

The background of the cover is an abstract landscape painting. It features a series of rolling hills and fields in warm, earthy tones of yellow, orange, and brown. A prominent, light-colored path or road winds through the landscape, leading towards the horizon. The sky is a pale, clear blue. The overall style is reminiscent of modernist landscape art, with bold colors and geometric shapes.

Del Puerto Health Care District

DPHCD Healthcare and Mixed-Use Campus Master Plan

April 2026

Cover art by
- Vartan Petrosyan

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Disclaimer:

This Master Plan is a conceptual guide and does not supersede or override any applicable city ordinances, state codes, fire safety requirements, the Uniform Building Code (UBC), or other governing regulations. All development must comply with the latest adopted standards and requirements of the relevant authorities.



01 Executive Summary

Executive Summary

Del Puerto Health Care District Mixed-Use Campus Master Plan

In June 2025, the Del Puerto Health Care District (DPHCD) engaged HDR to develop a comprehensive master plan for its 38.5-acre Healthcare and Mixed-Use Campus to create a cohesive, patient-centered healthcare environment that will serve the current and future needs of the rapidly expanding population, projected to be close to 70,000 residents across Patterson, Westley, Grayson, Vernalis, Crows Landing, and surrounding agricultural and recreational areas in western Stanislaus County.

The master plan was developed through a highly collaborative process involving DPHCD's five-member elected Board of Directors, executive leadership, clinical staff, the City of Patterson, and community stakeholders. A core team comprised of clinical and administrative leaders along with DPHCD's consultants guided the effort. Over three months, the team evaluated site development strategies, assessed infrastructure needs, and outlined phased options designed to support current operations while enabling 50 years of sustainable growth.

The master plan addresses the seamless integration of the District's existing services, including the Patterson District Ambulance (Advanced Life Support), Del Puerto Health Center (federally certified Rural Health Clinic), and effective healthcare delivery integration aspects between healthcare components. The planning process prioritized effective healthcare delivery, technological flexibility, accessibility, coordination and interoperability between the healthcare components and sustainable design principles while ensuring the campus integrates harmoniously with Patterson's city fabric and context.

The **Master Plan Framework** resulted in development of several concept-level phased campus development plans, a roadmap for implementation prioritizing the Del Puerto Ambulance and Administration Center (DPAC) and the Combined Clinic (combined Community Mental Health Clinic and Rural Health Clinic) for mid-2025 planning initiation, a comprehensive space program for healthcare, senior living, and mixed-use facilities, and sustainable campus design guidelines.

The major features of the master plan are as follows:

Comprehensive Healthcare Campus: A fully integrated healthcare delivery system including expanded clinic services, emergency care capabilities, specialty services, and ambulatory care facilities, totaling approximately 204,224 Building Gross Square Footage (BGSF), designed to accommodate current operations and future

healthcare industry evolutions.

Senior Care: Senior living facilities and support services totaling approximately 76,324 BGSF, creating logical efficiencies and referral opportunities between healthcare uses while serving as a community focal point.

Mixed-Use Integration: Commercial and Mixed-Use Program totaling approximately 314,111 BGSF, creating logical and integrated community that supports the healthcare uses and the overall master plan.

Infrastructure and Circulation: Strategically planned pathways, utility corridors, parking facilities for approximately 900 vehicles, and circulation systems that prioritize accessibility, minimize travel times, and accommodate future expansions without significant rework.

Sustainability and Flexibility: Campus-wide design guidelines emphasizing environmental responsibility, energy efficiency, and adaptable spaces that can evolve with advancing healthcare technologies and changing service delivery models.

The master plan positions the Del Puerto Health Care District as a regional healthcare leader while reinforcing its mission to "provide, promote, and partner in quality health care for all" through a campus design that serves as a key marketing advantage and community asset for the next five decades.



Del Puerto Health Care District Mixed-Use Master Plan



Del Puerto Health Care District Mixed-Use Master Plan



02 Background and Process

Background and Process

Project Objectives

The project objective for the DPHCD Master Plan is to provide a comprehensive and flexible Master Plan within a seven month period. The following objectives help guide the framework and decision-making.

Strategic Planning Framework

- Develop a comprehensive, flexible master plan designed to sustain and evolve the Del Puerto healthcare campus for 50 years
- Create a “big-picture” solution that the community will rally around and support fiscally sustainable healthcare delivery
- Align master plan development with and support DPHCD business planning, vision, and values
- Foster a collaborative and consensus-driven process with the master planning team and stakeholders

Campus Development & Infrastructure

- Understand site capacity, current zoning, and building code requirements for comprehensive campus development
- Provide a conceptual space program with block and stack diagrams to support functional adjacencies and projected growth planning
- Design pathways, utility corridors, and layouts that accommodate potential future expansions without significant infrastructure rework
- Integrate healthcare facilities with mixed-use development to blend seamlessly with the city fabric and context
- Develop sustainable campus and building guidelines that support long-term environmental stewardship

Healthcare Service Delivery & Operations

- Create logical operational efficiencies and referral opportunities between various healthcare uses across the campus
- Prioritize optimal patient and staff flow between buildings, minimizing travel time and facilitating ease of movement for medical personnel and patients
- Enable strategic expansion of ambulatory

and outpatient services—including diagnostic, imaging, laboratory, and clinic facilities—for both aligned and independent providers, establishing the foundation for acute-care capacity

- Focus on flexibility to accommodate future healthcare industry evolution and emerging medical technologies

Phased Implementation Strategy

- Implement a Work Plan that enables the Del Puerto Ambulance and Administration Center (DPAC) and the Combined Clinic (combined Community Mental Health and Rural Health Clinic) to begin planning activities by mid-2025
- Explore a comprehensive range of concepts and options for phased campus new development that maintains service continuity
- Define master plan capital investment needs and establish realistic timeline projections for implementation phases

Implementation Roadmap

- Provide a detailed roadmap for DPHCD that outlines:
- Site acquisition timeline and strategy for adjoining properties needed to create a coherent, well-organized campus
- Ambulatory care service strategies

- Environmental Impact Report (EIR) process requirements and community communications timeline
- Comprehensive timeline for design development, planning approvals, permitting processes, and construction phases

Community & Accessibility Integration

- Ensure the master plan reinforces the DPHCD's vision as a key community asset and marketing advantage
- Provide universally accessible and ADA-compliant design throughout the entire campus to support individuals with varying mobility needs and ensure equitable healthcare access
- Develop community engagement strategies that build broad-based support for the master plan vision



Master Planning Process

Overview

The Del Puerto Health Care District (DPHCD) master plan was developed through a collaborative seven-month process between the Design team and DPHCD core team. This iterative approach combined strategic visioning, comprehensive analysis, and community engagement to create a flexible, community-focused healthcare campus plan.

The process began by establishing clear objectives and guiding principles, followed by exploring multiple design options that prioritized flexibility, community impact, circulation efficiency, and phased implementation. Concurrent programming exercises validated assumptions for key healthcare components including the hospital, medical office building (MOB), ambulance center, community mental health center and rural clinic, and senior living.

Process Framework

The master planning process unfolded through five interconnected phases, each building upon the last work to create a comprehensive and implementable healthcare mixed-use campus master plan.

Discovery and Analysis

This phase laid the foundation for the project through collaborative visioning sessions that refined

DPHCD's mission, objectives, and success metrics for evaluating alternatives. The team conducted a comprehensive site analysis, reviewing existing conditions, neighborhood context, infrastructure capacity, and regulatory requirements. This phase confirmed space programs for approved facilities and identified areas needing further study, such as medical office building sizing and hospital configuration. The result was a shared understanding of constraints, opportunities, and refined objectives to guide the next stages of design.

Programming Development

This phase focused on validating and refining the functional requirements for DPHCD's core healthcare components. Working closely with district leadership, clinical staff, and operational teams, the design team developed detailed space programs for the community mental health center, rural clinic, and Del Puerto ambulance center. This phase examined current service delivery models, projected patient volumes, staffing requirements, and operational workflows to ensure each facility would effectively serve community needs. Regulatory requirements and adjacency relationships were analyzed to create comprehensive programming documents that would guide subsequent design phases. The programming validation process also identified opportunities for shared services and operational efficiencies across the healthcare campus.

Options Development

This phase generated multiple master plan concepts that explored diverse organizational approaches emphasizing flexibility, community integration, and efficient circulation. Through structured workshops, the team gathered input from DPHCD and other sources, including the City of Patterson. The input received informed iterative design refinements.

Final Master Plan Recommendations

This phase transformed the preferred concept into a comprehensive implementation strategy. The team refined the master plan to show both ultimate build-out scenarios and incremental phased development, providing DPHCD with flexibility to respond to changing healthcare needs and community financial conditions.

Bridging Documents

The Bridging Documents phase enables accelerated project delivery by preparing immediate development packages for the Ambulance and Administration Center and the Combined Clinic. These schematic-level plans allow these critical projects to advance through city approvals while the comprehensive master plan approval process continues, demonstrating the process's emphasis on practical implementation alongside long-term visioning.

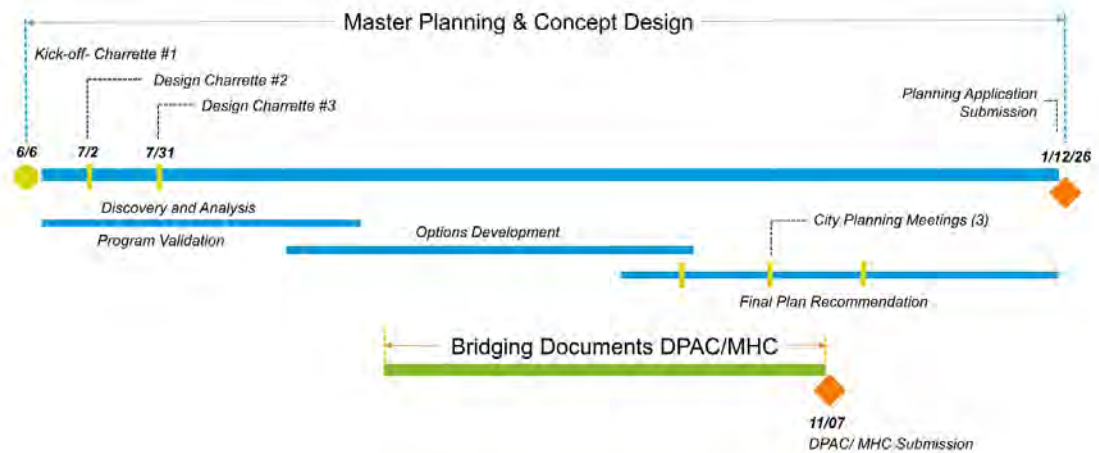
Collaborative Approach

The process emphasized regular collaboration through structured meetings, workshops, and presentations. This ensured continuous alignment between district objectives, community needs, and regulatory requirements while maintaining flexibility to respond to evolving healthcare delivery models and market conditions.

The iterative methodology allowed for real-time refinement based on stakeholder feedback, technical analysis, and changing circumstances, resulting in a master plan that serves as both a comprehensive long-term vision and a practical implementation roadmap.



Understanding the Process



Discovery & Analysis

Options Development
Final Recommendation
Bridging Documents
DPAC & CMH

Architecture/ Site Review-DPAC & CMH
Planning Application Process
Continue with Entitlements Process...



03 Existing Site and Context Analysis

Existing Site and Context

Introduction

Planning for the future means understanding the site and all its complexities. The existing site lies within the heart of Patterson as the link between the historical downtown area to the east and the commercial and residential developments to the west. Reviewing the current context of the site helps to understand how future development can enhance and support the DPHCD and community needs. Site access, circulation, and zoning all help to define and focus the brand image that can be created with the new campus.

Community Overview

Geographic Location and Context

Patterson is a growing city located in the northwestern San Joaquin Valley within Stanislaus County, California. The city is located 17 miles southwest of Modesto, and 78 miles southeast of Oakland. Its position in the Modesto metropolitan area places it conveniently along the I-5 corridor, which connects the community to many of California's major cities. Known as the "Apricot Capital of the World," Patterson sits in California's

fertile Central Valley, surrounded by agricultural lands that have historically defined the region's economy and character.

Demographics and Population

Patterson has experienced significant growth in recent decades, with the population reaching 23,781 at the 2020 Census and approved future growth to add an additional 42,000+ residents in the next 25 years. The community is characterized by its cultural diversity, with the largest racial/ethnic groups being Hispanic (65.6%) followed by White (16.4%) and Asian (5.2%). The city maintains a relatively young demographic profile, with an average age of 30.

Urban Design Character and Historic Downtown

Patterson possesses a distinctive urban design that sets it apart from typical Central Valley communities. Thomas W. Patterson, the city's founder, deliberately modeled his town after the cities of Washington, D.C., and Paris, France, using a series of circles and radiating streets. This radial street pattern creates a unique spatial organization rarely found in California's agricultural communities.

This sophisticated urban planning approach reflects the European baroque landscape architecture tradition, creating a formal city plan with streets that extend outward from a defined center and

reach the outer edge of the city, complimented by concentrically arranged roads that connect the radial streets.

The radial design creates distinctive visual and functional characteristics in Patterson's downtown core. Unlike the typical grid systems found in most California towns, this concentric pattern provides multiple focal points and creates varied urban spaces and sightlines throughout the historic center. The design enhances wayfinding and creates natural gathering spaces at the intersections of the radiating boulevards and circular streets.

This thoughtful urban design legacy continues to influence Patterson's development patterns and contributes to the community's distinct sense of place and civic identity. The radial system provides a strong organizational framework for the downtown area and creates opportunities for pedestrian-oriented development around key nodes and intersections.



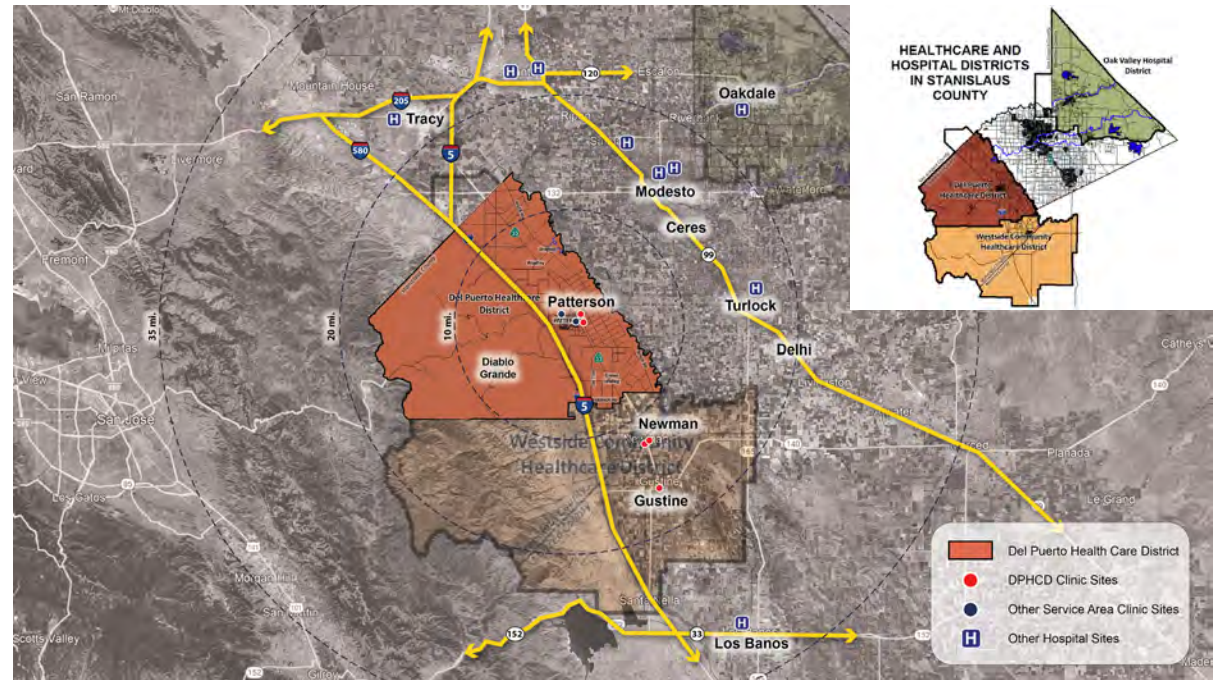


Historic downtown core & Las Palmas avenue

Community Setting

Patterson experiences a Mediterranean climate typical of the Central Valley, characterized by hot, arid summers with temperatures frequenting 96°F and short, cold, wet winters with temperatures averaging around 40°F. The region benefits from prevailing northwesterly winds that moderate temperatures, particularly during summer months when evening breezes help cool the community. These wind patterns also influence air quality and provide natural ventilation for the urban environment.

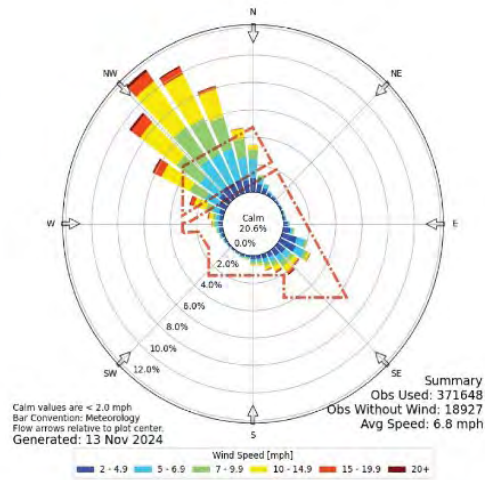
The community's water resources are primarily centered around Del Puerto Creek, which flows through the area and serves as a critical component of local water management. The City is actively implementing the Del Puerto Creek Recharge and Recovery Project to strengthen groundwater sustainability and ensure a dependable water supply, working to replenish the Upper and Lower Aquifers of the Delta-Mendota Subbasin. Patterson's location provides residents with access to both the economic opportunities of California's Central Valley agriculture sector and the amenities of larger metropolitan areas, while maintaining its distinct small-city character and community identity.



Del Puerto Health Care District



Water



Wind Rose



Sun Path

Climate analysis & sustainability - water, air, sun

Context and Site Analysis

The 38.5-acre master plan site occupies what can only be described as the sweet spot of Patterson's urban fabric—a central location that bridges the city's past and future. To the east lies the historic downtown, with its established rhythms and familiar scale. To the west and north, newer commercial and residential developments represent Patterson's growth and aspirations. The project site sits precisely at this intersection, poised to become a unifying element that connects these different chapters of the city's story.

Las Palmas Avenue cuts through the site like outstretched arms, dividing the master plan area into two distinct but complementary parcels. This east-west arterial isn't just a street—it's part of downtown Patterson's radial system, a spoke in the wheel that connects the city center to the broader Central Valley. Cities like Modesto stretch to the northeast and Turlock to the east, all linked by this corridor that will carry patients and families to the future healthcare facilities.

The larger southern portion of the site spreads out below Las Palmas Avenue, bounded by Sperry Avenue's busy corridor to the south. Sperry Avenue carries particular significance as the direct link to Highway 5, making it the gateway for regional patients who might travel from throughout the Central Valley for specialized care. Ward Avenue defines the western edge, while South 9th Street marks the eastern boundary, creating a roughly

rectangular canvas for healthcare development.

What makes this location truly remarkable is the constellation of community assets that surround it. Step across South 9th Street to the east, and you enter Patterson's civic corridor, where Patterson High School stands as an anchor for the community's educational and cultural life. The Las Palmas Elementary School shares this educational landscape, while the Performing Arts Center, directly connected to the high school, adds a cultural dimension that speaks to community vitality and engagement.

Cross Ward Avenue to the northwest, and you discover Patterson's recreational heart. The Aquatic Center, Skate Park, and Senior Center cluster together, serving residents from childhood through their golden years. This proximity isn't accidental—it reflects a community that understands the connections between healthcare, education, recreation, and quality of life.

Just to the immediate north, the City of Patterson has planned Centennial Park, a community development that will include an amphitheater and various outdoor recreational amenities. This emerging civic campus, combined with the existing schools and recreational facilities, creates an unprecedented opportunity for the healthcare district to integrate into a broader ecosystem of community wellness and engagement.

The transportation story reads as follows. Sperry Avenue's connection to Highway 5 means that

emergency vehicles can reach regional medical facilities quickly, while patients traveling from distant Central Valley communities have direct highway access. But the site serves local needs equally well. Las Palmas Avenue doesn't just connect to regional destinations—it weaves through Patterson's neighborhoods, linking residential areas to this central healthcare hub.



Access and proximal uses

Public transportation adds another layer of accessibility through Stanislaus Regional Transit's thoughtful route planning. StanRTA places stops at strategic intersections: Las Palmas and 9th Street, Las Palmas and Ward Avenue, and two locations along Sperry Avenue. This network ensures that healthcare remains accessible to residents regardless of their transportation resources, supporting health equity in tangible, daily ways.

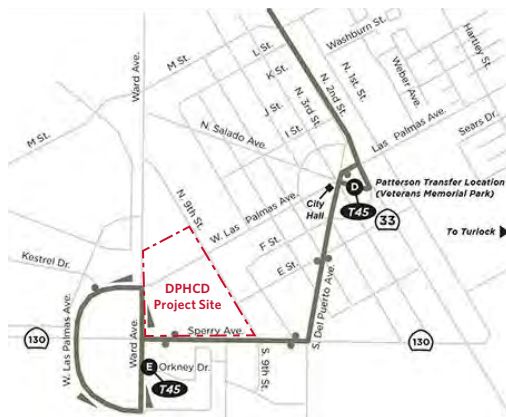
The site's current condition tells a story of potential rather than constraint. Most of the 38.5 acres remain undeveloped. This blank canvas offers something increasingly rare in established communities: the opportunity to plan comprehensively rather than retrofit incrementally. The healthcare, mixed-use campus can be designed from the ground up to serve community needs while integrating seamlessly with surrounding uses.

From a regulatory perspective, the site's General Commercial zoning provides both flexibility and opportunity. This designation extends the commercial character from existing retail areas to the west while accommodating the complex programmatic needs of modern healthcare facilities. The project creates possibilities for mixed-use development that could include medical offices, retail, housing, and support services—all within a master-planned campus.

The surrounding zoning pattern tells its own story of community planning wisdom. Public-Quasi Public zoning to the east recognizes the civic corridor's role, while Parks and Open Space designation to the north preserves recreational opportunities. Downtown Residential zoning maintains neighborhood character while Low Density Residential areas to the south and west provide stable communities within walking distance of healthcare services.

This convergence of location, transportation, community assets, and regulatory framework creates a unique development opportunity. The healthcare, mixed-use campus can become more than a healthcare resource, it can serve as a community anchor that connects education, recreation, commerce, and wellness in ways that support Patterson's vision for its future.

The site sits ready to fulfill this promise, with its central location offering equal access to all parts of the community, its transportation connections serving both local and regional needs, and its regulatory framework supporting innovative approaches to healthcare delivery. Most importantly, it occupies the geographical and symbolic heart of a community that has already demonstrated its commitment to clustering civic amenities and creating connections between different aspects of community life.



