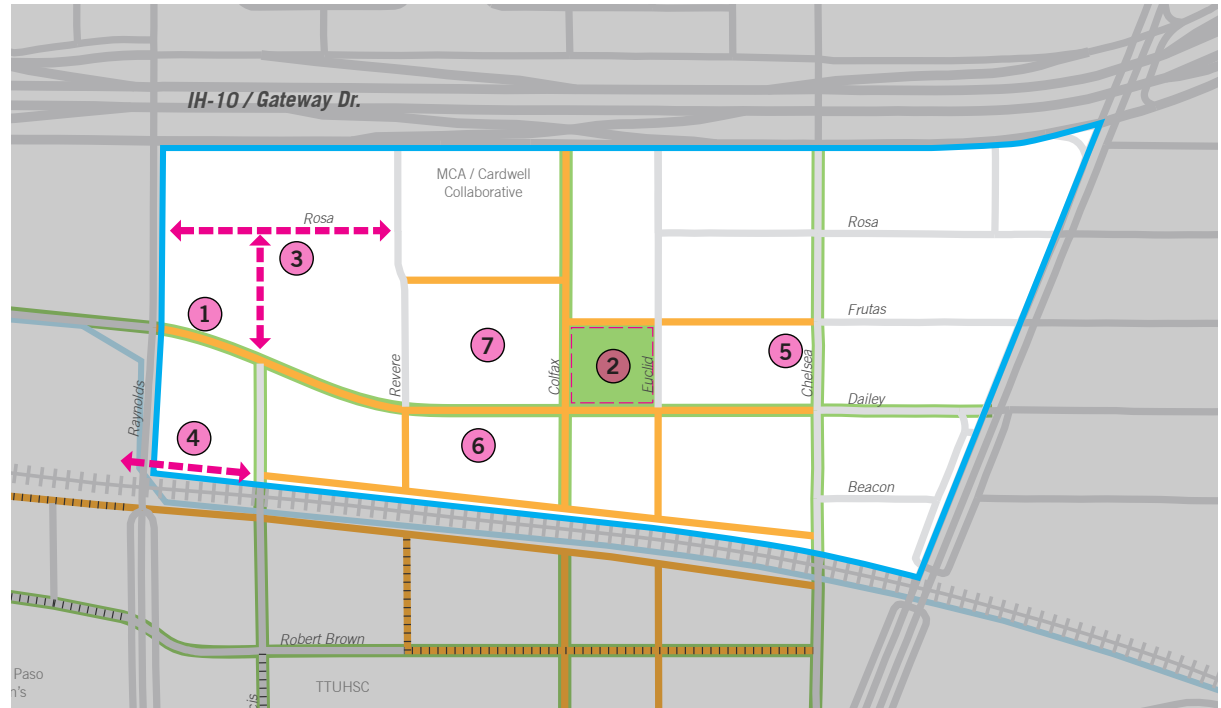


9  
*Undeveloped land near the intersection of Durazno and Reynolds*

# 1: NORTHEAST QUADRANT

## QUADRANT PROPOSALS / ALTERNATIVES

1. Durazno extension
2. MCA District Park
3. Alternative: Rosa and Rick Francis Streets
4. Alternative: Rear access road & continuation under Raynolds overpass
5. Chelsea St. improvements
6. Block Connectivity
7. VA Clinic site



## 2: SOUTHEAST QUADRANT





## 2: SOUTHEAST QUADRANT CHARACTER



1  
*TTUHSC from intersection of El Paso and Alameda*



2  
*TTUHSC Quadrangle and detention pond*



3  
*TTUHSC Quadrangle pedestrian path*



4  
*Vacant lot on Colfax St. east of TTUHSC*



5  
*Rick Francis facing north near intersection of Robert Brown*



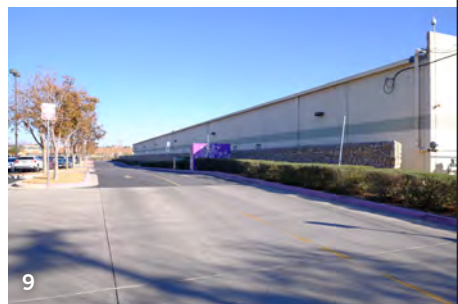
6  
*Rick Francis facing north near at grade crossing of Union Pacific Rail*



7  
*Euclid Street facing north near intersection of El Paso*



8  
*Colfax Street facing south near intersection of El Paso*



9  
*TTUHSC parking lot entry and rear of El Paso Public Health Building*



## 2: SOUTHEAST QUADRANT

### QUADRANT PROPOSALS / ALTERNATIVES

1. Rick Francis St. improvements
2. Robert Brown St. improvements
3. Robert Brown St. extension
4. Colfax & Euclid realignment
5. TTUHSC future quad
6. El Paso St. improvements
7. MCA Mobility Hub
8. Opportunity for private development



