

# PHASING PLAN

# Las Encinas Hospital Master Development Plan Amendment

## PROJECT PHASING OUTLINE

### PHASE I

- DEMOLISH WILLIAMS (BUILDINGS 20, 21, AND 21A).
- CONSTRUCT 28 BED SINGLE STORY BEHAVIORAL HEALTH BUILDING AND TRANSFER PATIENTS FROM MARAH BUILDING.
- MARAH BUILDING WILL BE DEMOLISHED.

### PHASE II

- DEMOLISH THE LODGE, LAS PALMAS, ALL FARM BUILDINGS (THE BARN, CARPENTER/PAINT SHOP, CARRIAGE HOUSE AND ADJACENT OUT BUILDING). (BUILDINGS 14, 15, 16, 24a, 24b, 24c, 24d)
- MAKE UNDERGROUND CONNECTIONS FOR SITE STORM DRAINAGE, SEWER ALL UTILITIES, ETC.
- CONSTRUCT PARKING STRUCTURE, INDEPENDENT LIVING AND ASSISTED LIVING BUILDINGS.

### PHASE III

- DEMOLISH THREE (3) RESIDENTIAL BUILDINGS WITH GARAGES ON SAN GABRIEL. (BUILDINGS 11, 11a, 11b, 12, 13, 13a, 13b and 29)
- CONSTRUCT 18 SINGLE STORY COTTAGES AND 5 TWO STORY BUILDINGS FOR INDEPENDENT LIVING.
- RELOCATE AND RESTORE EXISTING PUMP HOUSE.
- CONSTRUCT FOUR (4) INDEPENDENT LIVING COTTAGES ON MAIN CAMPUS.

### PHASE IV

- CONSTRUCT NEW SINGLE STORY MEDICAL OFFICE BUILDING.
- REHAB EXISTING WILDA AND BUNGALOW TO ACCOMMODATE MEDICAL OFFICES.
- DEMOLISH SOUTH AND NORTH PORTION OF 1980'S MOB (Bldg# 18 & 23) AND CONSTRUCT NEW TWO STORY MEDICAL OFFICE BUILDING. (BUILDINGS # 37 & 23)
- CONVERT ARCAJO, LOS FLORES, BRAR, AND CHEROKEE TO INDEPENDENT LIVING.
- CONSTRUCT NEW 120 BED PSYCHIATRIC HOSPITAL.