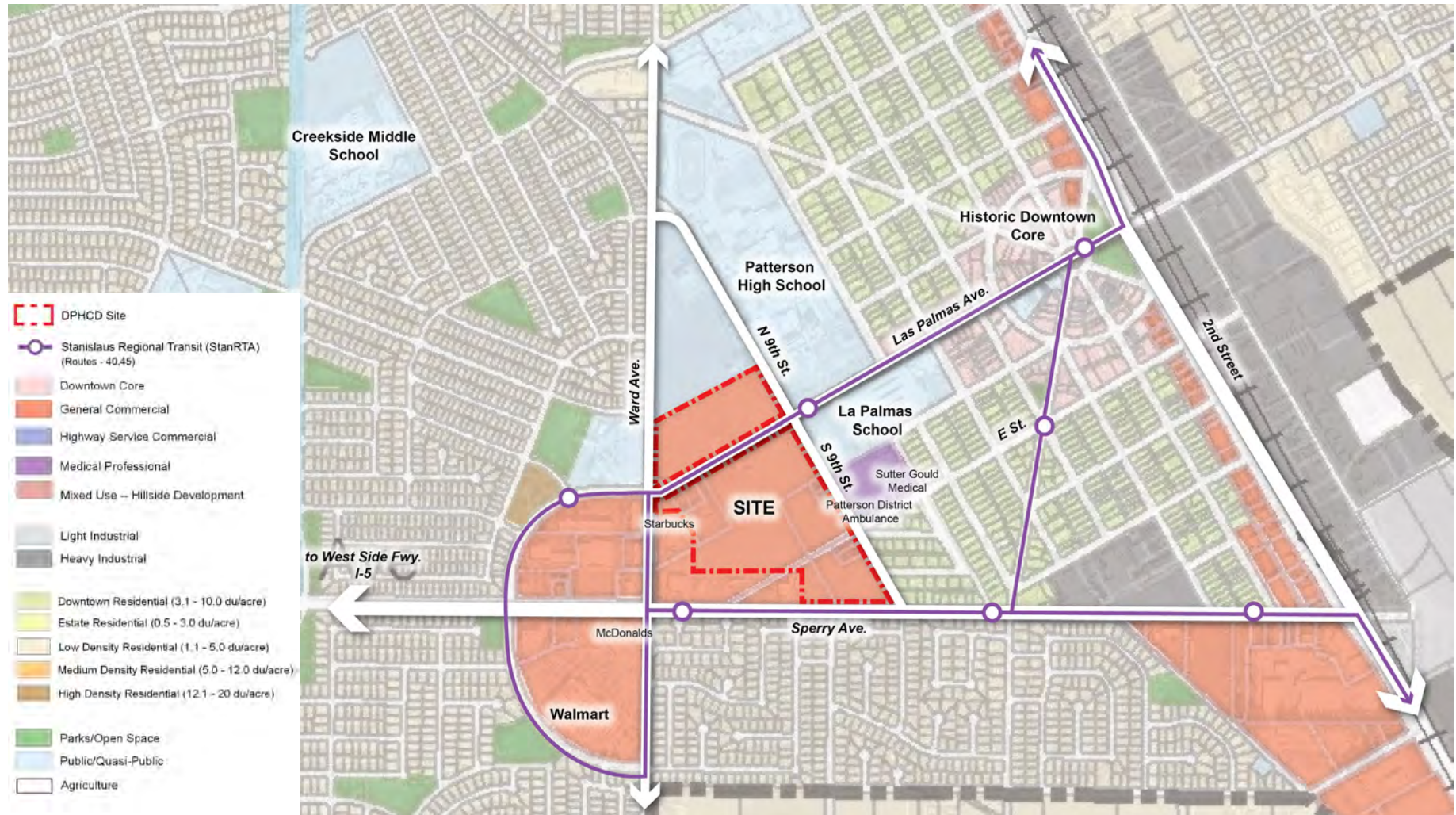
StanRTA route 40 with stops near project site



StanRTA route 45 with stops near project site



Centennial Park



City general plan, land uses and regional transit

Site Photos



View 1
From Patterson downtown looking west



View 2
From Patterson downtown looking east



View 3
Along Las Palmas Ave looking west



View 4
View of the southern parcel from east looking south west



View 5
9th Street corridor and northern parcel



View 6
View along 9th Street looking north



View 7
View of the site from south.



View 8
View of the site from the intersection of Sperry Ave and 9th Street looking northwest



View 9
View of the site from the rec center looking east



View 10
View of the site from the intersection of Las palmas Avenue and Ward Street looking east

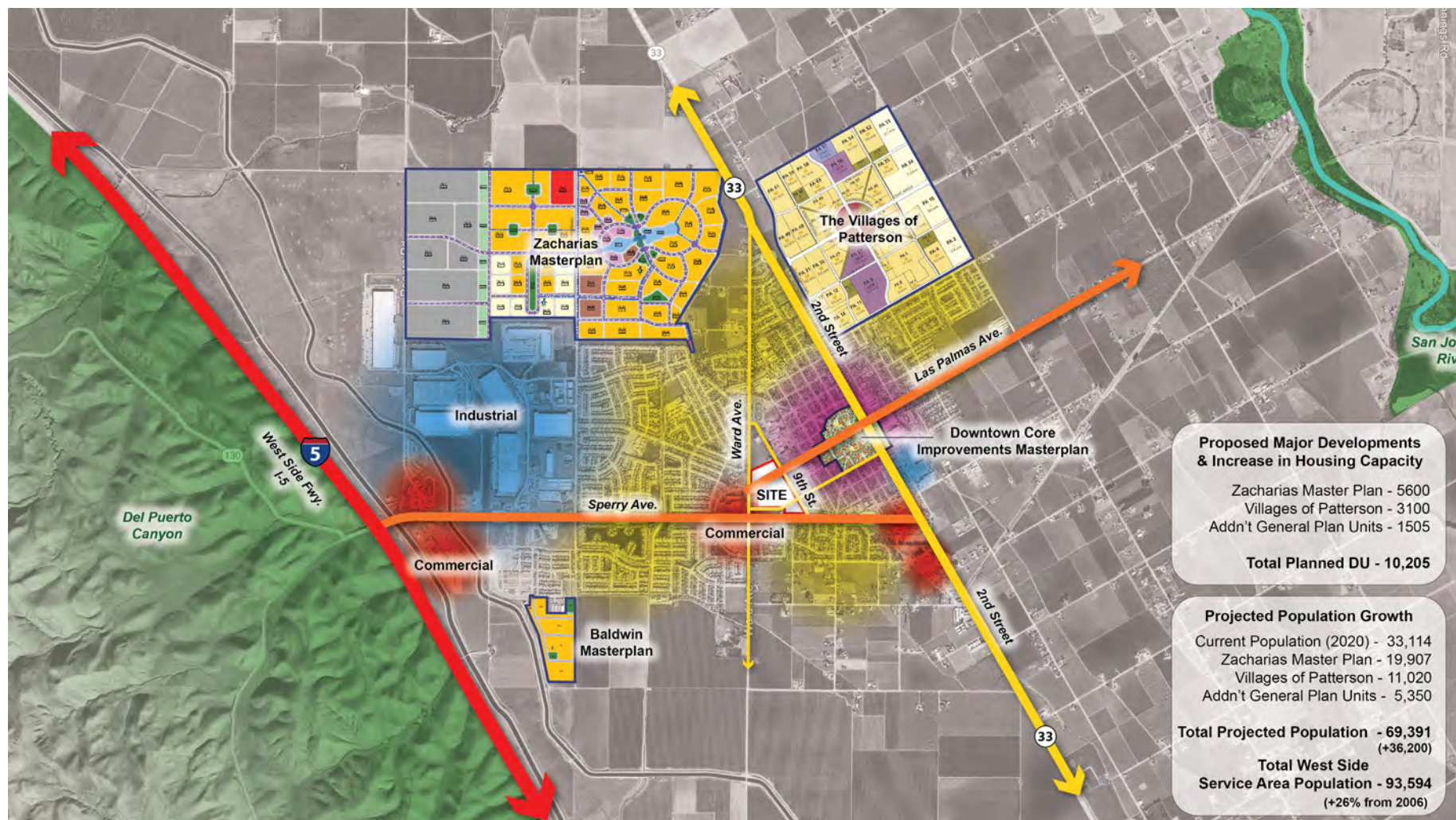
Patterson Projected Growth

Over the next 25 years, Patterson, currently home to approximately 23,781 residents—is expected to experience unprecedented growth, with projections exceeding 66,000 residents by 2050. This expansion reflects both its strategic location along Interstate 5 and Highway 33 and its appeal as an affordable, family-oriented community within commuting distance of major employment centers in the Northern San Joaquin Valley and San Francisco Bay Area. Thousands of new residential units are already approved or under construction, supported by multiple master-planned communities that will introduce diverse housing types, parks, and schools.

In parallel, commercial and industrial development is accelerating, led by major logistics, manufacturing, and ag-tech investments in the West Patterson Business Park and the evolving mixed-use corridors along Sperry Avenue and Las Palmas Avenue. These projects are expected to bring thousands of jobs and new retail, dining, and service opportunities, strengthening Patterson's position as a regional economic hub.

However, such rapid growth also underscores the urgent need for expanded public infrastructure—particularly healthcare. With limited local medical facilities, residents frequently travel long distances for primary, urgent, and specialty care. The city's

anticipated growth intensifies the necessity for a comprehensive healthcare infrastructure that can serve a larger, more diverse population. Thoughtful planning and investment today will ensure that Patterson's future development remains balanced, resilient, and responsive to the community's evolving needs.



Future Growth and Development Areas



04 Visioning

Visioning

Introduction

The Del Puerto Health Care District's (DPHCD) Master Planning project transforms the District's strategic vision into a tangible, high-impact campus solution. The entire approach aligns every objective with DPHCD's core mission: "to provide, promote, and partner in quality healthcare for all", and to forge partnerships for long-term health solutions.

Setting this vision was a highly collaborative effort, involving close partnership with the DPHCD, elected community board members, and the entire design and engineering team. To facilitate a meaningful dialogue about DPHCD future, the initial visioning workshop, led by HDR, focused first on listening. This structured conversation outlined the District's vision through objective goals and thought-provoking questions.

Visioning Exercises

The first visioning session was held during the project kick-off meeting, which brought together the Design team led by HDR, DPHCD staff, community-elected Board members, and DPHCD engineering and land planning consultants.

During the initial session, the HDR team outlined an array of guiding metrics to gather an understanding of the critical opportunities for the new healthcare and mixed-use campus. DPHCD team actively engaged in sharing their thoughts and vision for the campus, which encompassed environmental quality, community engagement, future flexibility, and the experience design for patients, staff, and visitors. The Board stressed that the community and city requirements were pivotal, emphasizing seamless integration with the neighborhood for growth optimization.

Following the outline of these aspirations and opportunities, HDR facilitated a "dot and vote" exercise to prioritize critical items necessary for the project's success. In the follow-up visioning session, HDR presented guiding statements, detailed as measures of success, broadly categorized as quantitative and qualitative elements focusing on the masterplan's human impact.

The consensus on the key impact goals included:

- Strengthening as a community health anchor.
- Enhancing the healing environment.
- Developing sustainable facilities to inspire the community and support operational excellence.

These visioning exercises established a clear, achievable understanding of the measures of success for this project development.

Conditions of Satisfaction

These aspirational goals were formalized into comprehensive conditions of satisfaction. By grouping goals and objectives into corresponding qualitative and quantitative measures of success, this robust framework served as the continuous benchmark for developing and evaluating all master plan options. Every potential solution was rigorously assessed against these guiding principles and measures of success. The resulting master plan is a practical roadmap that ensures final recommendations align with community values and organizational mission, successfully positioning DPHCD to meet the growing healthcare needs of Patterson and surrounding communities.

GUIDING STATEMENTS	DESCRIPTION		MEASURE OF SUCCESS									
Community	COMMUNITY WILL RALLY AROUND	DEVELOPMENT BOY IN. AMBITIOUS!! PUSH-PULL	INTEGRATE WITH NEIGHBORHOOD	FEASIBLE	Safety / Security Defensible	AMBULANCE FACILITY SECURED	INCORPORATE PARK	CAPTURE EXISTING & FOSTER NEW AMENITIES TO ADD VALUE	POVERTY NEEDED	MIXED USED AREA COMMUNITY AMENITIES	COMMUNITY ENGAGEMENT VISIBILITY	
Quality of Environment	ACCESSION DESIGN THROUGHOUT CAMPUS	BLAND W/ OFF FABRIC & CONTEXT	SPANISH COLONIAL ARCH ENVIRONMENT									
Activation	DEFINE TRAILING PROJECTIONS	INTERGRATE HEALTHCARE & MIXED-USE	CONCURRENT PARK DEVELOP + ACTIVATION	Regional & Local Destination	Mobility + Transportation	Schools MHC Youth Progs	High School High Traffic Car+Foot	School Hours Intersection of all am. Traffic Jam				
Future Flexibility	NOVEL REPORT ENOUGH CAPACITY	FLEXIBILITY FOR FUTURE HEALTHCARE INDUSTRY EVOLUTION	POTENTIAL EXPANSION W/OUT REWORK	TECHNOLOGY EVOLUTION								
Staff, Patient, & Visitor Experience	MINIMIZE TRAVEL TIME (COST, POLARIS)	FACILITATE BASE OF MOVEMENT (WALK, BICYCLE, & PUBLIC)	PREFERENTIAL OPPORTUNITIES ON-SITE SPECIALISTS	PATIENT & STAFF								
Philanthropy	KEY MARKETING ADVANTAGE	DEVELOP BRANDING	MATERIALS TO SUPPORT PHILANTHROPY									
Scope & Priorities	LOGICAL EFFICIENCIES	GROUND UP W/INTEGRITY	CONTINUUM CARE	ACCESS TO ALL HEALTHCARE FROM BIRTH TO DEATH	Community Education							
Financial Viability & Cost	UPFIFT IMPRESSION OF PATTERNS	DO NOT IMPACT RE-DEVELOPMENT BUTY-IN FLEXIBLE PLAN NOT OVER-SELL	DEFINE MASTERPLAN CAPITAL NEEDS	INCLUSION OF SUSTAINABILITY FOR CITY								
Schedule	PHASING	DPAC/MHC Q3 2028	ST. LIVING Q3 2028	HOSPITAL 2035-40								
Sustainability	WATER WATER WATER. CONTRAST TO EVERYTHING WE DO	COMPREHENSIVE ALL SCALES & BALANCE	Reduced Cost + Materials + Maintenance	WATER CIRC. WEST SIDE USAGE DEMAND - RECHARGE GRASSLANDS	PARK LIKE WATER CONSERVATION	SOLAR CAR PARKING	WIND Abundant NEED TO USE	LID LANDSCAPE	FIRE NOT AS CRITICAL	Air Quality Important	WATER AS CENTRAL TO WHAT DIFFICULT DOING	
Regulatory Agencies Engagement	LOT / MERGE PROPERTY	TRAFFIC NOISE HELIPORT	COUNCIL VISION? OF DOWNTOWN	DPAC CLEARLY REAL'S								

Visioning



DPHCD HEALTH CARE CAMPUS DEVELOPMENT



PROJECT VISION STATEMENT

The vision for the DPHCD Healthcare Campus is to create a transformative, **state-of-the-art center** deeply integrated with the community. This campus will deliver **high-quality, long-term health solutions** by offering a **comprehensive continuum of care**, seamlessly integrating services across all stages of health. The project will endeavor to create a **sustainable campus** to meet future demands and inspire **community enrichment** through dynamic street activation and investments.

CONDITIONS OF SATISFACTION

	PROJECT GOALS	GUIDING PRINCIPLES	MEASURES OF SUCCESS
QUALITATIVE	Community	Create a prominent regional and local destination by seamlessly integrating with the community by developing an accessible campus that effortlessly connects with its diverse surroundings	• Cultivate strong community engagement, including a highly engaging online platform • Seamlessly integrate with the neighborhood and surroundings by creating a walkable and accessible campus • Ensure a safe, secure, and defensible campus including secured perimeter for key programs such as DPAC • Maximize community and developer value by strategically using current and future neighborhood amenities • Provide diverse community amenities supported by sufficient parking and adequate infrastructure
	Quality of Environment	Develop an integrated campus that blends with the city fabric and implements a universally accessible design enhanced by an architectural vocabulary as the guiding aesthetics for the future campus	• Implement universal accessibility design across the entire campus • Integrate and blend with the city's existing fabric and context • Develop a Spanish Colonial Revival architectural style as the guiding aesthetics for the future campus • Develop campus design guidelines that promote a consistent and coherent architectural vocabulary
	Activation	Clear and achievable projections achieved through sequential development of buildings and amenities to successfully activate the campus perimeter	• Establish clear and achievable projections, including sequential development to activate the streetscape • Successfully integrate healthcare and mixed-use programs to establish a prominent regional and local destination • Integrate a youth mental health program connected to adjacent school programs • Achieve vibrant street activation effectively managing circulation around vehicular and pedestrian traffic
	Future Flexibility	Ensure use of adaptable systems and infrastructure to accommodate future growth and healthcare delivery evolution, seamless expansion, re-configuration, and technological advancements	• Ensure sufficient water, infrastructure, and capacity to support future growth in a rural community • Design and implement systems with inherent flexibility to adapt and expand with future technological and healthcare delivery evolution • Provide a flexible building design and site planning to accommodate future growth
	Staff, Patient, & Visitor Experience	Optimize site navigation and operational flows to minimize travel time and facilitate seamless movement between all buildings and programs	• Facilitate convenient movement and wayfinding throughout the site • Provide ample local referral opportunities and readily accessible onsite medical providers • Optimize patient and staff flows to ensure efficient movement between buildings
	Philanthropy	Develop a donor program to optimize contributions of significant size	• Leverage key marketing advantages to attract donors • Develop a strong and compelling brand identity • Provide comprehensive project material that effectively support philanthropic efforts
	Continuum of Care	Establish a comprehensive care program including healthcare access and education to support the community through all stages of life	• Establish a seamless and comprehensive continuum of care • Provide comprehensive healthcare access for all stages of health • Implement impactful community education programs

PROJECT GOALS		GUIDING PRINCIPLES	MEASURES OF SUCCESS
QUANTITATIVE	Scope & Priorities	Develop an innovative strategy to optimize development of healthcare service availability as the provider community grows and expands	- Develop a comprehensive, innovative development strategy from ground up to achieve logical efficiencies and financial viabilities across all operations - Scope shall identify priorities of phasing for each program to align with the business case: - Phase-1: 1. Community Mental Health Clinic (MHC) and Rural Health Clinic (RHC) 2. Del Puerto Emergency Center (DPAC) - Phase-2: Senior Living and Independent Care - Phase-3: Medical Office Building/ Ambulatory Care Services - Phase-4: Skilled Nursing and Hospital
	Financial Viability & Cost	Develop a master plan that meets the capital needs and integrates sustainable goals that elevates an exceptional impression of Patterson, and secure strong developer buy-ins	- Elevate the town of Patterson's impression - Implement a feasible impact fee and developer buy-in for healthcare components - Clearly define the master plan's phased capital needs - Integrate sustainability initiatives for the city
	Schedule	Develop a clear and actionable phasing options to enable flexible construction without interrupting existing operations, ensuring the completion of all stipulated programs within their designated timeframes	- Develop clear and actionable site phasing options - Achieve completion of DPAC and Combined Clinic by Q3 2028 - Achieve completion of Senior Living and Medical Office Building by Q3 2032 - Achieve completion of the Hospital between 2035 and 2040
	Sustainability & Resilience	Aim to create a comprehensively sustainable campus, committed to environmental stewardship by prioritizing water management as a guiding principle in all design initiatives, complemented by additional regenerative approaches to deliver sustainable solutions	- Water: Implement a sustainable design approach to use of water as a guiding principle for all design initiatives - Achieve comprehensive sustainability by optimizing first cost, life-cycle costs, and materiality across all scales with balanced outcomes - Utilize design solutions to implement various sustainability options to develop a resilient campus - Optimize excellent air quality through strategic selection of materials, ventilation systems, and site planning
	Regulatory Agencies	Guide the project successfully through all regulatory and community engagement processes, to ensure development of the vision with all California Department of Health Care Services (DHCS) requirements and supported by efficient decision-making	- Successfully navigate lot-line / property merger decisions to meet all application deadlines - Secure necessary approvals and effectively mitigate concerns related to traffic, noise, and heliport operations - Align the project with the City of Patterson's vision for downtown development - Achieve clarity and compliance with all DHCS requirements



05 Program Summary

Program Validation and Refinement

The design team conducted a comprehensive programming validation phase to ensure the spatial allocations aligned with current healthcare delivery standards, operational requirements, and community needs. This analysis focused particularly on the healthcare components, recognizing their critical role in the district's mission.

Key Findings

The programming validation confirmed the appropriateness of the major healthcare components while identifying opportunities for optimization in spatial allocation, adjacency relationships, and operational efficiency. This analysis provided the foundation for the master plan's phased development approach, ensuring that each program component could be implemented in a manner that supports both immediate community needs and long-term campus sustainability.

Flexible Program Components

Several program elements were intentionally left without specific area targets to allow for responsive planning based on market analysis, community input, and phasing strategies. The independent care, mixed-use, commercial, and townhome components rely on the master plan's iterative design process and ongoing stakeholder engagement to determine optimal sizing and configuration.

This flexible approach enables the master plan to adapt to changing market conditions, evolving

healthcare delivery models, and emerging community priorities while maintaining the core healthcare mission as the primary organizing principle for the campus development.

Implementation Considerations

The program framework establishes a comprehensive vision for healthcare-centered community development that balances clinical care delivery, mixed-use options, and commercial viability. The validated program components provide the spatial and functional foundation for detailed design development, phasing strategies, and financial planning necessary to realize the Del Puerto Health Care District's vision for improved community health and wellness.

Land Use Summary		
Program	KPU	Gross Bldg. Area (SF)
Healthcare & Hospital Area		
Hospital	25 beds 48 Exam, 4 OR, 3 Procedure	85,440
MOB		67,780
DPAC		18,942
Combined Clinic	24 RHC Exam, 16 MHC Exam / Therapy	32,062
Sub Total		204,224
Senior Living Area		
Independent Care		
Memory Care/ Assisted Living	75 Bedrooms	76,324
Skilled Nursing		
Sub Total		76,324
Mixed-use Area & Commercial		
Retail at Las Palmas		50,400
Town Houses	30' x 80' Lot / 20 DU	40,000
Mixed-use APT. at Las Palmas	144 DU	183,711
Commercial at Sperry		30,000
Multipurpose Pavillion	covered out door	4,000 6,000
Sub Total		314,111
TOTAL		594,659



Land-Use & Program



06 Planning Principles

Comprehensive and Integrated Planning Approach

Creating Connected Communities

From the outset, this project has embraced a holistic and integrated approach to campus design, rooted in the principles of best practice master planning and healthy community design. The vision centers on creating a seamless connection between the new healthcare campus and the existing urban fabric of Patterson—ensuring that the development is not an isolated entity, but a vibrant extension of the city itself.



Strategically located near Patterson's historic downtown, and adjacent to key educational, community, and commercial facilities, the site offers a rare opportunity to foster meaningful urban integration. This proximity enables the campus to serve not only as a center for healthcare excellence but also as a catalyst for community cohesion and mixed-use vibrancy.

The design intent is to weave the new campus into the social, cultural, and architectural tapestry of Patterson, creating a place that resonates with the city's identity while addressing its evolving healthcare needs. Through thoughtful placemaking, pedestrian connectivity, and synergistic land use, the campus will become a dynamic hub that enhances quality of life, supports economic vitality, and strengthens the sense of community.

Community Design Principles

Shaping a Sustainable and Integrated Campus

Through extensive dialogue with DPHCD and meaningful engagement with a broad spectrum of project stakeholders, HDR developed a comprehensive set of urban design principles that serve as the foundation for the master plan. These principles have guided key decisions across the design process, influencing the land use strategy, street network configuration, pedestrian connectivity, and the open space framework.

The principles reflect a shared vision for a healthcare and mixed-use campus that is not only responsive to Patterson's future healthcare needs but also deeply rooted in the values of community integration, environmental sustainability, and urban vitality. They ensure that the site evolves into a dynamic mixed-use environment that supports health and wellness, fosters social interaction, and strengthens the connection between the new campus and the surrounding neighborhoods.

By embedding these principles into every layer of the design, the project aspires to create a place that is inclusive, resilient, enduring and a true extension of Patterson's civic and cultural identity.