### 3: SOUTHWEST QUADRANT





### 3: SOUTHWEST QUADRANT CHARACTER



1 UMC / ELP Children's from Jefferson / Silva High entrances



2 Alameda St. facing west near TTUHSC clinic building



3 Alameda St. facing east near TTUHSC clinic building



4 Reynolds overpass on Alameda



5 Jefferson High School along Alameda



6 Jefferson High School along Paisano



7 Neighborhood streets near Washington Park



8 I-110 overpass over Alameda Street facing west toward downtown

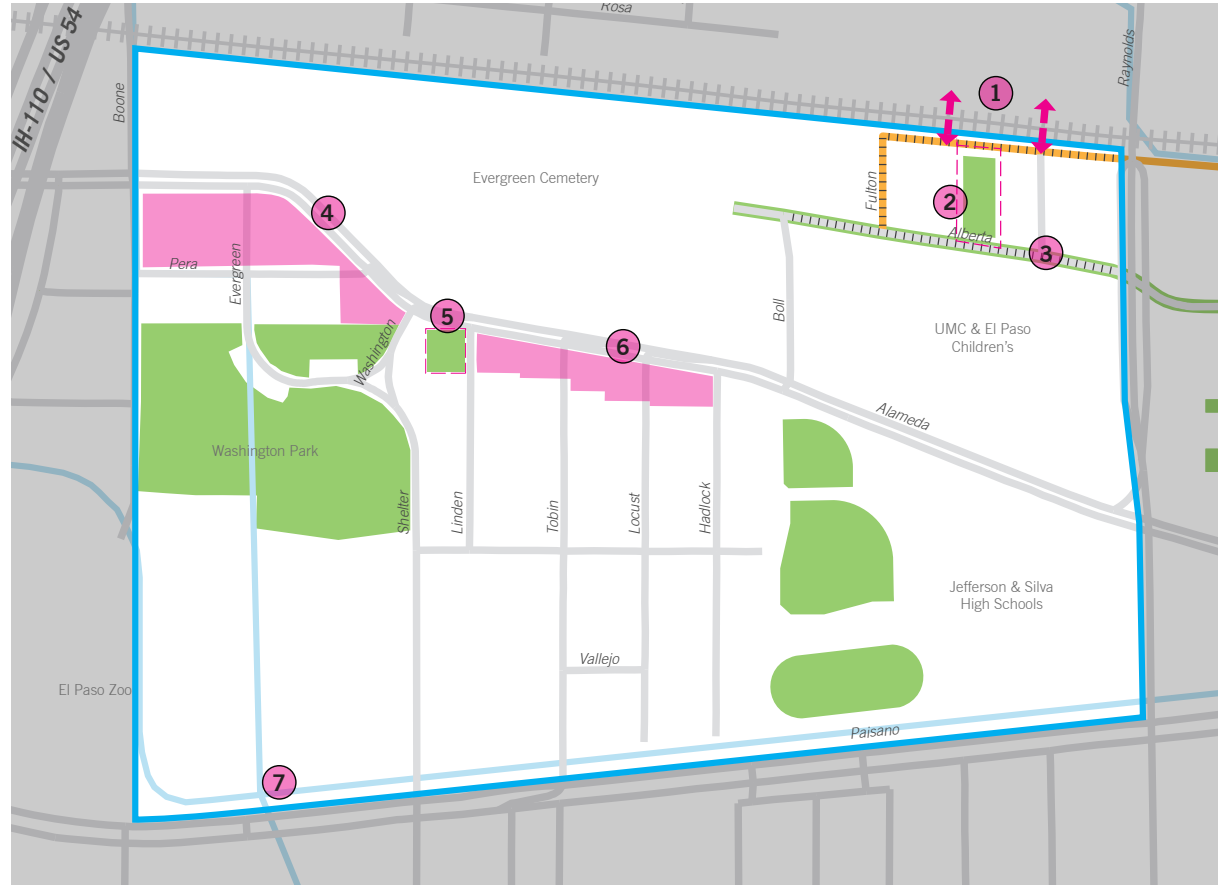


9 Evergreen Cemetery near Medical Examiner's building

### 3: SOUTHWEST QUADRANT

#### QUADRANT PROPOSALS / ALTERNATIVES

1. Pedestrian bridge crossing
2. UMC & Children's Healing Garden
3. Robert Brown St. improvements
4. Alameda Corridor
5. Alameda Pocket Park
6. Alameda redevelopment opportunities
7. County to County trail connections





## 4: NORTHWEST QUADRANT



## 4: NORTHWEST QUADRANT CHARACTER



1  
*Reynolds St. Overpass facing south near Durazno*



2  
*Trucks idling along Durazno Ave facing west*



3  
*Durazno Ave. passing under IH 110 / US 54 facing east*



4  
*Durazno Ave. facing west toward IH 110 / US 54*



5  
*Light industrial / warehouse uses along west end of Rosa*



6  
*The existing Boone St. at-grade crossing will be closed*



7  
*Lincoln Park murals underneath IH 10 / US 54*



8  
*Saipan Park / Pond facing southeast from IH 110 overpass*



9  
*Saipan Park / Pond from sidewalk of Durazno Ave facing north*

## 4: NORTHWEST QUADRANT

### QUADRANT PROPOSALS / ALTERNATIVES

1. Alternative: Rosa extension & block connectivity
2. Alternative: Rear access road extension & block connectivity
3. Raynolds Ave. improvements
4. Alternative: Block connectivity
5. Durazno St. improvements
6. Boone St. at grade crossing removal