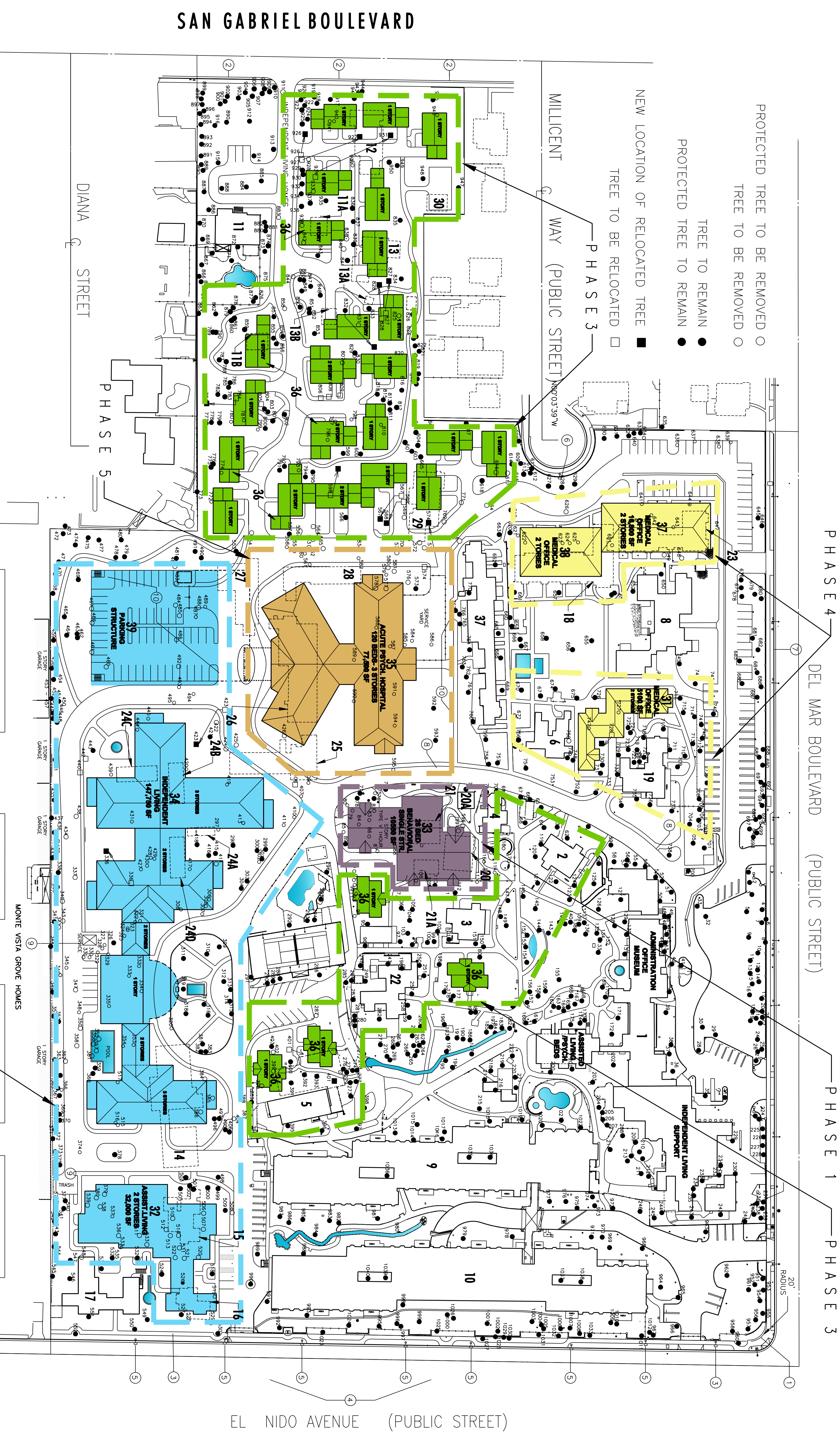
### PHASE V

- CONSTRUCT NEW 120 BED PSYCHIATRIC HOSPITAL.

## CITY OF PASADENA SITE IMPROVEMENT NOTES

1. PROPERTY OWNER TO DEDICATE 20' SETBACK @ PROPERTY CORNER
2. PROPERTY OWNER TO CONSTRUCT A 5' WIDE SIDEWALK ALONG SAN GABRIEL STREET. (SIDEWALK CONSTRUCTED TO THE CITY OF PASADENA STANDARDS.)
3. PROPERTY OWNER TO CONSTRUCT A NEW 5' WIDE SIDEWALK (APPROX. 100') ALONG EL NIDO AVE. (CONSTRUCTION SHALL BE DONE PER CITY OF PASADENA STANDARDS.)
4. PROPERTY OWNER SHALL TRIM EXISTING TREES OVER HANGING PARKING LANES TO ALLOW 14" VERTICAL CLEARANCE FROM THE STREET
5. PROPERTY OWNER SHALL INSTALL EIGHT (8) NEW STREET LIGHTS ALONG EL NIDO AVE.
6. PROPERTY OWNER SHALL INSTALL ONE (1) NEW STREET LIGHT TO LIGHT THE CUL-DE-SAC AT MILLCENT WAY.
7. PROPERTY OWNER SHALL REPLACE ONE (1) EXISTING STREET TREE LOCATION TO BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. EXISTING FIRE ACCESS ROAD SHALL BE WIDENED TO 20' IN WIDTH.
9. LOCATION OF WASTE RECEIPTACLE.
10. 140' X 200' UNDERGROUND PARKING.

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



## PROPOSED PHASING PLAN



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DATE: 10/30/08  
PROJECT NUMBER: 32-07  
SHEET NO.: 10 OF 22  
PROJECT ADDRESS: LAS ENCINAS HOSPITAL, 2900 EAST DEL MAR BLVD., PASADENA, CA 91107