Guiding the Vision for Patterson's Integrated Healthcare Campus

HDR's master planning approach was grounded in a deep understanding of Patterson's unique character and shaped by collaborative engagement with DPHCD and community stakeholders. Six principles form the backbone of a resilient, inclusive, and future-ready campus. One of the most influential aspects to the campus planning effort is to understand the history and vibrancy of Patterson. It is paramount to identify the character, sights, colors, and culture that make it unique and implement the same across our campus design

01 Uncover History of Place

Understanding Patterson's rich heritage is essential to shaping a campus that feels authentic and rooted. The design must reflect the city's cultural identity, so the campus becomes a natural extension of the community, not a disruption to it.



Plaza Mercantile with current city hall in background



Historic downtown signage



Vintage picture of current Patterson historical society museum

02 Preserve and Mix

As an infill development, the campus must preserve existing land use connections while introducing new, thoughtfully integrated functions. The goal is to create a truly mixed-use environment that enhances community ties, supports diverse activities, and blends seamlessly with surrounding neighborhoods.



Existing landuse connections

03 Create Active Frontages and Destinations

Vibrant streetscapes emerge from the interplay of building design, land use distribution, and pedestrian-friendly infrastructure. By clustering residential, commercial, and institutional uses, the campus will foster high levels of foot traffic and social interaction. Human-scaled architecture and inviting public spaces will ensure comfort and accessibility for all.



Activated frontages



Shaded, human scaled, interactive spaces

04 Design for Connected Mobility

Mobility planning must extend and enhance existing circulation networks. A clear hierarchy of streets, integrated bike lanes, and multi-modal transit hubs will support seamless movement across the campus and into the city. Emphasis on last-mile solutions—like e-bikes and scooters—will promote sustainable travel and reduce reliance on cars. Planning design for streets and hubs should refer to the guidelines for circulation and multi-modal enhancements under Chapter 5 in City of Patterson’s “Downtown Master Plan”.



Typical elements of a mobility / multi-modal hub

05 Prioritize Walkability, Minimize Vehicle Dominance

Street environments are impacted by scale, building design, land use, and presence of diverse modes of transportation. Enhanced sidewalks, setbacks, bike lanes, building heights, and park frontages create a unique street environment. The character of landscape elements, such as street furniture and tree wells further promote diversity among the streets. Personal vehicles and private parking should have less of a priority in a development that features accessible and available transit, bike and pedestrian networks. Entrances to parking lots and garages should be located on secondary streets to reserve the primary street frontage for an enhanced public realm.



Prioritizing walkable urbanism

06 Plan for a Sustainable and Resilient Campus & Community

The design of a high tech, integrated healthcare and mixed-use campus provides a great opportunity to implement sustainability and resiliency principles not only at the building level but also provide solutions at a larger campus wide scale. Sustainable strategies should include:

- Compact, transit-oriented development
- Green infrastructure for stormwater management
- High-performance buildings with reduced emissions
- On-site renewable energy generation



5 min. walk radius from existing STANRTA bus stops



The campus is connected by bus routes 40 and 45



Stormwater management



Principles of high performance buildings



Renewable energy generation



Use of bioretention and rain gardens

These principles ensure the campus is not only functional and beautiful but also future-proof and community-driven.

Programmatic Areas and Plan Components

01 Healthcare and Hospital Area



Community mental health center



Rural health clinic



Emergency department



Ambulance & administration center



Medical office building



Acute care hospital

02 Senior Living Area



Private Courtyard



Campus signage

03 Mixed-Use Area



Street retail



Multifamily residential

04 Commercial Area Along Sperry Ave.



Fine dining restaurants, food & beverage.



Corner plaza and park with outdoor dining

Phased Integration into a Cohesive Whole

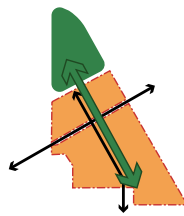
Each “puzzle piece” unfolds in a deliberate sequence functioning independently as it comes online yet knitting together into a seamless campus upon full build-out. This strategy preserves operational flexibility, minimizes disruption, and reinforces long-term cohesion

Master Plan Principles



AUTONOMY

Each phase must stand alone, supporting core operations without reliance on future buildings.



CONNECTIVITY

New infrastructure and open spaces extend campus-wide networks from day one.



FLEXIBILITY

Building footprints, parking, and open-space allocations can adjust to evolving needs.



EFFICIENCY

Sequence work to leverage shared utilities, minimize rework, and optimize investment.

The Design Process

The following section describes the primary steps involved in creating a comprehensive and holistic master plan that not only outlines the vision for the future campus but also aligns with the growth and goals of the surrounding community.

01 Reinforce and extend the street network

Laying the groundwork for connectivity begins with a robust street framework. By extending key roadways and aligning new streets to existing patterns, we ensure seamless movement and intuitive wayfinding across the campus and from Patterson's neighborhoods.



Incorporate local streets and Las Palmas Avenue into the site to complete Patterson's historic grid, following the city's original street logic. Align new streets with adjacent land uses, residential blocks, commercial corridors, and healthcare facilities to create smooth, context-sensitive transitions. Introduce a north-south Paseo as the campus spine: a landscaped corridor that unifies program areas, provides clear wayfinding, and doubles as a green buffer between uses.

02 Define Block Edges and Activate Frontages

With the street network established, the next priority is to shape vibrant public realms by anchoring each district with engaging building edges and clear visual life at grade. This creates identity for each “puzzle piece” while stitching them into a cohesive campus experience.



Frame Each Area with Active Edges

Position buildings close to the sidewalk or paseo, using transparent façades, entry canopies, and outdoor seating to forge strong boundaries and immersive streetscapes.



Concentrate Ground-Floor Uses

Line the spine with retail shops, cafés, clinic lobbies, and flexible pop-up spaces to animate the paseo day and night, drawing people through the campus and encouraging social interaction.



Embed Flexible Mid-Block Connections

Introduce pedestrian alleys and green fingers between buildings to maintain permeability, create shortcuts, and offer mini-destinations—ensuring every block feels open and accessible.

03 Create Open Spaces that Define Connections

Open spaces become the most memorable elements of a master plan, acting as both destinations and the threads that tie program areas together. In this phase, we structure a network of green spaces to reinforce adjacency, provide buffers, and enrich the pedestrian experience.



Major Open Space Spine

A continuous green corridor parallels the north-south paseo, linking all four programmatic “puzzle pieces.” This linear park serves as a visual axis and transitional buffer, accommodating plazas, event lawns, and shaded seating nooks.



Distributed Pocket Parks

Small-scale parks, courtyards, and landscaped forecourts are interspersed across the campus. Each pocket park is tailored to its context, offering outdoor waiting areas for the clinic, therapeutic gardens for mental health services, and casual gathering spots near retail and residential clusters.



Streets as Open Space Extensions

Streetscapes integrate biophilic elements such as rows of shade trees, bioswale-lined parkways, widened sidewalks, and curb extensions. By treating streets as linear parks, pedestrian routes become shaded promenades that blur the line between circulation and amenity space.





07 Master Plan

Land Use Summary



Land Use Summary		
Program	KPU	Gross Bldg. Area (SF)
Healthcare & Hospital Area		
Hospital	25 beds	85,440
MOB	48 Exam, 4 OR, 3 Procedure	67,780
DPAC	24 RHC Exam, 16 MHC Exam / Therapy	18,942
Combined Clinic		32,062
Sub Total		204,224
Senior Living Area		
Independent Care		
Memory Care/ Assisted Living	75 Bedrooms	76,324
Skilled Nursing		
Sub Total		76,324
Mixed-use Area & Commercial		
Retail at Las Palmas		50,400
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Commercial at Sperry		30,000
Multipurpose Pavillion	covered	4,000
	outdoor	6,000
Sub Total		314,111
TOTAL		594,659

Land Use Components and Framework



01 Healthcare & Hospital Area

The Healthcare & Hospital area is the primary component of the master plan, with programs arrayed along 9th Street. The Combined Clinic and DPAC are accessed via a local street at the corner of E and 9th Streets. The Hospital is flanked to the north by the Apricot Grove & Plaza, creating a distinct identity and maintaining visual connection to Las Palmas Avenue. A small forecourt park facilitates easy access and drop-off for the Hospital & MOB, and provides entry to the parking deck.



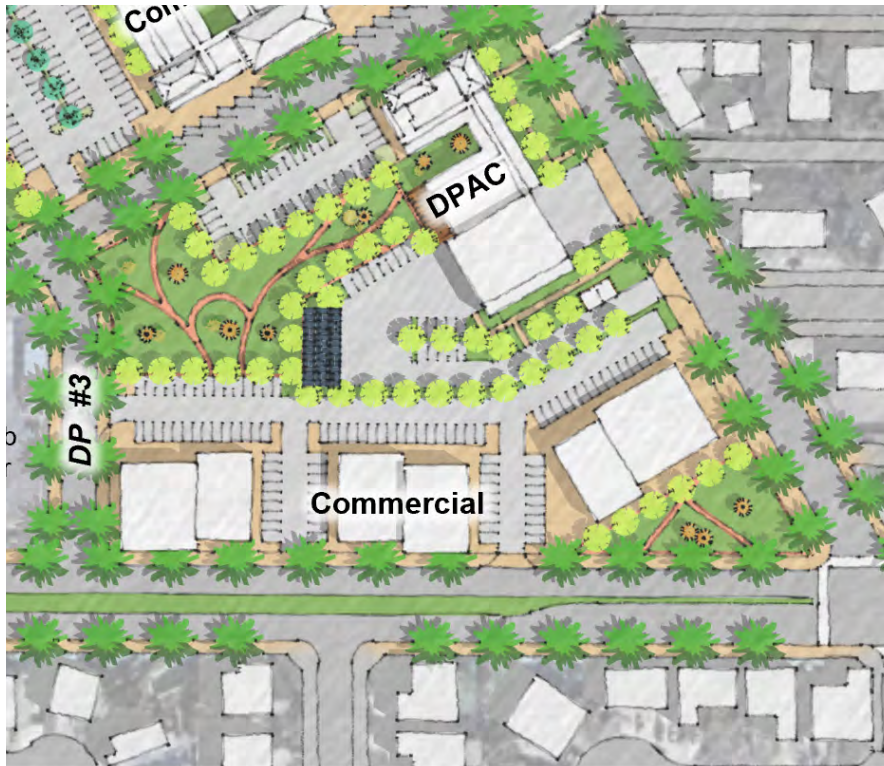
02 Senior Living Area

Designed as a tranquil, human-scaled residential area, the Senior Living Village is organized around a private central courtyard. This central amenity offers ample intimate and exclusive outdoor space for both active and passive recreation, promoting physical and mental wellness. This area is strategically designed to prioritize wellness, accessibility, and a robust sense of community for its aging population.



03 Mixed-Use Area

Designed to support an active, round-the-clock lifestyle, these parcels feature a horizontal blend of neighborhood scaled retail and residential spaces, such as shops, eateries, apartments, and townhomes. This area is anchored primarily around Las Palmas Avenue, creating a quintessential main street environment that is highly pedestrian oriented in scale and function. This area also provides for interconnectivity and walkable, bikable linkages to various surrounding uses.



04 Commercial Area along Sperry Avenue

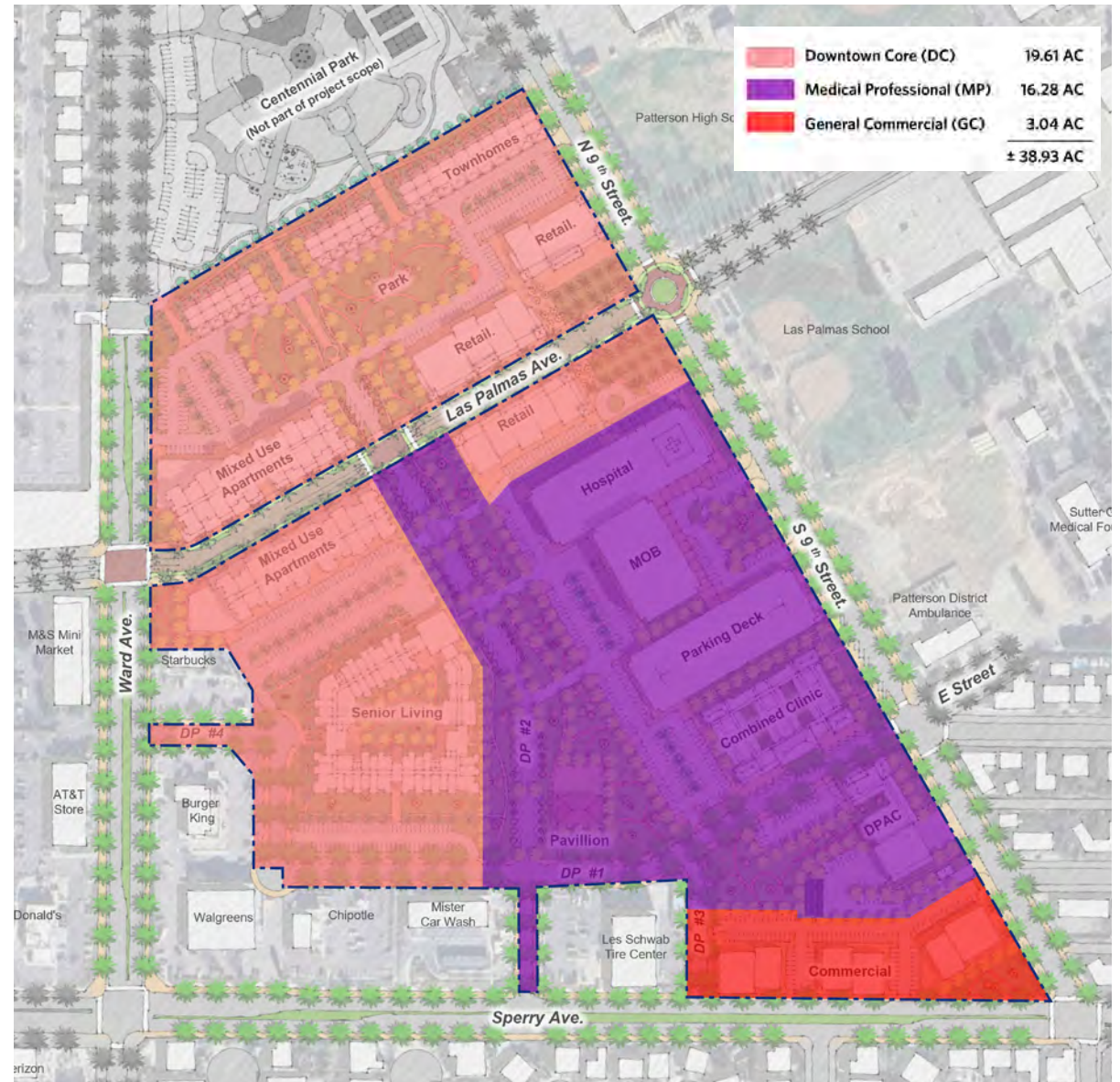
The commercial area occupies the highly visible southeast corner of the site, at the intersection of Sperry Avenue and 9th Street. It functions as a natural extension of the established commercial program along Sperry Avenue, incorporating small-format retail, services, restaurants, and food & beverage establishments. A featured corner park and plaza provide a unique focal point, contributing significantly to the area's sense of place and identity.



Permitted Uses and Development Standards for each Program Area

This Master Plan proposes a list of land use suggestions and development standards to accommodate the land uses and activities that are consistent with the vision for the Master Plan Area.

This Section documents the proposed allowable land uses and permit requirements, as well as development standards for the Medical/Professional, Downtown Core, and General Commercial Program Areas within the Master Plan. As stated in Section 11, Implementation, if a conflict occurs between the requirements of the Master Plan and the City's Municipal Code, the requirements of the Master Plan shall prevail.



Medical/Professional

As stated in Section 18.42.020(E) of the Patterson Municipal Code (PMC), the Medical/Professional Zoning District provides for concentrations of hospitals, medical facilities, auxiliary uses, and medical services and to encourage the orderly and harmonious development of these facilities, which are performing services for residents of the region as a whole. Proposed healthcare facilities within the Medical/Professional Program Area of the Master Plan include an Ambulance and Administration Center, a Combined Clinic (Rural Health Clinic and Behavioral Health Center), a Medical Office Building, and Hospital.

The Medical/Professional Program Area comprises approximately 16.28 acres and planned 204,224 square feet of medical facilities, including a 18,942 sf Ambulance Center, 32,062 sf Combined Clinic, 67,780 sf Medical Office Building, and 85,440 sf Hospital. The healthcare campus is the primary component of the Master Plan and is located along 9th Street. A two (2) to three (3) story parking garage is proposed and would be utilized as shared parking spaces for the uses within the healthcare campus within the Master Plan. Additionally, the Medical/Professional Program Area includes a 4,000 sf multi-purpose pavilion within the paseo.

Permitted Uses and Development Standards.

The permitted uses and development standards for the Medical/Professional Program Area are shown in Table 1 and 2.

For the purposes of this Master Plan, the definition of “Hospital” shall have the same definition pursuant to Chapter 18.96, Land Use Definitions of the PMC but shall also include the use of helipad(s) as an accessory use to the Hospital.

For the purposes of this Master Plan, the definition of “Itinerant/mobile services” shall have the same definition pursuant to Chapter 18.96, Land Use Definitions of the PMC but shall also include mobile medical technology.

Table 1: Permitted Uses – Medical/Professional

<i>Land Use</i>	<i>MPO</i>	<i>Special Use Regulations</i>
<i>Residential Uses</i>		
Group care facility (large)	CUP	
Group care facility (small)	CUP	
<i>Recreation, Education, and Public Assembly Uses</i>		
Child-care center	AR	
Civic use	P	
Community Center	P	
Community garden and/or farmer’s market	AR	
Drug and alcohol treatment facilities	P	
Information centers	P	
Parks, plazas, and playgrounds	P	
Places of assembly (large, 10,000 sf or more)	AR	
Public art	CUP	
Public facility	P	
Schools (private)	P	
<i>Retail, Service, and Office Uses</i>		
Accessory massage establishment	P	
Art, antique, collectables	N	
Artisan shops	N	
Banks and financial services	P	
Business support services	P	
Hospitals	P	
Hotel/motels	N	
Indoor recreation and fitness	AR	
Itinerant/mobile services	AR	
Medical and dental laboratories	P	
Medical and dental offices	P	
Medical clinics	P	

Office, accessory	P	
Personal services	P	
Professional offices	P	
Restaurants, no drive-thru service	AR	
Restaurants, drive-thru service	N	
Retail, general	AR	
Secondhand stores	N	
Temporary services	See note	Chapter 18.90
Automobile and Vehicle Uses		
Parking garage and lots	P	
Vehicle storage, small	N	
Table notes: AR – Administrative Review P – Uses Allowed by Right CUP – Conditional Use Permit N – Not Permitted		

Table 2: Development Standards – Medical/Professional		
Standard	MPO	Additional Standards
Density (units per gross acre)		
Minimum	n/a	
Maximum	n/a	
Lot Coverage		
Minimum floor area ratio	-	
Maximum floor area ratio	2	
Maximum impervious surface	90%	
Lot Area and Dimensions		
Lot area	5,000 sf	
Lot width	No min.	
Lot depth	No min.	
Height		
Building/structure	3 stories (65')	
Other Elements		
Landscaping	See regulations in Chapter 18.78	
Lighting	See regulations in Chapter 18.80	
Fences, Walls, and Screening	See regulations in Chapter 18.70	
Parking and Loading	See regulations in Section 07, Master Plan	
Signs	See regulations in the Downtown Master Plan and in Chapter 18.82	
Projections and encroachments	See regulations in Chapter 18.60	
Table notes:		
See Title 18, <i>Zoning</i> of the PMC for additional standards as referenced.		

Downtown Core

As stated in Section 18.42.020(C) of the PMC, the purpose of the Downtown Core Zoning District is to stabilize, improve, and protect the characteristics of commercial businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The Downtown Core Zoning District is intended to guide and regulate commercial development within the historic downtown area.

The Downtown Core Program Area comprises approximately 19.61 acres and includes the most variety of proposed land uses within the Master Plan. The Downtown Core Program Area in the Master Plan serves as the logical extension of the western boundary of the Downtown Master Plan area at 6th Street (see Figure 1-1, Master Plan Area in the Downtown Master Plan). The Downtown Core Program Area is west of Las Palmas School and Patterson High School. Planned land uses within the Downtown Core Program Area include 183,711 sf of Mixed-Use Apartments, twenty (20) Town Houses, 50,400 sf of retail commercial uses, and a 76,324 sf Senior Living building.

Permitted Uses and Development Standards. The permitted uses and development standards for the Downtown Core Program Area are shown in Table 3 and 4.

Land Use	DC	Special Use Regulations
Residential Uses		
Duplexes	AR	
Group care facility (large)	CUP	
Group care facility (small)	CUP	
Live/work units	AR	
Multiple-family units	AR	
Recreation, Education, and Public Assembly Uses		
Child-care center	AR	
Civic use	P	
Community Center	P	
Community garden and/or farmer's market	AR	
Information centers	P	
Mortuaries	N	
Parks, plazas, and playgrounds	P	
Places of assembly (large, 10,000 sf or more)	AR	
Places of assembly (small, less than 10,000 sf)	AR	
Public art	CUP	
Public facility	P	
Schools (private)	P	
Retail, Service, and Office Uses		
Accessory massage establishment	P	
Alcohol beverage sales	CUP	
Art, antique, collectables	P	
Artisan shops	P	
Banks and financial services	P	
Bars and cocktail lounges, accessory	CUP	ABC Requirements
Bars, cocktail lounges	CUP	ABC Requirements
Bed and breakfast inns	AR	
Building supply (small)	N	
Business support services	P	
Equipment sales and rental	N	
Gun shops	AR	
Hotels/motels	AR	
Independent stand-alone massage establishment	P	

Indoor amusement/entertainment facility	P	
Indoor recreation and fitness	P	
Itinerant/mobile vendors	AR	
Medical and dental laboratories	P	
Medical and dental offices	P	
Medical clinics	P	
Nightclubs	CUP	
Nurseries, for sale only	CUP	
Nurseries, includes growing of nursery stock	CUP	
Office, accessory	P	
Outdoor markets, sales establishments	AR	
Personal services	P	
Private clubs	AR	
Professional offices	P	
Restaurants, no drive-thru service	P	
Restaurants, drive-thru service	AR	
Retail, accessory	P	
Retail, general	P	
Secondhand stores	AR	
Service, accessory	CUP	
Tattoo parlors	N	
Temporary uses	See note	Chapter 18.90
Theaters, not including drive-thru	CUP	
Tabacco shops	N	
Veterinary clinics, small animal only	AR	
Wholesale commercial uses	AR	
Automobile and Vehicle Uses		
Auto parts sales	N	
Auto rental agencies	AR	
Fuel station	N	
Parking garage and lots	P	
Vehicle storage, small	N	
Table notes:		
AR – Administrative Review		
P – Uses Allowed by Right		
CUP – Conditional Use Permit		
N – Not Permitted		

Table 4: Development Standards – Downtown Core		
Standard	DC	Additional Standards
Density (units per gross acre)		
Minimum	12	n/a
Maximum	30	
Lot Coverage		
Minimum floor area ratio	0.5	
Maximum floor area ratio	3	
Maximum impervious surface	100%	
Setbacks		
Front yard (minimum)	No min.	
Front yard (maximum)	10'	
Side yard (minimum)	No min.	
Rear yard (maximum)	No min.	
Lot Area and Dimensions		
Lot area	No min.	
Lot width	No min.	
Lot depth	No min.	
Height		
Building/structure	3 stories (45')	
Other Elements		
Landscaping	See regulations in Chapter 18.78	
Lighting	See regulations in Chapter 18.80	
Fences, Walls, and Screening	See regulations in Chapter 18.70	
Parking and Loading	See regulations in Section 07, Master Plan	
Signs	See regulations in the Downtown Master Plan and in Chapter 18.82	
Projections and encroachments	See regulations in Chapter 18.60	
Table notes:		
See Title 18, <i>Zoning</i> of the PMC for additional standards as referenced.		

