



**REZONE NARRATIVE STATEMENT**

The property described in the attached legal description consists of agriculture land that YRMC is in escrow to purchase and develop into healthcare related uses. The property is located west of Main Street between Piceno Drive and Los Oros Street. The proposed project development will be in phases consisting of the anticipated following improvements. These uses are preliminary and subject to modifications as development proceeds.

**PHASE 1 - FREE-STANDING EMERGENCY DEPARTMENT**

Phase 1 development includes the construction of a new 2-story, 60,000 approximate square foot Medical Office Building. It is expected a Free-Standing Emergency Department will be part of the initial development. Other proposed services include a Pharmacy, Lab, Radiology Services and a variety of Medical Clinics.

**FUTURE PHASE - HOSPITAL BUILD-OUT**

The facility design can potentially serve as the chassis for future overnight stay and eventually a small hospital.

**ADDITIONAL SITE DEVELOPMENT - MEDICAL OFFICE BUILDINGS (MOBs)**

Future site development includes the construction of a new Outpatient Medical Office Buildings to support the growing campus. The remaining site can support multiple buildings and associated surface parking.



**CONCEPTUAL SITE PLAN AT FUTURE BUILDOUT**

- Employee traffic to dedicated parking area
- Employee parking
- Patient and visitor traffic with access from main street and good visibility of the emergency entrance
- Future main hospital entrance and covered drop-off canopy
- Emergency entrance with covered drop-off canopy
- Patient and visitor parking with easy access from main street near the emergency entrance
- Ambulance entrance - with covered drop-off for emergency vehicles
- Helipad with sidewalk to emergency department
- Patient and visitor traffic with easy access to parking and proximity to the emergency entrance
- Ambulance - Emergency vehicle traffic
- Loading dock - centrally located service and materials management with separate access away from main entrance
- Service/supply traffic