General Commercial

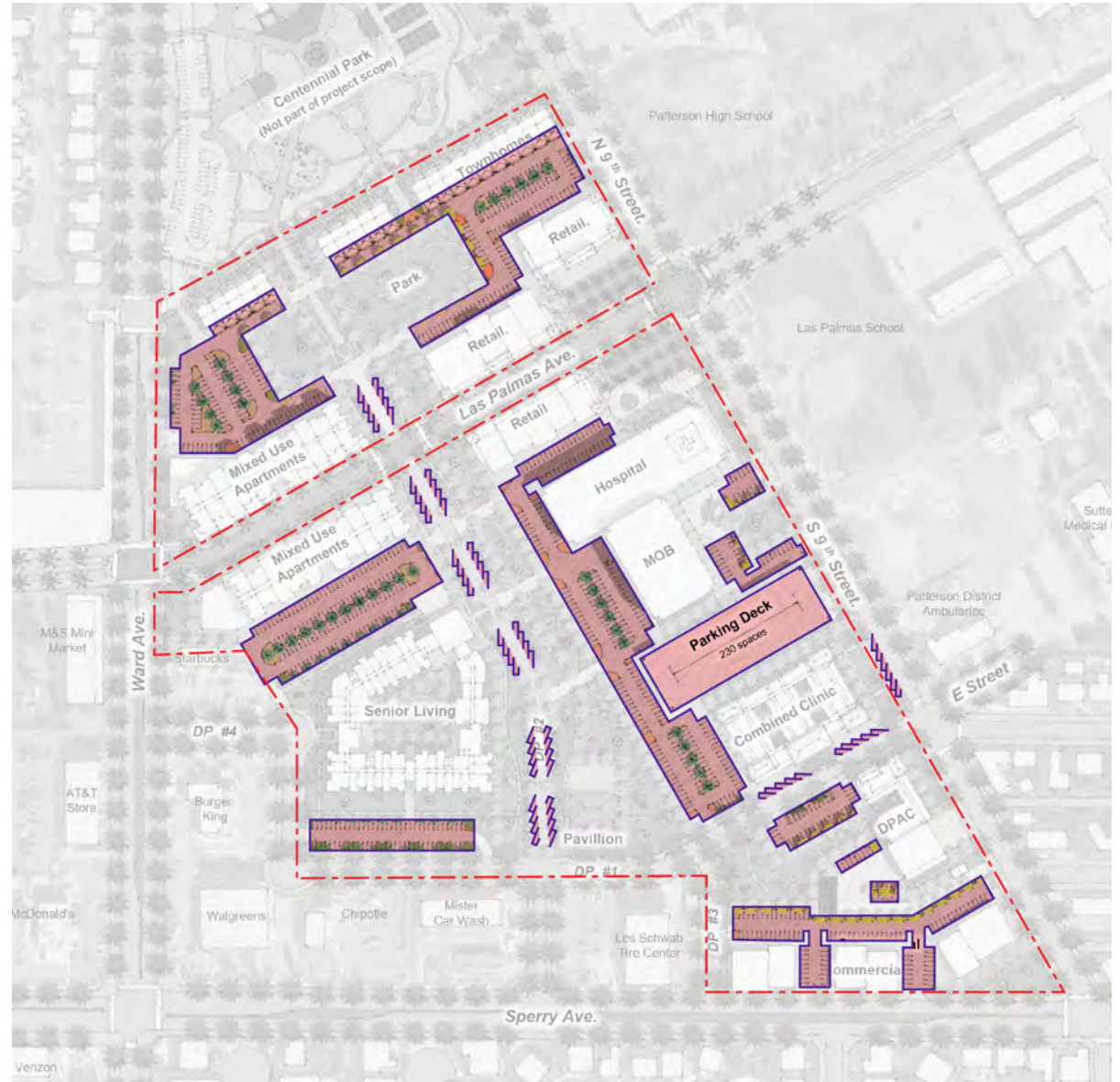
The General Commercial (GC) Program Area comprises approximately 3.04-acres and includes approximately 30,000 sf of retail and services. The GC Program Area is located at the intersection of Sperry Avenue and 9th Street and functions as a natural extension of the established commercial uses along Sperry Avenue, incorporating small-format retail, services, restaurants, and drive-thru food and beverage establishments.

Permitted Uses and Development Standards.

Permitted uses and development standards in accordance with Chapter 18.42 of the PMC.

Parking Strategies

Moving away from the conventional “sea of parking,” the master plan adopts a more integrated and context-sensitive approach to vehicle accommodation. Parking is treated as a secondary element—necessary, but carefully designed to support walkability, safety, and environmental performance



June 2025, DPHCD and Advanced Mobility Group (AMG) conducted a preliminary traffic study using ITE (Institute of Transportation Engineers) Trip Generation Manual, 11th Edition standards to establish baseline parking demand. This data informed the current parking calculations (right), which remain subject to revision pending future traffic assessments and program updates..

	Land Use	Landuse Code	Size	Unit	Avg Rate	Total Parking
1	Hospital - Ambulance/Admin Center	ITE 720	15.6	ksf	2.63	41
2	Community Mental Health Center	ITE 720	14.00	ksf	2.63	37
3	Rural Health Clinic	ITE 720	12.00	ksf	2.63	32
4	Independent Care Facility ^D	ITE 254	75	beds	0.40	30
5	Medical Office Building	ITE 720	80.00	ksf	2.63	210
6	Memory Care/ Assisted Living	ITE 254	47.00	ksf	0.40	19
7	Skilled Nursing	ITE 620	28.00	ksf	0.67	19
8	Acute Care Hospital	ITE 610	104.63	ksf	2.25	235
9	Retail Pads (General Retail) ^C	ITE 820	10.00	ksf	1.67	17
10	Mixed Use: Residential (Townhouse) ^A	ITE 220	18	du	1.27	23
11	Mixed Use: Vertical Commercial ^B	ITE 820	76.22	ksf	1.67	127
Total						790

Preliminary parking demand study by AMG dated July 3, 2025

Parking Summary (ITE Standards)				
Program	Area (SF) or DU	Avg. Rate* / 1000SF or DU or Beds	Parking Required	Provided
Healthcare & Hospital Zone				
Hospital	85,440	2.25	192	230 #
MOB	67,780	2.63	178	175
DPAC	18,942	2.63	50	53
Combined Clinic	32,062	2.63	84	76
Sub Total			505	534
Senior Living Zone				
Independent Care	76324 / 75 beds	0.4/bed	30	
Memory Care/Assisted Living		0.4	10	94
Skilled Nursing		0.67	17	
Sub Total			57	94
Mixed-use Zone & Commercial				
Retail at Las Palmas	50,400	1.67	84	126
Town Houses	20 DU	1.27/DU	25	5 \$
Mixed Use APT. at Las Palmas	144 DU	1.27/DU	183	198
Commercial at Sperry	30,000	1.67	50	94
Multipurpose Pavillion	4,000	1.67	7	20
Sub Total			349	443
TOTAL			911	1071

*avg. rate of parking required based on ITE Landuse codes & AMG study

230 spaces in parking deck, shared as needed

\$ Town home lots include 2 spaces/DU

Revised preliminary parking demand study by HDR



Perimeter-Concealed Lots

Parking fields are located behind building frontages or within internal block structures, minimizing their visual impact and preserving active street edges.



Proximate + Buffered

Each programmatic component—healthcare, residential, commercial—has nearby parking, screened by landscape buffers to reduce noise, glare, and heat island effects.



Green Paseo Spine

A north–south paseo provides a landscaped pedestrian corridor that separates large hospital parking areas from adjacent residential and senior living areas, enhancing walkability and visual relief.

Sustainability & Parking Design

Sustainable design for parking lots incorporates innovative strategies to mitigate the urban heat island effect, manage stormwater, and generate renewable energy. Thoughtful landscaping, including large canopy trees, provides critical shade that cools surfaces, lowers air temperatures, and improves air quality by filtering pollutants. These green spaces can be designed as bioswales or rain gardens to capture, slow, and naturally filter stormwater runoff, creating a functional, visually appealing element. Additionally, solar canopies can be installed over parking spaces to generate clean energy and provide shade, a dual-purpose strategy that maximizes space efficiency and encourages the use of electric vehicles by incorporating charging stations. The strategic use of energy-efficient LED lighting with motion sensors and targeted optics also minimizes energy consumption and reduces light pollution.



Stormwater management, rain gardens, bio retention



Large tree canopies for shade



Permeable pavers



Bioswales



Solar panels, light weight shade structures, smart led lighting



Pedestrian safety & comfort

Parks & Open Space

The master plan for the campus establishes a vibrant, layered network of parks and open spaces, designed to be both beautiful and highly functional.

A diverse range of open spaces including parks, plazas, courtyards, groves, and gardens are designed to serve as places for social gathering and quiet respite. And encouraging both passive and active recreation throughout the campus will promote overall public health and well-being for everyone. The parks and open spaces also play a role in sustainable infrastructure, with shade trees mitigating heat island effects, rain gardens to manage stormwater, and the use of drought-tolerant, climate adapted plants to reduce water use and promote native habitat.

The ultimate goal of these parks and open spaces is to cultivate a strong sense of community and promote a healthy lifestyle for patients, and caregivers, and the overall Patterson community.

10.6 acres of
Parks & Open Space

28% of Site Area



Landscape Framework

The landscape framework provides guidance on the quality and function of the parks and open spaces typologies within the campus. The typologies included in this master plan include: parks, plazas, forecourts, courtyards, paseos & greenways, and parking lots that have their own landscape quality.

The proceeding pages will provide landscape typologies, landscape palettes, landscape programs, and design guidance for the future development of various areas as it integrates parks and open spaces into the overall master plan. The landscape palettes, typologies, and programs are design recommendations and not to be taken as prescriptive measures.

Landscape Typologies

	Parks	1.5 ac
	Plazas	0.5 ac
	Forecourt Groves	1.4 ac
	Courtyards, parklets, buffer, etc.	2.0 ac
	Paseos & Greenways	4.5 ac
	Parking Lot Planting Strips	0.7 ac
		10.6 ac



Landscape Typologies



Parks are an essential open spaces for the campus. These common areas must be highly visible and designed with community programming in mind, maximize green space, minimize hardscape, and be planted predominantly with easily maintained California native plants.



Forecourt Groves will serve as gateway moments for the campus. Each grove should be defined by a specialized tree selection that celebrates the region's cultural history while providing essential shade and greening. Where space allows, designs should incorporate site furnishings to encourage and facilitate casual gathering.



Paseos & Greenways serve two primary functions: providing high-quality recreational green spaces and establishing an active transportation network for key destinations. These corridors should also integrate stormwater infrastructure, particularly in the central paseo, where bioretention basins should be integrated for each area.



Plazas will become anchors to the commercial area providing spaces for outdoor dining, pop-up events, and civic activities. Hardscapes should be primarily provided here with shade trees and a mix of California and Mediterranean palette for greening.



Courtyards & Buildings should use a mix of California natives and Mediterranean palettes to complement the Spanish Colonial Revival architectural styles for both interior courtyards and at the perimeters of buildings. Planting design must provide necessary privacy and screening, while also offering therapeutic greening to encourage healing.



Streetscapes & Parking lot landscapes should have dense shade trees and tough understory planting that is resistant to both soil compaction and heat caused by pavement. There should be special consideration for trees.

Landscape Programs

The landscape programming identifies uses that are most appropriate for the parks and open spaces within the campus. They are intended to help describe the quality and function of the landscape spaces to better develop.

This is not an exhaustive list of programs and are only intended to recommend appropriate landscape programs that also relate to the following

Landscape Design Principles:

Enhance Streetscapes to create visual and physical connections between the campus and to adjacent Patterson neighborhoods.

Design Places for social gathering and quiet relaxation. Use the appropriate materials and planting that fits the overall campus' identity and aesthetic.

Promote Passive and Active Recreation throughout the campus for diverse users, promote public health, and encourage the well-being for everyone.

Integrate Sustainability & Embrace Biophilia providing shade trees to mitigate heat, rain gardens to manage stormwater, and using drought-tolerant & climate adapted plants to reduce water use and to support native habitats.



Complete Streets



Enhanced Streetscapes



Walking Pathways



Multi-Use Pathway



Seating Areas



Lounge Seating



Private Outdoor Dining



Picnic Groves



Fitness Stations



Public Outdoor Dining



Outdoor Game Courts



Pop-Up Events & Retail



Park Pavilion



Nature Play



Streetscape Furnishings



Park Promenade



Shaded Grove



Building Perimeter Planting



Bioretention Basins

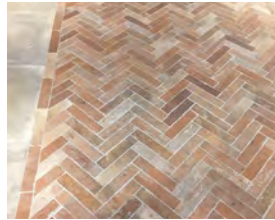
Landscape Palette

A unifying landscape palette will strengthen the overall campus identity. This palette of landscape materials is intended to be simple, sustainable, and easily maintained throughout the campus. There are two categories for landscape palettes: Hardscape & Softscape.

Hardscape materials should complement an overall Spanish Colonial Revival architectural style. Making use of brick paving and patterns, permeable pavers, stabilized decomposed granite, porcelain paving, terracotta pots, and simple concrete or white stucco seat walls.

Softscape materials are selected based on their functional landscape types: ornamental Mediterranean plants, native California plants, streetscape and parking lot plants, and plants for special uses. All selected plant materials shall be easily maintained, climate appropriate, and provide benefits from therapeutic horticulture.

Hardscape Palette



Brick Paving & Pattern



Stabilized Decomposed Granite



Porcelain Paving



Permeable Paving



Standard Concrete



Asphalt Pathway



Board form Concrete Seat Walls or Planters



White Stucco Planter & Seat Wall



Terracotta Plants & Pots



Waterfeatures

Softscape Palette



CA Mixed Mediterranean



California Native Planting



Parking Lot & Streetscape



Bioswale (CA Native Planting)

Tree Palette

The following trees have been selected as part of an overall master plan tree palette that is intended for use on streetscapes and landscape areas, campus wide. This palette is intended only to be suggestive, users should refer to the City of Patterson's Urban Forest Master Plan's Approved Tree List for additional approved trees for use throughout the campus.

The following trees are defined for appropriate use landscape cases:

Specialty Trees are intended to define the overall character of the campus with the use of the Canary Island Palms that are distinctive to Las Palmas Avenue

CA Native Trees are used in the context of larger landscape areas that are intended to be drought tolerant and promote native habitats.

Building & Courtyard Trees are appropriate in the context of building perimeters and within interior courtyards. These trees can also be used throughout the campus to define special landscape areas and places of gathering.

Street Parking Lot Trees within this palette should be resistant to soil compaction and heat from pavements. Trees in this palette should provide shade while also easily maintained.

Screening & Hedges are capable of screening and securing areas that require privacy.

Specialty Trees



Canary Island Palm
Phoenix canariensis

CA Native Trees



CA Fan Palm
Washingtonia filifera

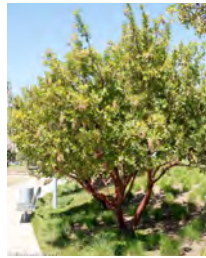


CA Sycamore
Platanus sycamore



Blue Oak
Quercus douglasii

Building & Courtyard Trees



Strawberry Marina
Arbutus marina



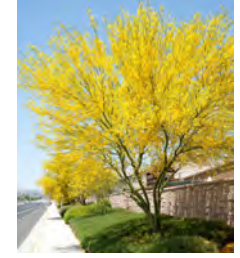
Noble Bay Laurel
Laurus nobilis



Swan Hill Olives
Olea 'Swan Hill'



Apricot
Prunus armeniaca



Palo Verde
Parkinsonia x 'Desert Museum'

Streetscape & Parking Lot Trees



African Sumac
Rhus lancea



Chinese Pistache
Pistacia chinensis

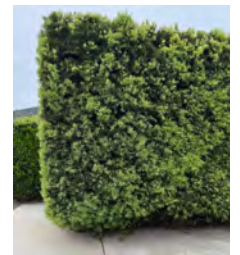


Zelkova
Zelkova Serratta

Screening & Hedges



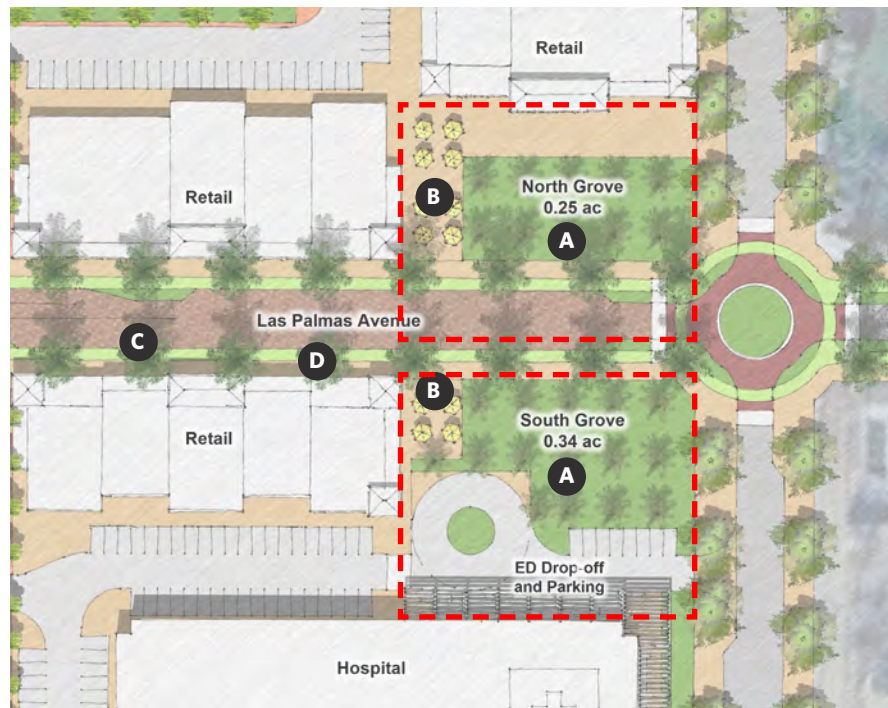
Silver Pittosporum
Pittosporum tenuifolium
'Silver Sheen'



Fern Pine Hedge
Afrocarpus gracilior

01 Apricot Grove Gateway

As the primary gateway to the campus, this forecourt Apricot Grove on Las Palmas Avenue, celebrates local agricultural heritage and creates a space of gathering. Defined by a grove of apricots, this open space will be shaded with apricot trees providing shade while serving as a symbolic threshold into the campus. Retail fronting the groves can provide spaces of outdoor dining along the enhanced streetscape of Las Palmas Avenue.



Apricot farm on site in 1990's



- A** Apricot Groves
- B** Outdoor Dining
- C** Enhanced Streetscapes
- D** Palm Tree Planting

Apricot Grove Gateway Key Elements



Outdoor Dining



Outdoor Game Courts

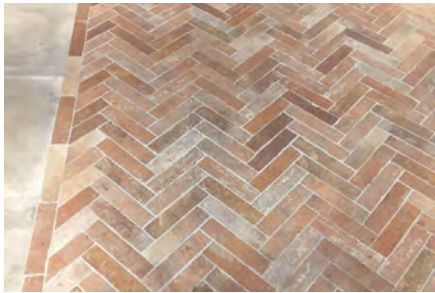


Shaded Tree Grove



Enhanced Streetscapes

Hardscape Palette



Brick Paving & Pattern



Standard Concrete



Stabilized Decomposed Granite



Board Form Concrete Seat

Softscape Palette



CA Mixed Mediterranean



Canary Island Palm
Phoenix canariensis



Italian Cypress
Cupressus sempervirens



Chinese Pistache
Pistacia chinensis



Zelkova
Zelkova Serratta

Tree Palette

02 Central Paseo

The Central Paseo will act as a spine to the campus, a greenway corridor, as a place for passive and active recreational opportunities, as a stormwater management system for the entire campus, and as a communal space. The Paseo features include an event lawn and pavilion, designed to host community gatherings, health fairs, and seasonal programming.



- A** Multi-Use Pathway
- B** Park Pavillion
- C** Bioretention Basins



Bay Meadows, San Mateo, California



Central Park, Stapleton, Denver, Colorado

Central Paseo Key Elements



Park Pavilion



Multi-Use Pathway

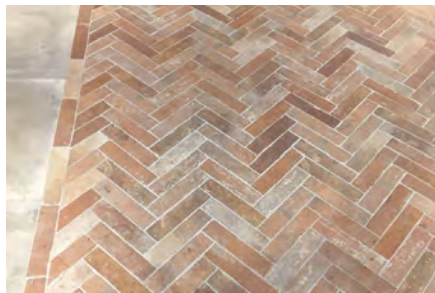


Bioretention Basins



Fitness Stations

Hardscape Palette



Brick Paving & Pattern



Stabilized Decomposed Granite

Softscape Palette



CA Native Planting



Bioswale (CA Native Planting)

Tree Palette



CA Sycamore
Platanus sycamore



Blue Oak
Quercus douglasii



Chinese Pistache
Pistacia chinensis



Zelkova
Zelkova Serratta

03 Forecourt Groves on 9th Street

The forecourt groves fronting the Combined Clinic and the DPAC are envisioned as linear outdoor areas with groves of olive or palo verde trees. Pathways along the shaded trees encourage strolling, while seating areas provide places for casual gathering. The planting palette should be mostly CA Mixed Mediterranean to complement the Spanish Colonial Revival architecture.



- A** Forecourt Groves
- B** Washingtonia filifera Palms on 9th Street



Forecourt Grove at DPAC



Forecourt Grove at The Combined Clinic

Forecourt Groves on 9th Key Elements



Shaded Tree Grove



Walking Pathways



Seating Areas

Hardscape Palette



Stabilized Decomposed Granite

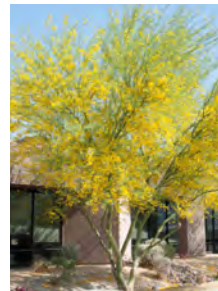


Board Form Concrete Walls

Softscape Palette



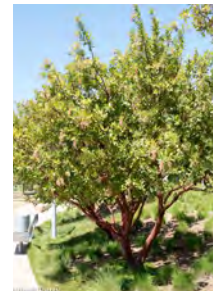
CA Mixed Mediterranean



Palo Verde
Parkinsonia x 'Desert Museum'



Swan Hill Olives
Olea 'Swan Hill'



Strawberry Marina
Arbutus marina



CA Fan Palm
Washingtonia filifera



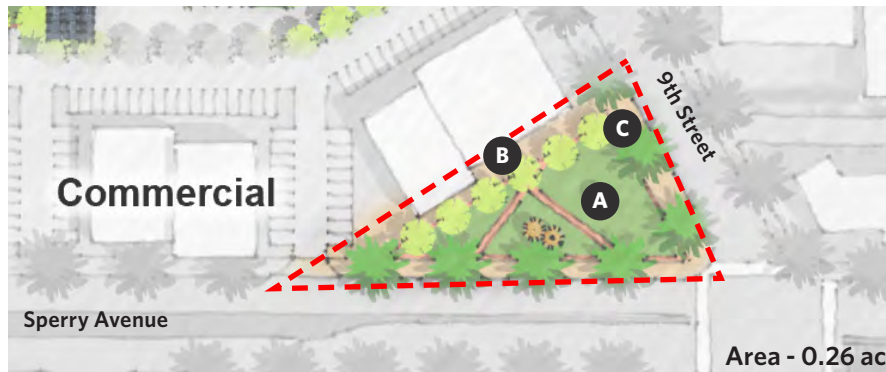
Chinese Pistache
Pistacia chinensis



Zelkova
Zelkova Serratta

04 Corner Plaza at Sperry Avenue & 9th Street

The Plaza at Sperry & 9th should be a highly visible public space anchoring the corner of the commercial area. It should be designed for flexibility as it accommodates outdoor dining, pop-up retail, outdoor game courts, and community events. Paving should be considered in these areas with street trees to provide shade and understory planting to provide greening.



Fairfax Corner, Fair Oaks, Virginia



Discovery West, Bend, Oregon

- A** Flexible Plaza Spaces
- B** Outdoor Dining
- C** Perimeter Street Trees

Corner Plaza at Sperry & 9th



Public Outdoor Dining

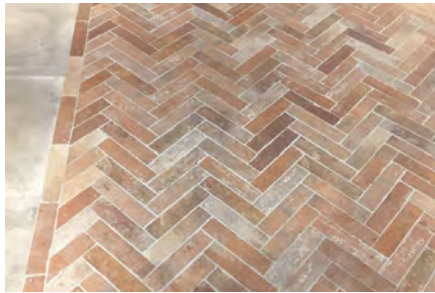


Outdoor Game Courts



Pop-Up Events & Retail

Hardscape Palette



Brick Paving & Pattern



Permeable Paving & Patterns



Stabilized Decomposed Granite



Board form Concrete Seat Walls

Softscape Palette



CA Mixed Mediterranean

Tree Palette



Chinese Pistache
Pistacia chinensis



Zelkova
Zelkova Serratta



CA Sycamore
Platanus sycamore



Blue Oak
Quercus douglasii



CA Fan Palm
Washingtonia filifera

05 Neighborhood Park in Mixed-Use Block

A larger, flexible neighborhood park embedded within the mixed-use development area. The park programs should complement the surrounding neighborhood housing and the retail uses. The following programs should be considered when designing the park: neighborhood scale events, active recreation, nature play, picnic groves, flexible lawns spaces, and community gardening.



- A** Neighborhood Park
- B** Lawn Space
- C** Multi-Use Pathway



Central Park, Stapleton, Denver, Colorado



Abbey road townhomes, Sherborn, Massachusetts

Interior Park in Mixed-Use Block Key Elements



Flexible Lawns

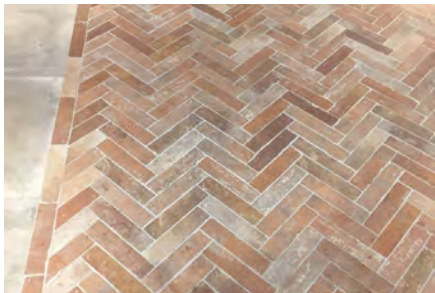


Nature Play



Picnic Groves

Hardscape Palette



Brick Paving & Pattern



Stabilized Decomposed Granite



Board form Concrete Seat Walls

Softscape Palette

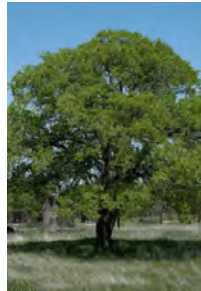


CA Native Planting

Tree Palette



CA Sycamore
Platanus sycamore



Blue Oak
Quercus douglasii



Chinese Pistache
Pistacia chinensis



Zelkova
Zelkova Serratta

06 Linkages to Centennial Park & Patterson High

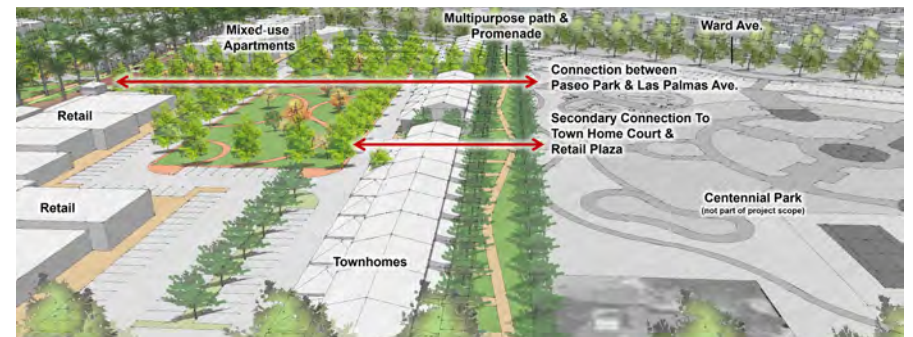
To enhance connectivity, the landscape plan establishes pedestrian and bike networks that extend from the open space system to Patterson's public parks and schools. These safe, shared routes will feature green, shady pathways, with safety being the overriding design priority.



- A** Complete Streets Connections
- B** Multi-Use Pathway & Promenade
- C** Pedestrian Connections & Linkages



Promenade at Discovery Green, Houston, Texas



Linkages to Centennial Park & Patterson High Key Elements



Complete Streets Improvements



Multi-Use Pathway



Park Promenade

Hardscape Palette



Standard Concrete



Asphalt Pathway



Stabilized Decomposed Granite

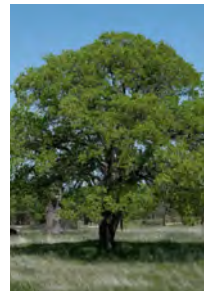
Softscape Palette



CA Native Planting



CA Sycamore
Platanus sycamore



Blue Oak
Quercus douglasii



Chinese Pistache
Pistacia chinensis



Zelkova
Zelkova Serratta

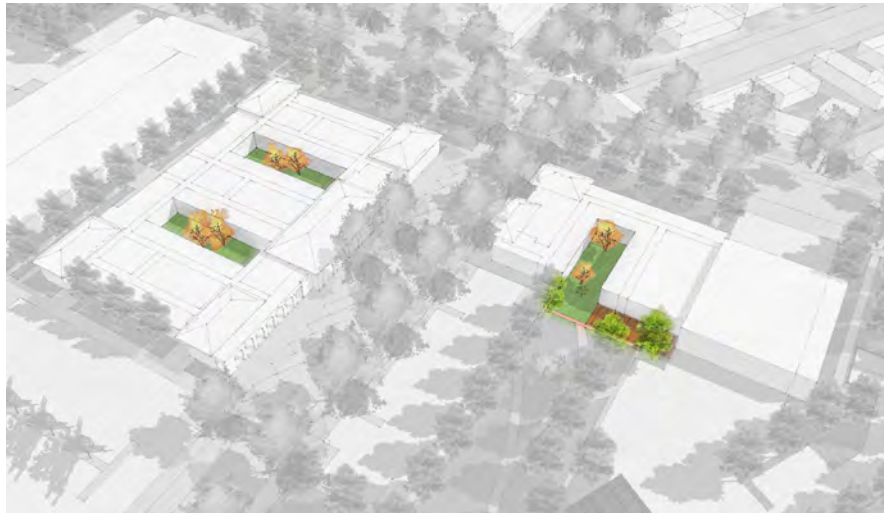


African Sumac
Rhus lancea

Tree Palette

07 Internal Courtyards

The plan incorporates thoughtfully designed, landscaped internal courtyards that serve as secure, & protected outdoor areas. These spaces are specifically intended to cater to the distinct needs of the occupants across different programs, including the DPAC, the Combined Clinic, and Senior Living.



Courtyards at DPAC & Combined Clinic.



Courtyard at Senior Living



Kaiser Special Medical Office Courtyard, Oakland, CA



The Morgan at Bay Meadows, San Mateo, California



Internal Courtyard Key Elements



Lounge Seating



Water Features

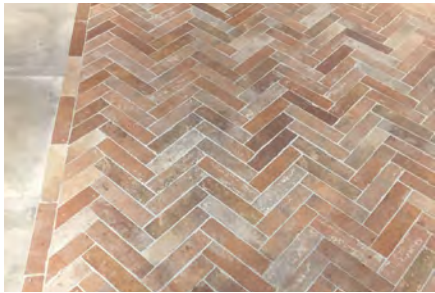


Building Perimeter Landscape



Outdoor Dining Areas

Hardscape Palette



Brick Paving & Pattern



Porcelain Pavers



Stabilized Decomposed Granite

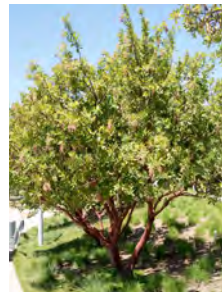


White Stucco Planter Walls

Softscape Palette



CA Mixed Mediterranean



Strawberry Marina
Arbutus marina



Noble Bay Laurel
Laurus nobilis

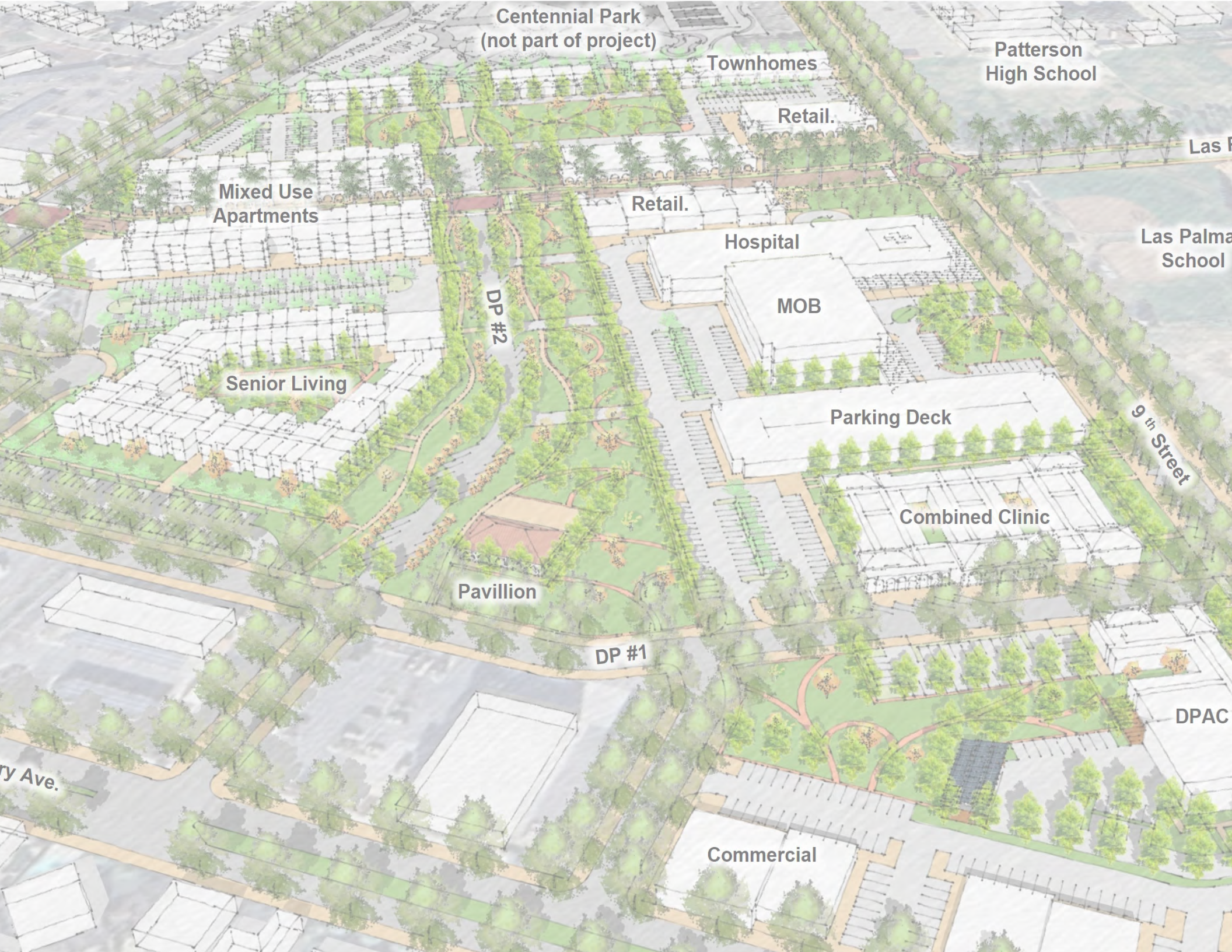


Silver Pittosporum
Pittosporum tenuifolium
'Silver Sheen'



Fern Pine Hedge
Afrocarpus gracilior

Tree Palette



Centennial Park
(not part of project)

Townhomes

Patterson
High School

Retail.

Mixed Use
Apartments

Retail.

Hospital

Las Palmas
School

MOB

Senior Living

DP #2

Parking Deck

9th Street

Combined Clinic

Pavillion

DP #1

DPAC

Las Palmas Ave.

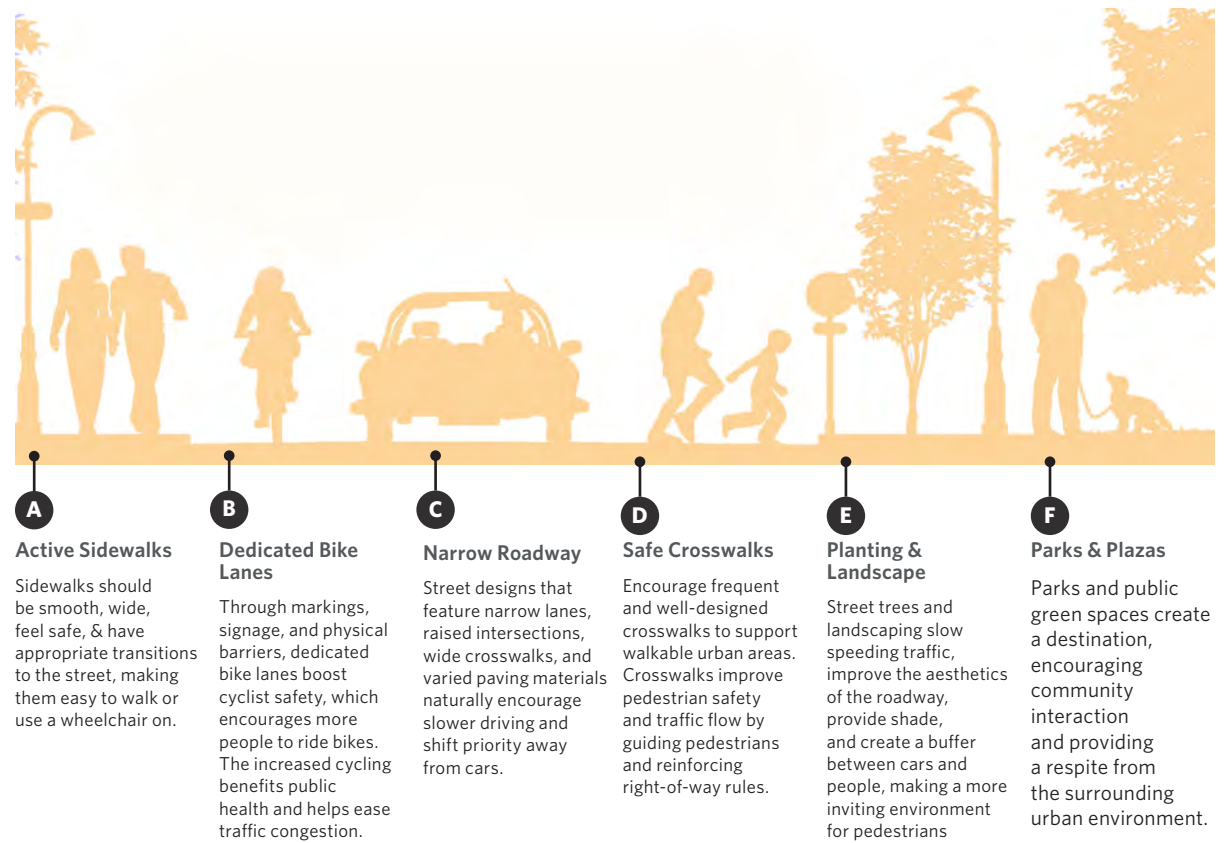
Commercial

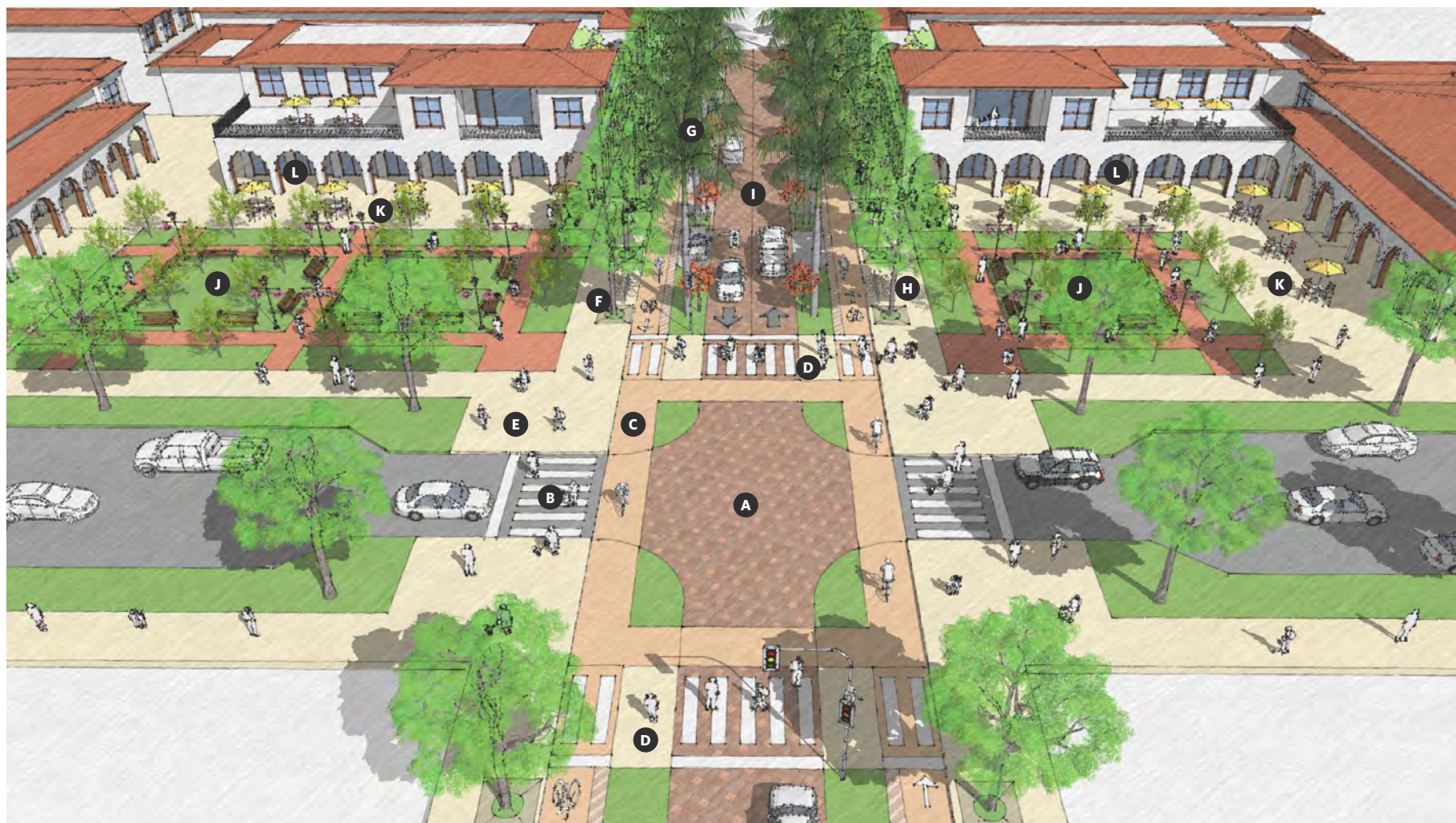
Complete Streets & Pedestrian Safety Improvements

At its core, Complete Streets represent a design philosophy for roadways that prioritizes the safety and ease of access for all individuals: pedestrians, bicyclists, motorists, and public transit passengers alike, across all ages and capabilities. This approach fundamentally diverges from older road planning methods, which typically focused exclusively on vehicle movement. Instead, Complete Streets thoughtfully incorporate elements such as designated & protected bike lanes, widened pedestrian pathways, secure crossing points, accessible public transport facilities, and traffic-calming strategies, forging a holistic and balanced transportation system.

The adoption of Complete Streets policies delivers a wealth of community-wide benefits that extend far beyond mere transportation efficiency. For instance, by creating inviting and secure avenues for walking and cycling, these initiatives encourage greater physical activity, contributing to improved public health. Complete Streets have been linked to increased retail sales, higher property values, and the attraction of new businesses, owing to the creation of more pleasant and accessible community spaces. Furthermore, by reducing automobile dependence, Complete Streets play a role in fostering a cleaner environment. Inclusive infrastructure design helps cities build safer, healthier, and more vibrant communities that benefit all residents.

Elements of Complete Streets



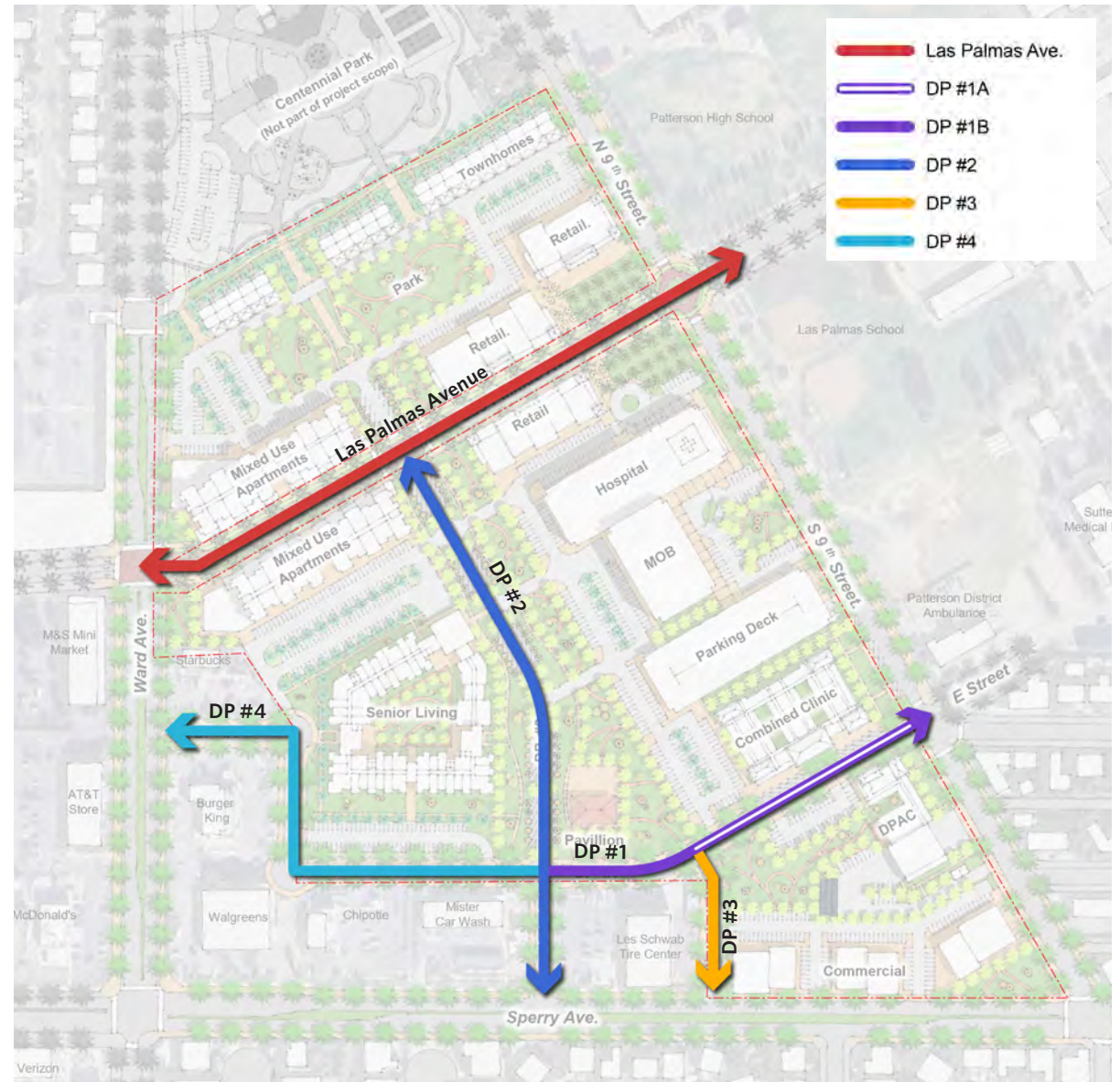


A typical main street intersection highlighting elements of Complete Streets

- | | | |
|--|--|---------------------------------------|
| A Raised intersection with traffic calming measures | F Wide sidewalks with landscape zones | K Plazas and outdoor dining |
| B Raised and wide crosswalks | G Iconic row of palm trees along with shade trees | L Shades, arcades and walkways |
| C Dedicated and protected bike lanes with priority | H Street furniture, bike racks and amenities | |
| D Pedestrian refuge islands | I Slow speed streets through materiality | |
| E Intersection bump-outs | J Placemaking with gateway parks | |

Circulation & Street Sections

The master plan incorporates a series of complete street interventions that prioritize multimodal access, safety, and placemaking. Each street type is tailored to its context, reinforcing the site's urban structure while enhancing the public realm. The following pages describe and illustrate the character, design and streetscape improvements for various street types used in the master plan.



Streetscape Improvements

The campus streetscape should encourage users to gather and recreate on various streets and corridors of the campus. This would include streetscape improvements like: complete streets for roadway safety, wider sidewalks for outdoor dining, enhanced streetscapes that use special paving and patterns, streetscape furnishings that provides seating and pedestrian lighting, and active transportation modes that encourage walking or biking.

In order to build a strong identity for the campus, streetscapes should be improved and enhanced with the use of varied hardscape and softscape palettes.

Streetscape trees are especially important as each tree and corridor receives a special planting palette that reinforces the overall character of the streets. Additional palettes may be applicable as individual streets require specific functions and character.

Streetscape Programs



Complete Streets Improvements



Park Promenade



Public Outdoor Dining



Multi-Use Pathway



Enhanced Streetscape



Bioretention Basins

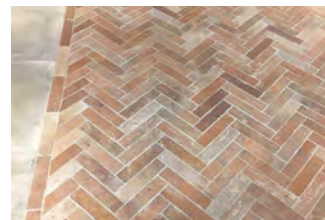


Streetscape Furnishings

Hardscape Palette



Standard Concrete



Brick Paving & Pattern



Stabilized Decomposed Granite



Board form Concrete Seat Walls

Softscape Palette



Parking Lots & Streetscape



Canary Island Palm



Chinese Pistache



Zelkova Green Vase



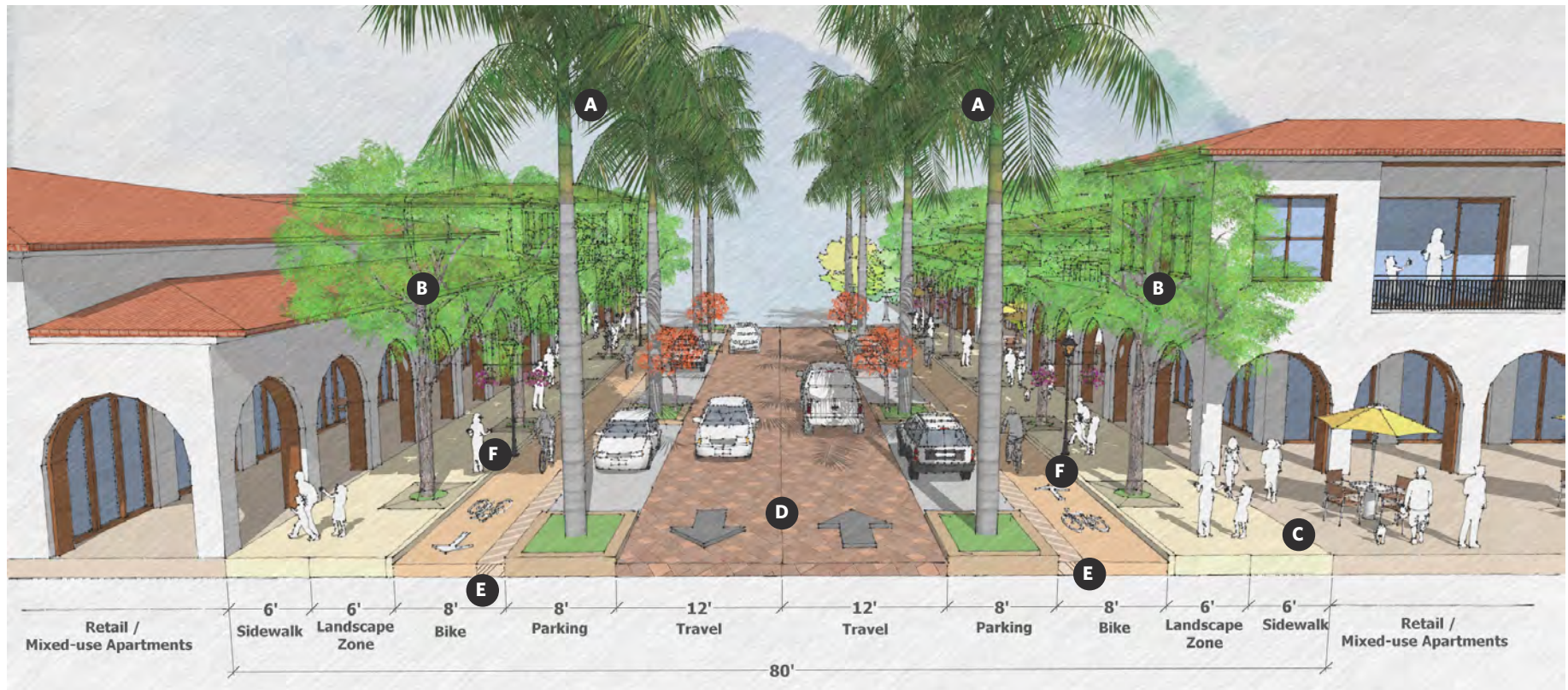
African Sumac

Specialty Trees

Streetscape Trees

01 Las Palmas Avenue

Designed as a welcoming civic edge, this corridor features enhanced sidewalks, on-street parking, and planting strips between pedestrian and vehicular zones. These elements promote walkability and provide a buffer from traffic. The enhanced streetscape improvements on Las Palmas includes special paving with an upper canopy of Canary Island Palm trees and Chinese Pistache as shade trees.



- A** Canary Island Palm trees
- B** Chinese Pistache trees
- C** Public Outdoor Dining
- D** Enhanced Streetscape
- E** Complete Streets Improvements
- F** Streetscape Furnishings



Las Palmas Avenue Streetscape Key Elements



Complete Streets Improvements



Public Outdoor Dining

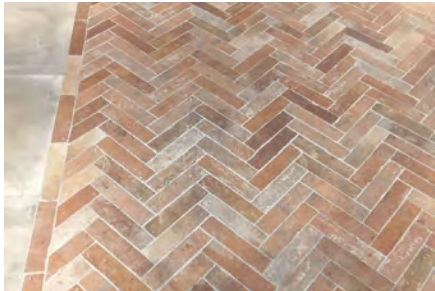


Enhanced Streetscape



Streetscape Furnishings

Hardscape Palette



Brick Paving & Pattern



Stabilized Decomposed Granite



Board Form Concrete Seat Walls

Tree Palette



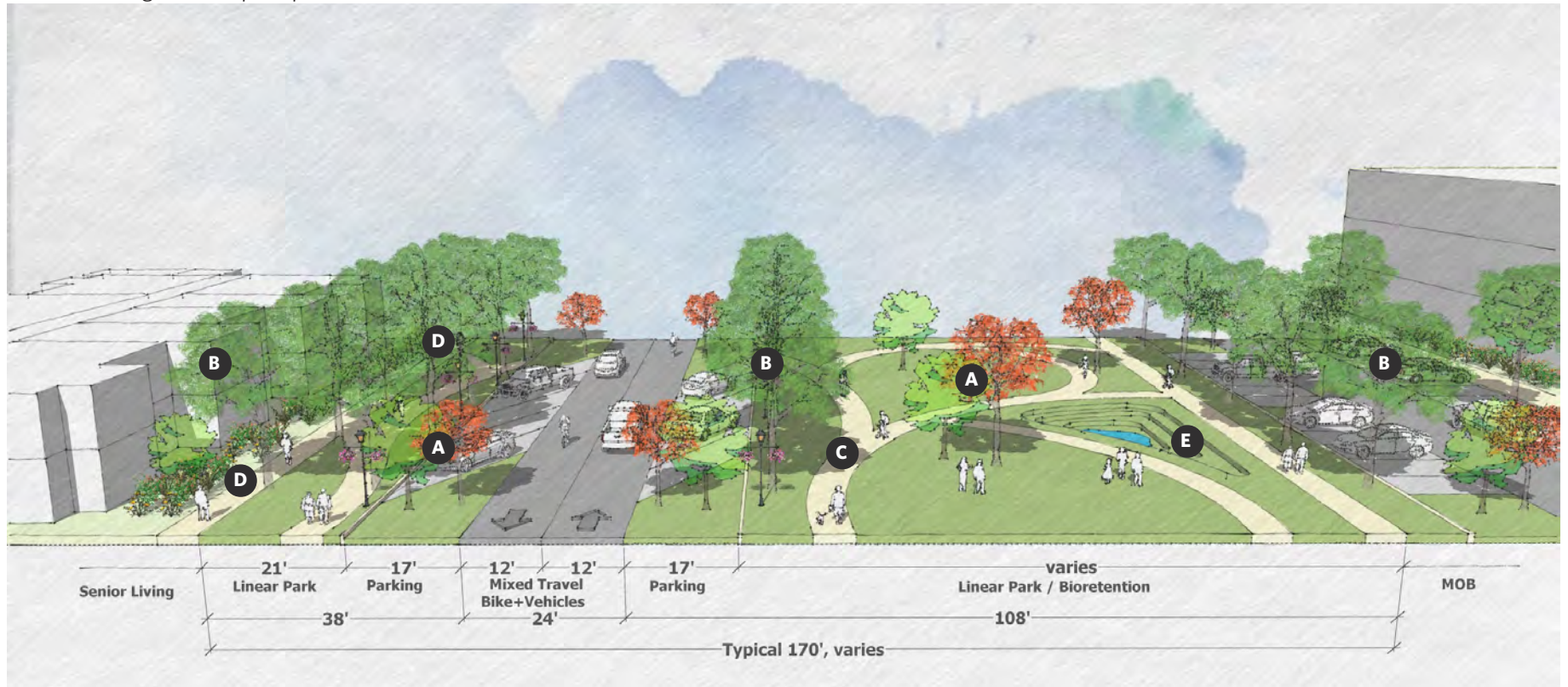
Canary Island Palm



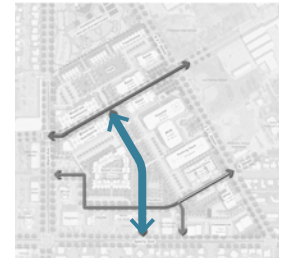
Chinese Pistache

02 DP #2

Serving as both a mobility corridor and a social gathering space, the Paseo is the campus' signature green spine. It features a shared-use path flanked by active frontages, including retail, community spaces, and healthcare entries. The walkways and park promenades will be lined with trees, while the expansive green areas will focus on California Native trees and understory planting. Furthermore, the Paseo integrates stormwater management through bioretention basins situated along the eastern edge of the open space.



- A** CA Native Trees
- B** Streetscape & Parking Lot Trees
- C** Multi-Use Pathway
- D** Park Promenade
- E** Bioretention Basin



Del Puerto #2 - Paseo Streetscape Key Elements



Park Promenade



Multi-Use Pathway



Fitness Stations



Bioretention Basins

Hardscape Palette



Stabilized Decomposed Granite



Board form Concrete Seat Walls



Concrete sidewalk and speed hump

Softscape Palette

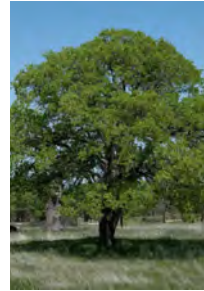


CA Native Planting

CA Native Trees



California Sycamore



Blue Oak

Streetscape & Parking Lot Trees



Chinese Pistache



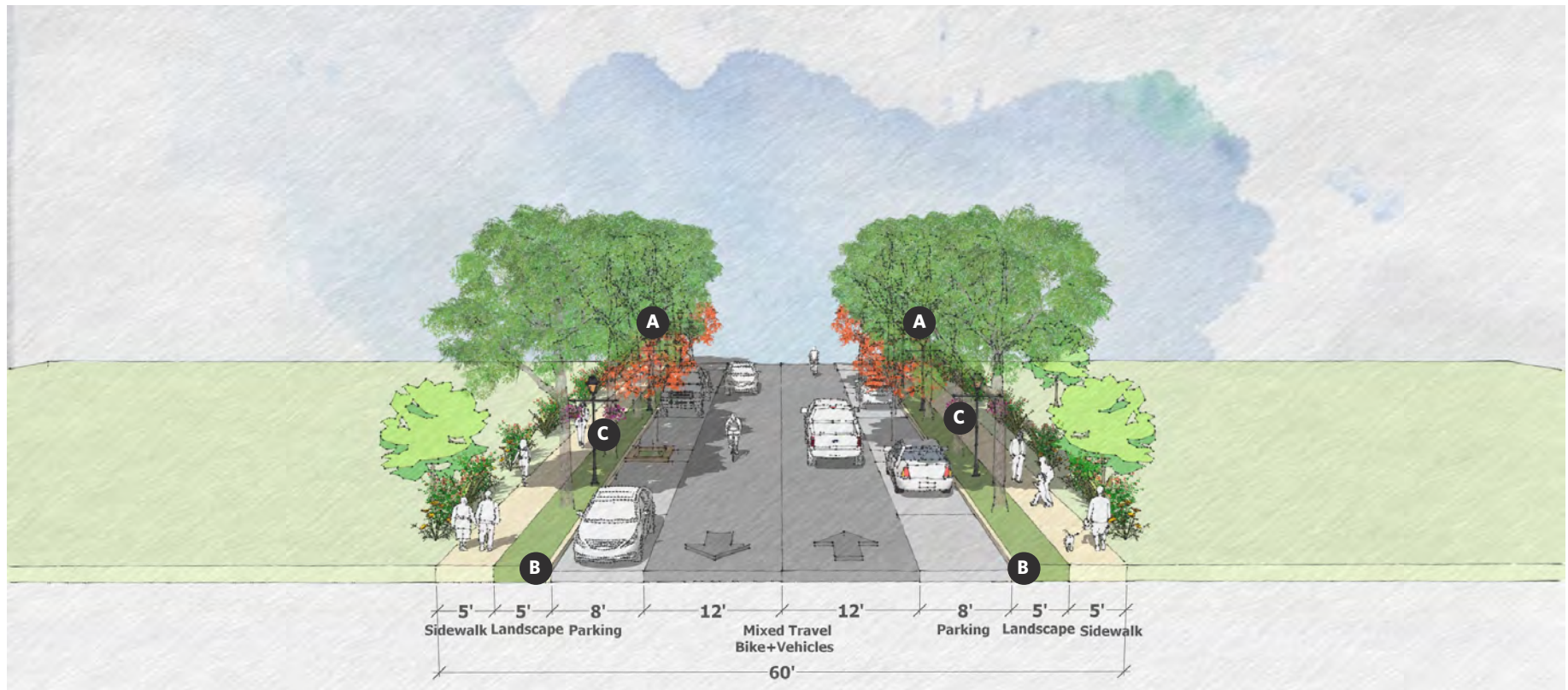
Zelkova Green Vase



African Sumac

03 DP #1B, #3 & #4 - Typical Local

Complementing the existing street network, this new private street expands the traditional grid pattern. Its primary role is connecting the Combined Clinic & DPAC (on 9th Street) with the Senior Living area (near Ward Avenue). The design incorporates standard streetscape elements, such as street trees and furnishings, alongside complete streets improvements for enhanced safety throughout the corridor.



- A** Streetscape & Parking Lot Trees
- B** Complete Streets Improvements
- C** Streetscape Furnishings



Del Puerto Streets, 1B, #3, #4 Key Elements



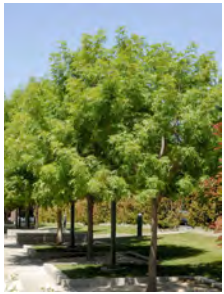
Complete Streets Improvements



Streetscape Furnishings

Softscape Palette

Streetscape & Parking Lot Trees



Chinese Pistache



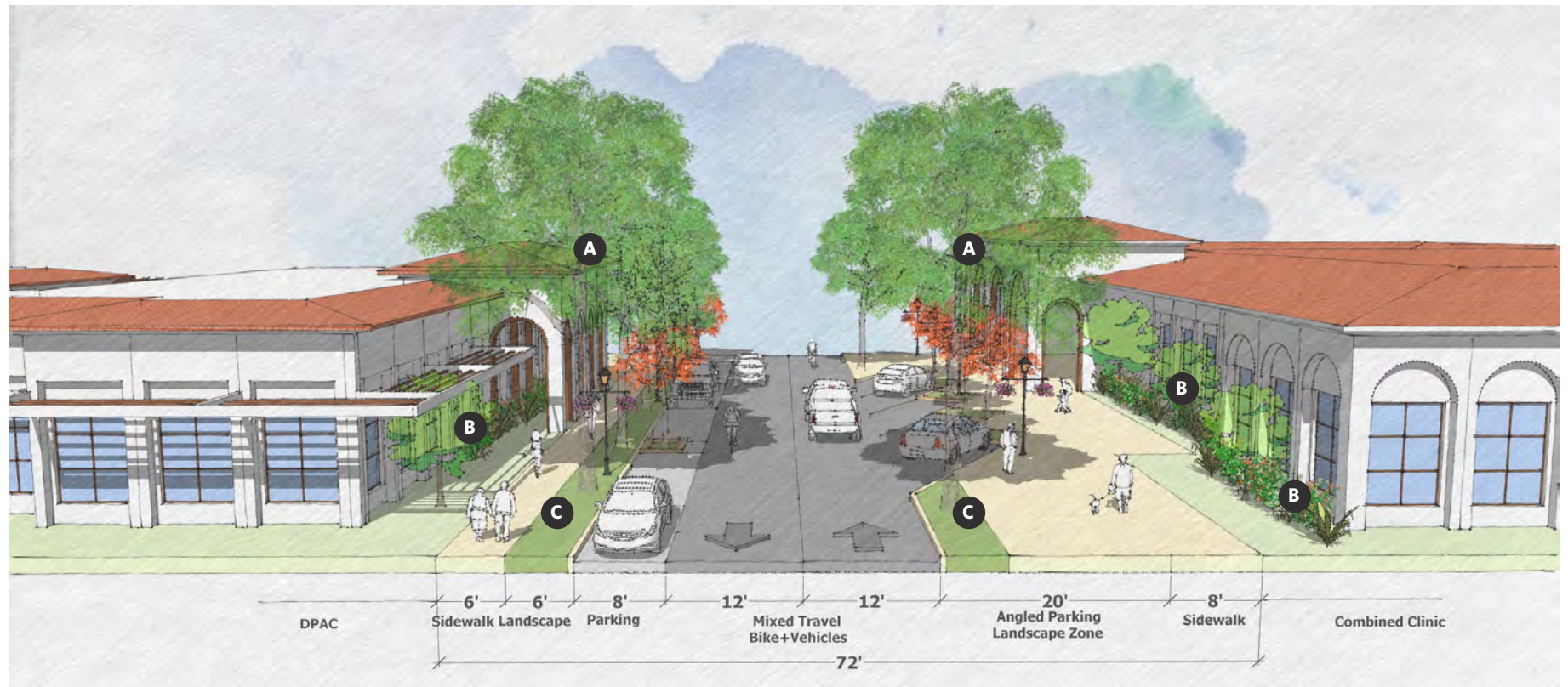
Zelkova Green Vase



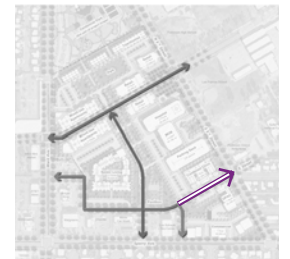
African Sumac

04 DP Street #1A @ Combined Clinic

The right-of-way in this portion of DP Street #1B has been altered to include angled parking near the Combined Clinic, providing additional options for quick drop-offs and temporary parking. Landscape improvements include enhanced streetscapes and complete street improvements. Planting along this corridor includes streetscape trees while, the building and courtyard trees are used along the perimeter planting edge of the buildings.



- A** Streetscape & Parking Lot Trees
- B** Building & Courtyard Trees
- C** Complete Streets Improvements
- D** Streetscape Furnishings



DP Street #1A at Combined Clinic Key Elements



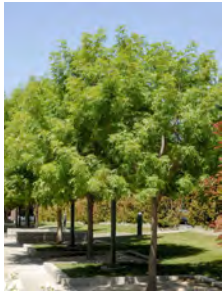
Complete Streets Improvements



Streetscape Furnishings

Softscape Palette

Streetscape & Parking Lot Trees



Chinese Pistache

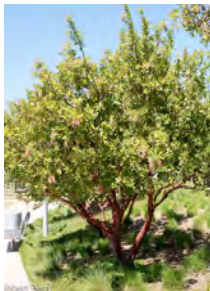


Zelkova Green Vase



African Sumac

Building & Courtyard Trees



Strawberry Marina



Noble Bay Laurel



Swan Hill Olives



Building Perimeter Planting

Streets & Pedestrian Safety Improvements



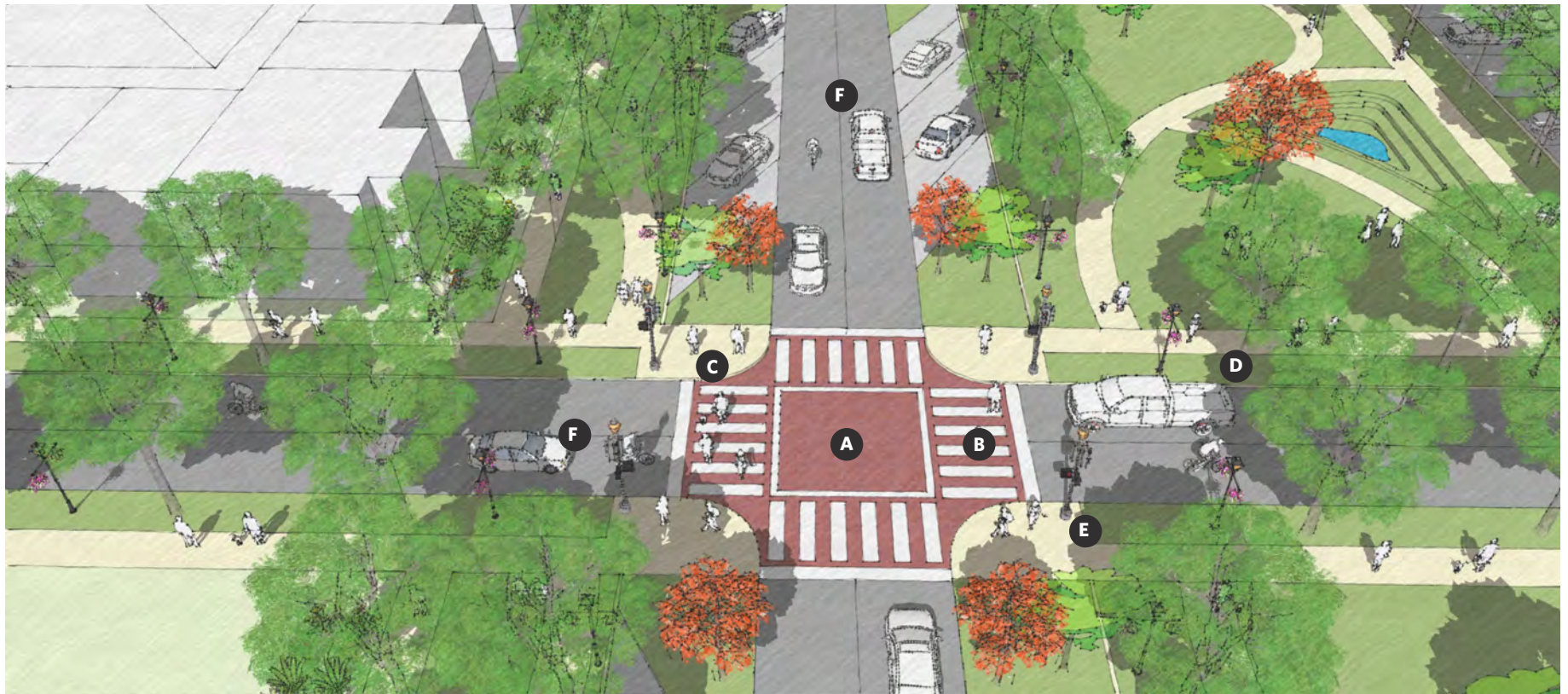
Pedestrian safety and priority



Raised intersection, materiality, traffic calming



To enhance safety and accessibility along Las Palmas Avenue and its adjacent local corridors, the master plan adopts a “Complete Streets” framework that prioritizes vulnerable road users over high-speed vehicle throughput. For neighborhood streets DP#1 and DP#2, the design emphasizes a low-speed, mixed-traffic environment where cyclists and pedestrians are the primary focus. Recommended key interventions include the implementation of Leading Pedestrian Intervals (LPIs) to grant walkers a head start at signals, as well as curb extensions and bulb-outs that shorten crossing distances and improve sightlines by narrowing the roadway at intersections. Additionally, raised crosswalks and intersections should be utilized to physically calm traffic by elevating the roadway to sidewalk level, effectively forcing motorists to decelerate while significantly increasing pedestrian visibility.



- A** Raised intersection with traffic calming measures
- B** Raised and wide crosswalks
- C** Intersection bump-outs
- D** Wide sidewalks with landscape zones
- E** Signalized pedestrian priority
- F** Bike boulevard & slow speed, mixed flow traffic

Conceptual Design for Intersections along Las Palmas Avenue

Illustrative plans show conceptual design, traffic flow and typical streetscape improvements for the three main intersections along Las Palmas Avenue.

The intersection at 9th Street & Las Palmas Avenue is a high traffic flow zone serving as the primary connector to Patterson High School, Las Palmas School and the proposed mixed-use main street. In order to improve traffic flow and facilitate smoother school drop-offs and pick-up, DPHCD along with the City of Patterson have agreed to propose a traffic circle at this intersection.

The intersections at DP#2 Street, and at Ward Avenue are conceptualized with left turn lanes, to facilitate faster flows for through traffic with priority for STANRTA buses. Complete Street improvements like dedicated and protected bike lanes, traffic calming, signal priority for pedestrians, bikes, and transit are highly recommended

Final design, character, and capacity will be studied and finalized with future traffic studies.



Traffic circle at intersection of Las Palmas Avenue & 9th Street



Intersection at Las Palmas Avenue and DP#2 Paseo Street



Intersection at Las Palmas Avenue and Ward Avenue



Retail

North Grove

South Grove

Las Palmas Avenue

ED Drop-off
and Parking

Retail

Campus Signage & Wayfinding

For healthcare and mixed-use campuses, signage and wayfinding must navigate two distinct but overlapping needs: the clinical precision of a hospital and the intuitive, user-friendly experience of a mixed-use, retail or commercial space. Visitors to these sprawling campuses can include stressed patients, anxious family members, and first-time visitors, alongside regular staff and guests utilizing the retail or dining areas. A successful system addresses this diverse audience by using a clear visual language, including consistent branding, color-coding, and iconography, to delineate between different functions and buildings. This helps reduce stress and confusion for those visiting medical facilities, while also guiding shoppers and diners to their destinations efficiently. Critical to this is a strong hierarchy that places vital information—such as the location of the emergency room, parking, and specific clinics—in the most prominent positions.

The design and character of all signage and wayfinding elements not discussed in this master plan shall adhere to City of Patterson's 'Downtown Master Plan' and 'Patterson Municipal Code,'.





Gateway monument sign concept



Gateway monument sign at Stanford



Multi - tenant Retail Sign



Campus Monument Sign



Building Signage



Wayfinding Signage

Phasing Strategy

The master plan is structured around a flexible, multi-phase implementation strategy designed to ensure operational continuity, minimize disruption, and support efficient investment over time.

PHASE 01

Initial phase would include:

Community Mental Health Center & Rural Health Clinic (Combined Clinic):

Establishes a critical anchor for primary care and behavioral health services and community engagement.

DP Ambulance & Administration Center (DPAC):

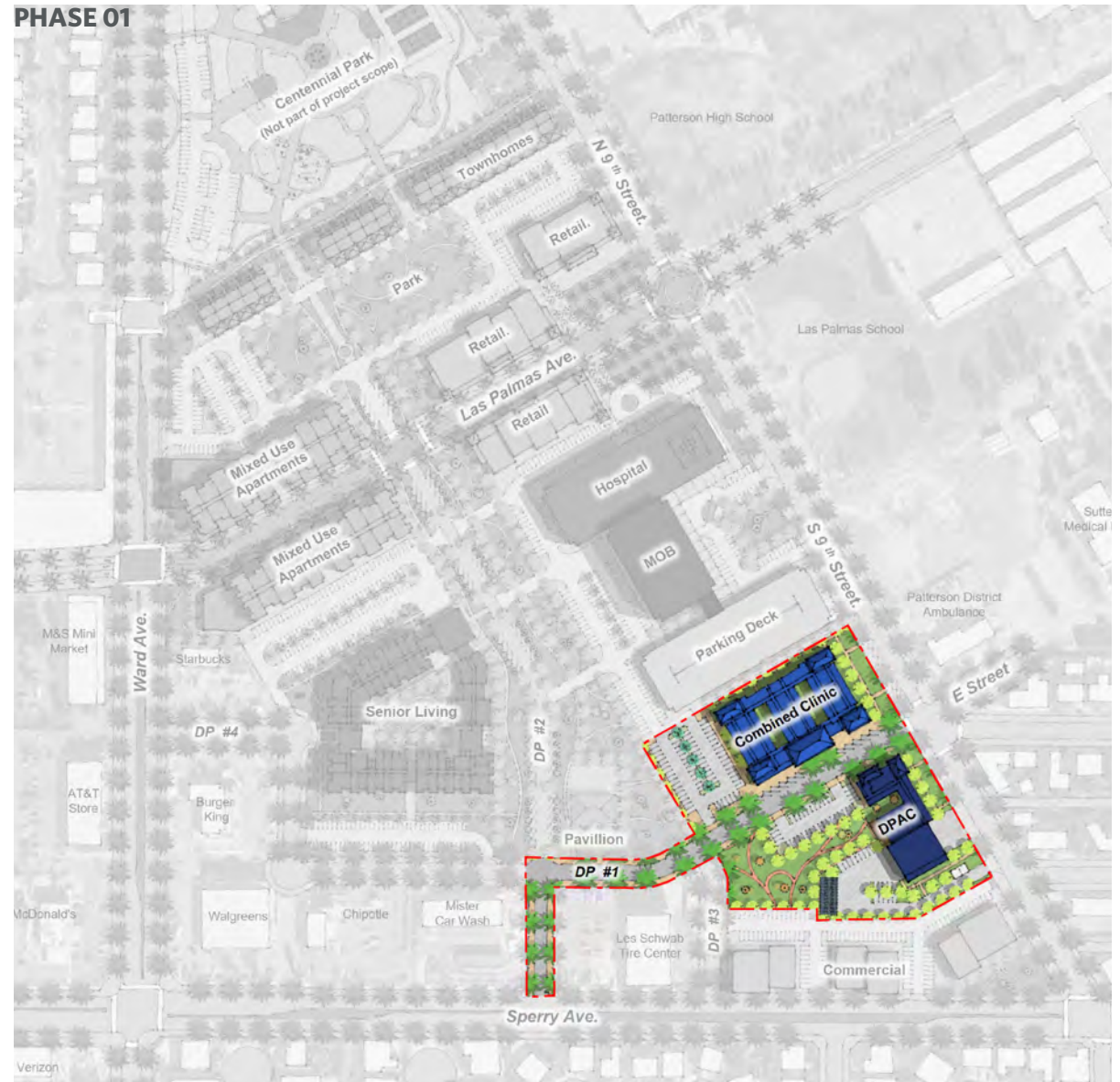
Consolidates emergency response and administrative functions to streamline operations and improve service delivery.

Subsequent Phases:

Gradual infill of other healthcare facilities, senior living units, mixed-use development, and retail amenities. Each phase is designed to be self-sufficient while contributing to the overall vision, allowing for incremental growth aligned with funding availability and evolving community needs.

Future Flexibility:

The plan allows for adjustments in building footprints, open space allocations, and program ratios. This adaptability ensures the master plan remains resilient and responsive to demographic shifts, policy changes, and emerging service demands.





MOB



Senior Living



Paseo



Hospital and Parking Deck



Retail @ Las Palmas Avenue



Mixed-use apartments @ Las Palmas



Townhomes @ Centennial Park



Commercial @ Sperry Avenue





08 Design Strategies and Building Form

Design Strategies and Building Forms

Introduction

The Del Puerto Healthcare, Mixed-use Campus represents far more than a collection of medical buildings, it embodies Patterson's commitment to creating a vibrant mixed-use campus that feels like a natural extension of the community's cherished downtown character. While healthcare facilities anchor this new campus the master plan envisions a rich tapestry of complementary uses including retail, mixed-use, and commercial development that will create a 24-hour community where healing, living, working, and gathering activities support and enhance each other.

Just as the historic downtown has served as the heart of Patterson for generations, providing not only commercial services but a gathering place where residents connect and community life unfolds, the healthcare district will serve as a new neighborhood that strengthens rather than disrupts the fabric of the city. This integrated approach recognizes that the most successful healthcare environments are those embedded within thriving communities, where medical facilities benefit from the vitality of surrounding retail, dining, and residential uses, and these complementary functions gain from the stability and activity that healthcare anchors provide.

Architectural Analysis: Learning from Climate and Culture

Before establishing design guidelines for the campus, the planning team conducted a comprehensive analysis of Patterson's existing architectural character alongside successful healthcare, residential, retail, and civic buildings in similar Mediterranean and hot climate regions. This research revealed that the most effective buildings in these environments share a common vocabulary of architectural elements that respond both to environmental challenges and cultural values, from the Spanish Colonial Revival structures that define downtown Patterson to contemporary mixed-use developments and healthcare facilities in comparable climates.

The Central Valley's hot, dry summers and mild winters create specific design imperatives that traditional Spanish Colonial architecture has addressed for centuries. These time-tested strategies for creating comfortable, beautiful environments in challenging climates provide perfect models for all building types—whether medical facilities, residential buildings, retail spaces, or mixed-use structures—that must operate year-round while maintaining community character. The analysis revealed that successful architecture in hot climates consistently employs specific elements that provide both functional and aesthetic benefits across all program types.



Downtown Patterson

Architectural Elements

The Kit of Parts

From this analysis emerged several fundamental architectural elements, or a “kit of parts”, that inform how all building types within the district can successfully integrate with Patterson’s climate and character while serving their specific functions, whether medical, residential, retail, or commercial.

Archways and Portals emerged as perhaps the most defining characteristic of successful hot climate architecture. These elements serve multiple purposes across all building types: they create dramatic, welcoming entrances that signal importance and invite entry; they provide structural efficiency for spanning large openings; and they offer psychological comfort through their human-scaled proportions. In Patterson’s context, archways connect directly to the Spanish Colonial Revival tradition while offering opportunities for memorable, non-institutional entrances whether serving a hospital, retail complex, or mixed-use development.

Canopies and Arcades represent essential responses to intense summer sun and winter rain across all building functions. Buildings which successfully manage California’s climate invariably incorporate extensive covered outdoor spaces that expand usable area while providing weather protection. These elements become valuable assets for any program type—covered walkways that allow residents to move between buildings



Patterson City Hall



Patterson Historical Society Museum

while remaining outdoors, arcade systems that create comfortable retail shopping environments with natural ventilation, canopies that transform utilitarian drop-off areas into architecturally significant features, and covered terraces that extend residential living spaces into the outdoors.

Courtyards appear consistently in successful hot climate architecture as means of organizing buildings, creating microclimates, and providing psychological relief from enclosed spaces. Courtyard systems offer benefits across all building types: they provide natural wayfinding through complex developments, create therapeutic outdoor spaces for patients and families, create community gathering spaces for residents, enable natural ventilation that reduces mechanical system loads, offer opportunities for art and water features that enhance quality of life, and allow retail uses to expand into pleasant outdoor dining and shopping areas.

Green canopies, the strategic use of vegetation for shade and cooling, have emerged as critical elements that successful hot-climate buildings integrate into their architecture rather than treat as separate landscape features. Trees and vines create outdoor rooms and provide evapotranspiration cooling, making outdoor spaces comfortable even during hot summers. Healthcare facilities can use green canopies to create therapeutic gardens that also function as climate-control systems.

Filtered Air and Light through screens, grilles, and perforated elements are essential for managing

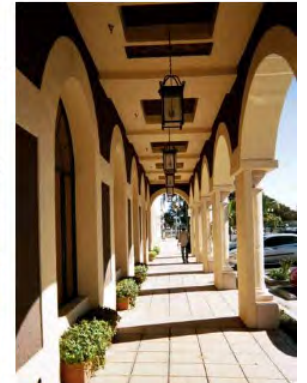
harsh sun while maintaining visual connections and natural ventilation. Numerous examples of decorative screening systems can provide privacy, reduce glare, create interesting light patterns, and allow air movement.

Water as both functional and aesthetic element appeared consistently in successful hot climate architecture. Evaporative cooling through fountains, water walls, and reflecting pools provides measurable temperature reduction while creating soothing sounds and reflective surfaces that enhance psychological comfort. Healthcare environments particularly benefit from water features that mask traffic noise, provide focal points for meditation and reflection, and create humidity that makes hot climates more comfortable.

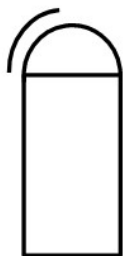
Overlapping Tiles, whether clay roofing tiles, decorative wall tiles, or screening elements, emerged as signature elements that provide both weather protection and visual richness. Successful tile applications create layered surfaces that cast shadows, provide texture, and establish cultural identity while serving practical functions like weather protection and thermal mass.



Downtown Patterson



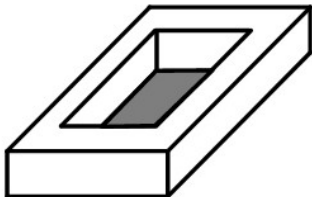
Spanish Colonial Architectural Elements



ARCHWAY/ PORTAL



CANOPIES/ ARCADES



COURTYARDS



GREEN CANOPIES



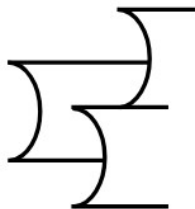
FILTERED LIGHT/ AIR



HISTORIC PARAPET



WATER
EVAPORATIVE COOLING



OVERLAPPING TILES

Kit of Parts

Spanish Colonial Revival Architecture



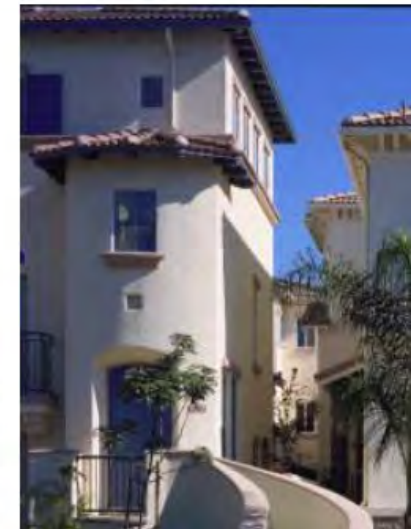
Arcades



Courtyards



Spanish Colonial Revival Architectural Elements



Downtown Patterson



Del Puerto Avenue



S 3rd Street

*source - Patterson Downtown Master Plan

Applying the Architectural Elements to Mixed-Use Campus Design

The kit of parts provides the foundation for architecture across all campus buildings that serve both specific programmatic functions and community character. Rather than generic institutional buildings decorated with superficial Spanish details, these elements enable development that is authentically rooted in both climate response and cultural tradition. A clinic that is organized around courtyards with fountain features, surrounded by arcades with filtered light screens, and topped with overlapping tile roofing becomes a healing environment that celebrates rather than compromises Patterson's architectural heritage.

The genius of this approach lies in how these traditional elements address contemporary needs across different building types. Courtyards provide therapeutic outdoor access for healthcare uses, community gathering spaces for residents, and attractive outdoor dining areas for retail establishments. Arcades offer covered circulation that accommodates patients with mobility challenges, creates comfortable shopping environments regardless of weather, and provides natural climate control that reduces energy costs across all uses. Archways create memorable

entrances whether serving medical facilities or retail establishments. Water features provide acoustic masking and cooling benefits that enhance outdoor spaces for any program type.

Building on Downtown's Foundation: Architectural Continuity as Community Identity

Patterson's downtown tells the story of a community rooted in agricultural heritage, where brick buildings from the early settlers and Spanish-influenced architecture reflects the cultural richness that has always defined this Central Valley town. The challenge before us is to honor this legacy while creating world-class healthcare facilities that serve not only Patterson's residents but the broader region. The solution lies in understanding that great healthcare environments don't need to look institutional—they can be beautiful, welcoming, and deeply connected to the communities they serve.

These design strategies emerge from the recognition that Patterson's downtown revitalization efforts and the development of the healthcare, mixed-use campus are not separate endeavors but complementary parts of a larger vision. When visitors walk through the healthcare campus, they should feel the same sense of place, the same architectural rhythm, and the same

pedestrian-friendly environment that makes downtown Patterson special. The Spanish Colonial Revival elements that grace the downtown, the smooth stucco walls, red tile roofs, arched openings, and decorative ironwork, will find new expression in facilities that celebrate rather than compromise this distinctive character.

The architectural language established in Patterson's Downtown Master Plan provides the vocabulary for mixed-use development that feels authentically local. It's about understanding how the fundamental principles of downtown design, such as human scale, pedestrian orientation, quality materials, and cohesive architectural character, can be thoughtfully adapted to serve diverse functions from healthcare and mixed-use to retail and commercial uses.

Consider how downtown Patterson's most successful buildings create intimate, walkable streetscapes through their careful positioning at the back of sidewalks, their two- to three-story heights that provide comfortable pedestrian scale, and their rhythmic facade divisions that break large buildings into human-scaled components.

All these aspects, building massing and positioning, scale and kit of parts provide the framework to develop design concepts for each of the DPHCD Master Plan building types.



Downtown Patterson - circa 1910



The Patterson Theater



3rd Street - 1930

Combined Clinic

The one-story Combined Clinic which includes a Community Mental Health Clinic and a federally certified Rural Health Clinic, demonstrate how healthcare facilities can embrace Spanish Colonial Revival character while creating non-institutional environments that support healing and community wellness.

Breaking Down Institutional Scale The large rectangular footprint is articulated with corner bump-outs that break down building mass while offering pedestrian-scaled points of interest. Larger arches within a higher entrance volume clearly define the main entry, creating a welcoming sense of arrival that feels more like approaching

a community center than a clinical facility. Brick detailing within the main entry arches provides material differentiation that highlights this key architectural moment.

Climate-Responsive Design Elements A covered arcade connecting west surface parking to the main entrance ensures patients are protected during their approach. Large, tall recessed rectangular windows with ironwork grids provide natural light while maintaining privacy appropriate to healthcare functions. Strategic horizontal louvers and deep roof overhangs provide essential solar shading to minimize heat gains during Central Valley summers.

Therapeutic Interior Courtyards Two interior courtyards characterized by landscape, soft materials, and water elements provide patients and staff with access to therapeutic outdoor spaces. These courtyards feature large recessed windows along exam rooms and arched openings along hallways, maintaining Spanish Colonial Revival character while supporting the buildings' healing mission through natural light and garden views.



Key Plan with location of Combined Clinic



Concept sketches - massing



Concept sketches - courtyard



Combined Clinic- View from Street DP #1A

DPAC - Del Puerto Ambulance Center

The Del Puerto Ambulance and Administration Center (DPAC) across the street employs similar strategies, a higher volume entrance element, shifted northeast corner for articulation, and arched main entry. Additional horizontal shading devices and consistent clay tile roofing maintain architectural continuity while serving specialized emergency services functions.

These healthcare buildings prove that medical facilities can be beautiful, community-enhancing assets rather than institutional intrusions.



DPAC- View from 9th Street



Key Plan with location of DPAC



DPAC- Main entry view along DP #1A street



DPAC- View from Street DP #1A

Medical Office Building (MOB) and Hospital

The hospital and Medical Office Building represent the most sophisticated evolution of the kit of parts, demonstrating how Spanish Colonial Revival principles can accommodate complex contemporary healthcare requirements while maintaining cultural continuity with Patterson's downtown character.

Campus Organization and Contemporary

Adaptation The MOB, hospital, and parking structure frame a drop-off plaza along 9th Street, creating a clearly defined medical campus. The two-story hospital and parking garage positioned perpendicular to 9th Street, with the three-story MOB parallel but set back, establishes a campus composition that maintains street engagement while accommodating specialized healthcare operations.

An open arcade connects the parking structure to main building lobbies, providing essential weather protection for patients with mobility challenges. An awning system wraps around the hospital, serving both general pedestrian circulation and the specialized overhead coverage required for emergency department ambulance operations.

Contemporary Integration with Traditional

Character A two-story glass curtain wall volume at the intersection of both buildings creates a shared lobby that serves as the architectural heart of the medical complex. This glazed volume provides transparency essential for contemporary healthcare wayfinding while maintaining the dramatic entrance experience. The roof offers opportunities for terraces or gardens where staff can access therapeutic outdoor space. A helistop is placed on the eastern end of the hospital roof, connected with elevator to the emergency department.

Balanced Transparency and Privacy Ground floors feature large openings that offer transparency where possible to strengthen community connections, while more private clinical areas employ traditional screening strategies. Rectangular modular windows, two-story high in the MOB for verticality, one-story high in the hospital for appropriate patient scale, demonstrate how Spanish Colonial Revival design of openings can adapt to contemporary healthcare daylighting needs. Warm wood or brick tones within the exterior systems maintain cultural continuity while serving modern performance requirements. Clay tile pitched roofs with four-sided overhangs provide essential solar shading while maintaining the material character that connects these modern healthcare facilities to Patterson's architectural heritage.



MOB and Hospital (read left to right) - View from 9th Street



MOB and Hospital - Drop-off Plaza

Senior Living

The Senior Living development demonstrates the most comprehensive application of Spanish Colonial Revival courtyard planning, organizing four, connected two-story buildings around a large landscaped internal courtyard that serves as the social and organizational heart of the community.

Courtyard as Community Heart. The central landscaped courtyard provides residents with secure, monitored access to nature while creating opportunities for casual social interaction that combat isolation common in senior housing. This outdoor room enables natural wayfinding through the complex, which is essential for residents who may experience cognitive challenges, while

establishing a sense of community ownership and pride.

Supportive Circulation and Access One- to two-story lobbies providing east-west access create clear, dignified entrance experiences, while additional secondary access points on the north and south ensure convenience access. The continuous awning system on the courtyard side transforms circulation into pleasant outdoor rooms that encourage physical activity and social interaction while protecting residents from sun exposure and weather extremes.

Residential Character Through architectural detail

exterior balconies at the second floor provide residents with personal outdoor space while creating facade articulation that breaks down building mass. The Spanish Colonial character, expressed through punched windows, facade ironwork, and tilted clay tile roofs, distinguishes this development from institutional alternatives, creating environments where residents feel at home rather than housed.

This courtyard-centered approach creates supportive senior housing that maintains residential character while addressing the specific mobility, safety, and social needs of aging community members.





Senior Living

Entry Plaza and Las Palmas Avenue Retail

The retail buildings flanking the entry plaza on 9th Street and West Las Palmas Avenue demonstrate how the kit of parts transforms contemporary retail into an authentic Spanish Colonial Revival shopping environment. These one- and two-story buildings embrace downtown Patterson's established character while serving modern commercial needs.

The Arcade System: Unifying Commercial

Experience Positioned at the back of the sidewalk, the buildings feature a continuous ground-floor arcade that serves as the development's defining element. This covered walkway provides essential shade during Central Valley summers while creating a unified shopping experience. The arcade allows retailers to extend displays and seating into protected outdoor areas, transforming disconnected store visits into a continuous pedestrian journey that encourages exploration and social interaction.

Human-Scaled Architecture Through Strategic

Massing The rhythmic facade divisions of 30 to 60 feet directly reference downtown Patterson's building pattern, ensuring new retail contributes to rather than disrupts the walkable streetscape character. Height variations between one and two stories break down overall building scale, with two-story buildings at Las Palmas Avenue's eastern corners creating gateway markers into the retail district.

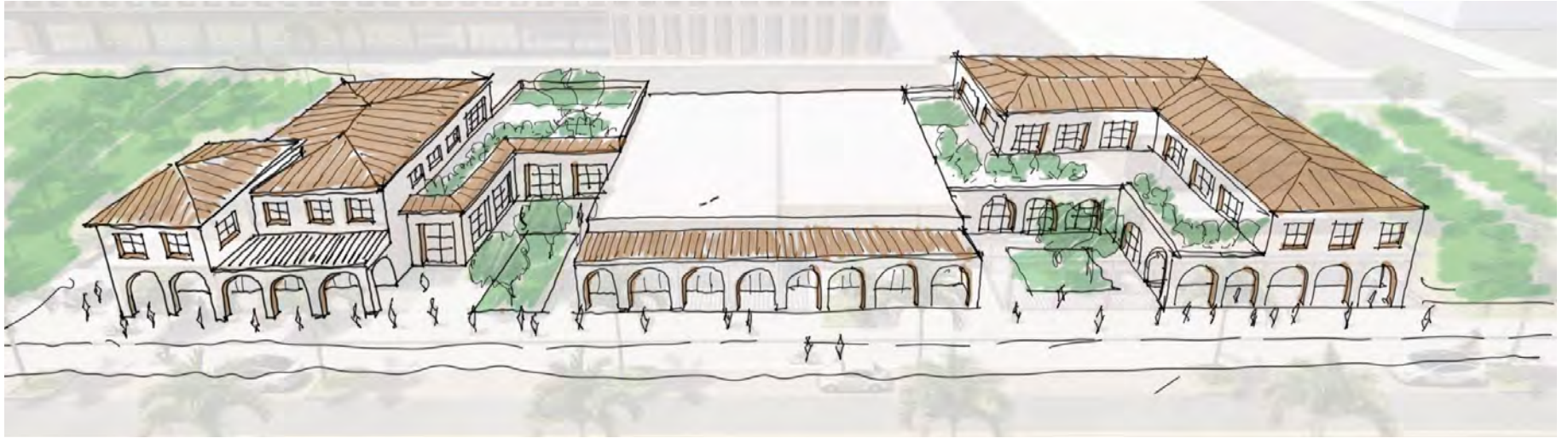
Second-story setbacks reduce apparent building mass at street level, making the retail environment feel intimate and approachable. Strategic building setbacks in plan create small courtyards framed by retail uses—perfect for outdoor dining and community gathering. This varied massing achieves an organic feel that prevents the monotonous facades typical of strip retail development.

Facade Treatment: Transparency with Character

Large ground-floor openings activate the street by providing visual connections to interior retail activities, encouraging spontaneous discoveries that make walking engaging. Upper-floor punched windows and balconies with decorative ironwork accommodate commercial or office uses while providing architectural articulation that breaks down building mass into human-scaled components.

Pitched roofs with clay tiles provide superior thermal performance while creating deep shadows and textural richness that make buildings comfortable to approach even during hot summer days. The overall Spanish Colonial Revival character, expressed through recessed windows and decorative doors with grilles and ironwork, establishes cultural continuity with downtown Patterson's historic buildings, ensuring new development feels like organic growth rather than foreign intrusion.

This comprehensive approach creates retail development that serves contemporary commercial needs while strengthening Patterson's downtown character, demonstrating that successful retail environments emerge from understanding local culture and climate rather than applying generic formulas.



West Las Palmas Avenue Retail - Concept Sketches



West Las Palmas Avenue Retail



West Las Palmas Avenue Retail

Las Palmas Avenue Mixed-Use

The mixed-use buildings along western Las Palmas Avenue, closest to Ward Avenue, evolve the retail arcade concept to accommodate mixed-use program at the ground level and above, creating the layered programming that makes neighborhoods thrive throughout the day.

Human-Scaled Massing for Complex Programs

Building heights articulated between two and three stories maintain pedestrian comfort while accommodating diverse program needs. Breaking the overall length into approximately 150-foot segments prevents monolithic facades while

preserving downtown Patterson's characteristic intimate scale, ensuring these larger mixed-use buildings contribute to rather than overwhelm the walkable streetscape.

Adaptive Arcade System The ground-floor arcade continues the unifying covered walkway from the retail buildings while serving mixed-use complexity.

Layered Facade for Privacy and Connection Projecting and carved-in balconies with iron railings, combined with punched windows, create a sophisticated facade system that provides users

with private outdoor space while maintaining visual interest from the street. These balconies overlook tree-lined streets, allowing upper-floor occupants to connect with community life while ensuring residential privacy.

The consistent use of pitched roofs and clay tiles maintains Spanish Colonial Revival character, creating integrated community assets that strengthen Patterson's downtown identity while serving contemporary urban living needs.



Las Palmas Avenue Mixed Use



Las Palmas Avenue Mixed Use

Retail along Sperry Avenue

The retail buildings along Sperry Avenue on the master plan's southern edge create an important gateway that showcases the campus's character along one of Patterson's busiest vehicular arteries. Anchoring the corner of Sperry Avenue and 9th Street, these buildings define a secondary entrance to the campus while demonstrating a distinctly different approach from typical suburban retail.

Urban Design Strategy Unlike existing Sperry Avenue retail characterized by front parking lots and indistinct stucco buildings, the master plan proposes a pedestrian-friendly alternative. Buildings are positioned closer to the street edge with sufficient space for sidewalks and a landscaped buffer along Sperry Avenue, plus a small plaza at the corner. Parking is relocated to

the rear, transforming the street frontage from automotive-dominated to pedestrian-scaled.

Architectural Character Aligned with District Identity

Following the same approach as West Las Palmas Avenue retail, these buildings feature ground-floor arcades providing essential shade while creating unified shopping experiences. Rhythmic facade divisions and articulation reference downtown Patterson's building pattern, while height variations between one and two stories with strategic setbacks maintain approachable, human scale at street level.

Large ground-floor openings activate the street and encourage spontaneous discoveries. Upper-floor punched windows and balconies with decorative

ironwork accommodate commercial or office uses while breaking down building mass into pedestrian-scaled components.

Material and Climate Response Pitched roofs with clay tiles provide thermal performance while creating the deep shadows and textural richness characteristic of Spanish Colonial Revival architecture. Recessed windows and decorative doors with grilles and ironwork establish cultural continuity with downtown Patterson and the broader master plan, ensuring this gateway announces the district's distinctive character to passing traffic while creating inviting pedestrian environments.



Retail at Sperry Ave and 9th Street

Material Choices

The following are the materials typical of the Spanish colonial architectural expression recommended throughout the Masterplan:

- clear glass
- glass block
- exterior plaster (smooth trowelled preferred)
- new or used face-brick
- cut stone, rusticated block (cast stone)
- ceramic tiles (bulkhead or cornice)
- clay looking roof materials

The materials palette established for downtown Patterson reflects both practical considerations and aesthetic aspirations for the Masterplan. Smooth troweled plaster in warm earth tones creates surfaces that feel welcoming rather than clinical. When detailed with decorative tile work, cast stone accents, and wrought iron elements, these materials elevate healthcare buildings from mere functional structures to beautiful additions to the community.

The emphasis on clear glass at street level, so important to downtown's vitality, serves throughout the master plan facilities equally well. Transparency breaks down barriers between medical facilities and the community, allowing natural light to flood interior spaces. However, healthcare buildings do require some modifications to the standard downtown glazing approach. Patient privacy and

specialized healthcare functions may necessitate strategic use of translucent materials or carefully placed screening elements. The key is to maintain the overall sense of openness and connection to the street while respecting the unique needs of healthcare environments.

Traditional materials like face brick, cut stone, and ceramic tile offer durability and ease of maintenance that make them particularly appropriate for healthcare facilities that must function around the clock for decades. These materials also provide the rich textures and warm colors that distinguish Patterson's downtown from generic commercial developments.

Landscape

The Spanish Colonial revival tradition embraces the integration of architecture and landscape in ways that provide perfect models for healthcare facility design. Courtyards, arcades, and covered walkways create comfortable outdoor spaces that serve both practical and therapeutic functions. For healthcare facilities, these elements become even more important as they provide patients, families, and staff with access to nature and fresh air that contributes to healing and well-being.

Healing gardens designed within the Spanish Colonial Revival tradition can incorporate fountains, aromatic plantings, and shaded seating areas that offer respite from the stress of medical treatment. Native California plants that thrive in the Central Valley climate—lavender, rosemary, citrus trees, and drought-tolerant perennials—provide sensory experiences that aid in healing while requiring minimal maintenance. These gardens can be designed as extensions of downtown Patterson's emerging open space network, creating green corridors that benefit the entire community.

Implementation

The success of the Del Puerto Healthcare District depends not only on following these design guidelines but on implementing them through processes that engage the community and ensure long-term compatibility with downtown Patterson's evolving character. This means viewing each project not as an isolated development but as a contribution to the larger vision.

Community input should be sought early and often in the design process, ensuring that healthcare facilities serve not only medical needs but community aspirations for Patterson's continued growth and vitality.

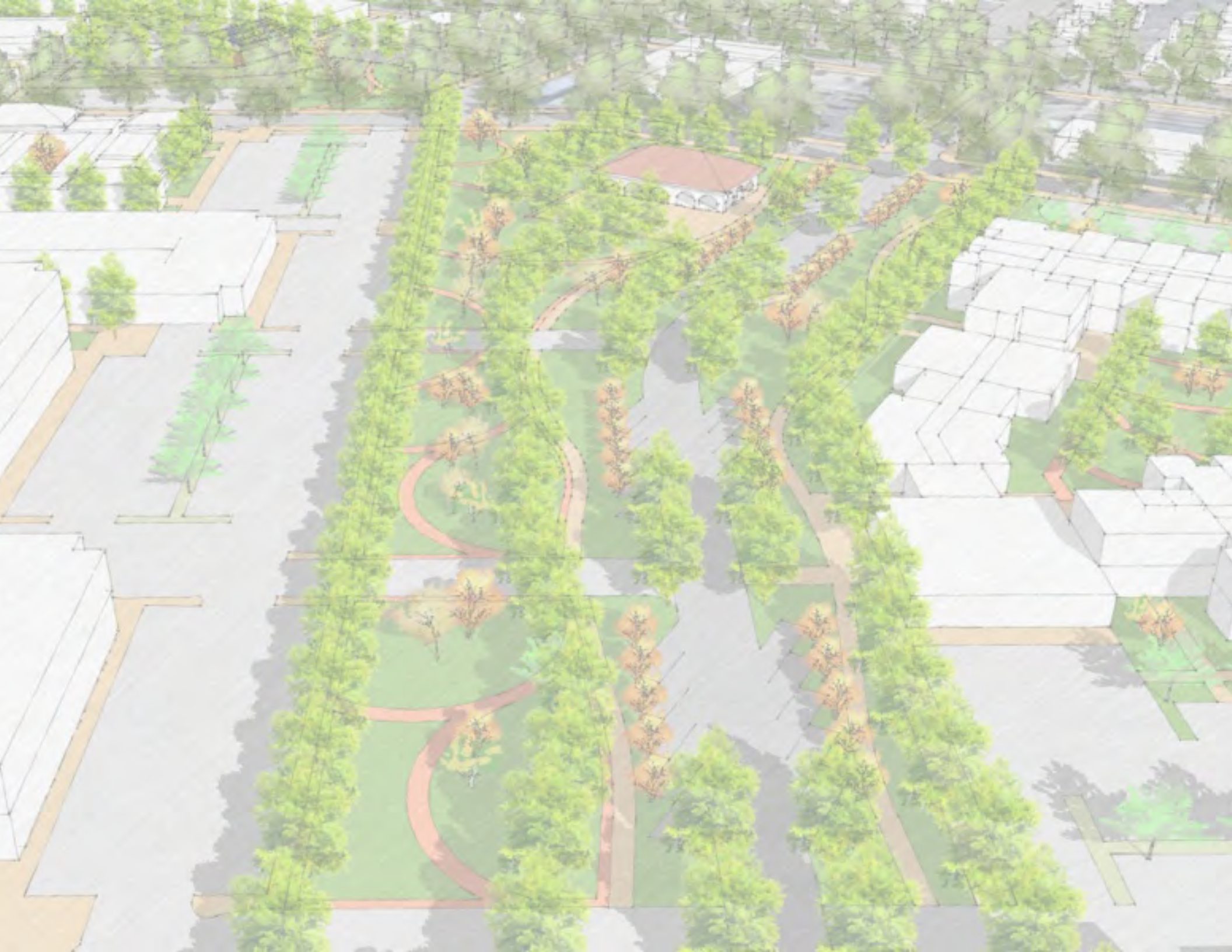
Phased development of the healthcare district should be coordinated to ensure that individual projects contribute to an overall campus character while allowing flexibility for changing healthcare needs and technologies. Each phase should strengthen the connections between healthcare facilities and the broader downtown, creating a seamless environment where medical, commercial, and civic functions support and enhance each other.

Conclusion

The healthcare, mixed-use campus represents Patterson's opportunity to demonstrate that healthcare facilities can be beautiful, community-enhancing assets rather than institutional intrusions. By embracing the Spanish Colonial Revival character that defines downtown Patterson, healthcare development can contribute to the city's revitalization while providing world-class medical facilities that serve the region's growing population.

Success will be measured not only by the quality of healthcare provided but by the degree to which the healthcare district strengthens its role as the community's heart. When residents and visitors experience healthcare facilities that feel like natural extensions of the city they love, when healing gardens and therapeutic courtyards become favorite community gathering places, and when the architectural beauty of medical buildings contributes to civic pride, the healthcare, mixed-use campus will have achieved its full potential as both a medical and community asset.

These guidelines provide the framework for this vision, but their implementation depends on the continued commitment of DPHCD, city officials, developers, and community members to the principle that great healthcare environments enhance rather than compromise great communities. In Patterson, healing and community building can and must go hand in hand.





09 Sustainability Approach

Sustainability Approach

Goals and Approach

Goals

Sustainability is an important consideration for the Health Care and Mixed Use Campus. The following section outlines the priorities and approach to sustainability for the Master Plan. The goal is to create a sustainable campus, committed to meeting code and LEED Silver equivalency through environmental stewardship by prioritizing water management as a guiding principle in all design initiatives, complemented by additional regenerative approaches to deliver sustainable solutions.

There are five principles to follow in support of the Master Plan goals:

- **Water:** Implement a sustainable design approach to water use as a guiding principle for all design initiatives.
- **Clean Energy:** Utilize on-site solar energy systems and high-performance building design to comply with code, reduce carbon emissions and improve air quality. Consider fuel cell systems for efficiency.

- **Resiliency:** Create a resilient campus through site and building scale design systems that address climate and site related hazards and vulnerabilities.
- **Economic Sustainability:** Optimize first cost, life-cycle costs, and materiality across all scales with balanced outcomes.
- **Health:** Optimize occupant well-being and indoor air quality through building design and strategic selection of materials, ventilation systems, and site planning.

Design Approach

Regenerative design reconnects and positively affects humans and nature. It pushes us beyond basic high-performance design and moves us towards a design that has “net positive” impacts for air, carbon, water, nutrients, biodiversity, health, and social equity indicators.

HDR’s Regenerative Design Framework is used to frame the Health Care and Mixed Use Campus sustainability approach

Framework

The RDF looks at both social and ecological sustainability, with seven different categories used to establish targets for project performance. These categories include:

- **Social Sustainability**
 - Human Health
 - Community / Resiliency
- **Ecological Sustainability**
 - Air
 - Carbon
 - Water
 - Nutrients
 - Biodiversity

Approach

The Master Plan looks at both social and ecological sustainability, with specific emphasis on Human Health, Community / Resiliency, Air, Carbon, and Water. This does not mean that other sustainability outcomes are not important and may not be addressed by the future development, but they are not a primary driver for the sustainability approach for the Master Plan. The approach intends to meet the requirements needed to attain a LEED Silver equivalent project.

Code Compliance

The Health Care and Mixed Use Campus will be subject to the following California codes related to sustainability:

- California Energy Code
- California Green Building Standards Code (CALGreen), applicable based on individual building use type and the requirements adopted by the governing State agency
- California Model Water Efficient Landscape Ordinance

These requirements are referred to as “code” throughout this section. Hospital buildings are subject to a list of additional codes, to be reviewed during the design phase.



Regenerative Design Framework and Categories



Master Plan Design Emphasis

Social Sustainability - Resiliency

Hospitals are critical facilities that must be operational in the event of natural and manmade disasters. Resilient design is a process through which design solutions are integrated into a project to allow it to respond to adverse events and disturbances, then adapt to changing conditions, while maintaining functionality during the disturbance.

By identifying concerns, and integrating mitigation measures and resilient design solutions into the project, the Health Care and Mixed Use Campus will be better able to immediately respond to and recover from such disruptions.

Concerns

The following primary concerns are anticipated to impact the Health Care and Mixed Use Campus. Additional concerns may impact the campus and should be reassessed at the time development moves forward.

Air quality

Wildfire smoke conditions and agricultural harvests impact Patterson. As large wildfire events occur, smoke and air quality concerns are expected to impact communities depending on fire location and wind patterns. Agricultural harvests impact Patterson on an annual basis.

Precipitation / Flooding

The Health Care and Mixed Use Campus is located in the FEMA 500-year floodplain. The community has recently experienced flooding during large atmospheric storm events, especially during above-average wet seasons when multiple events occur over a short period of time.

Vulnerabilities

The following Table identifies the primary concerns that future development may address to reduce the Health Care and Mixed Use Campus vulnerability to disruption.

HEALTH CARE AND MIXED USE CAMPUS - VULNERABILITY ASSESSMENT		
HAZARD	ASSESSMENT	MITIGATION
Air Quality	The Health Care and Mixed Use Campus is within an agricultural community that experiences seasonal air quality impacts due to harvesting. The agricultural air quality impacts are most pronounced in the fall harvest season for almonds. Wildfire activity impacts safety and air quality in rural and urban areas.	Other hospitals that experience seasonal air quality issues have adopted charcoal filtration banks in their air handling units, which can be by-passed on good quality days, but otherwise cleanse the incoming air stream. This approach minimizes the energy spent on static pressure increases resulting from additional filtration. There may be other selective filtration strategies under development which may be reviewed during design.
Precipitation / Flooding	Patterson experiences occasional flood events that impact the community. The project site, which is located within the 500 year FEMA flood plain, is at risk of flooding. Large precipitation events, such as atmospheric rivers, may overwhelm the storm drainage systems and impact the site.	The layout of each site parcel can be organized to mitigate the intensity of cloudburst or atmospheric river events through the application of stormwater landscape features. These features delay the impact of rainfall and improve infiltration into the aquifer. These can include swales and ponds with overflow drains to prevent flooding.

Ecological Sustainability - Air / Carbon

High performance design and incorporation of energy efficiency measures can minimize energy use and associated carbon emissions. On-going efficiency and optimized operational performance are encouraged through careful monitoring, assessment, and calibration of building systems.

Projects are required to comply with code. Projects pursuing LEED certification or equivalency must comply with the minimum performance requirements of the applicable ASHRAE Standard 90.1 and may pursue improved performance to achieve points needed to meet the Health Care and Mixed Use Campus target of LEED Silver.

Air Quality

Fuel Sources

On-site combustion impacts air quality throughout the site, both from vehicles and from building systems, along with local agricultural and wildfire impacts.

Projects built in this master plan will follow code and government mandates to provide infrastructure that supports electric vehicles and alternative transportation, including public transit options and bicycles.

Developers may consider clean sources of energy to power the campus, including fuel cells and renewable energy. Code may require the use of

solar photovoltaic (PV) renewable energy systems and battery storage, depending on the specific building type. Medical Office Buildings and Clinics are currently required to include PV systems and battery storage if they meet specific conditions.

Carbon Reduction

Benchmarking

To optimize LEED energy points and save on operational costs, each building would be well served by benchmarking average performance per the 2003 Commercial Building Energy Consumption Survey (CBECS) to develop a code baseline energy model. The benchmark and baseline building energy usage are expressed using an energy use intensity (EUI) metric as kBtu per square foot year that allows the Health Care and Mixed Use Campus to establish relevant performance targets for each building type.

Based on the project location and anticipated program, the 2003 CBECS average performance benchmark for each major building type is as follows:

- Hospital - 288 kBtu / SF / year
- Combined Clinic - 67 kBtu / SF / year
- MOB - 88 kBtu / SF / year

The code baselines reflect a minimum code compliant building and will likely have a performance threshold that is lower than the 2003 CBECS benchmark. Under the performance

compliance pathway, projects must demonstrate equal or improved performance compared to the code baseline.

Based on recent, similar buildings within the region, the Health Care and Mixed Use Campus may consider establishing improved building performance targets using a Gross-EUI metric that does not include on-site renewable energy. To optimize LEED Energy credits, the following targets are ambitious yet achievable and likely reflect an appropriate improvement over the Code:

- Hospital - 100 kBtu / SF / year (55% Reduction)
- Combined Clinic - 50 kBtu / SF / year (25% Reduction)
- MOB - 35 kBtu / SF / year (60% Reduction)

Building Performance

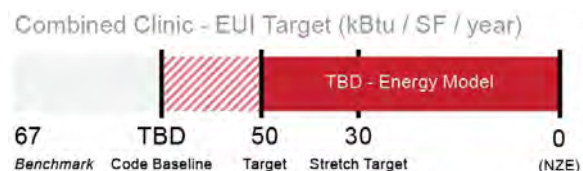
To optimize patient comfort and reduce energy costs, each building design would be well served by following a holistic design process to identify and implement the most cost-effective energy efficiency measures that minimize energy use.

These energy efficiency measures work best when bundled together to create a comprehensive building and campus approach to efficiency.

- **Load Reduction Strategies.** This includes measures that reduce loads on the building, including envelope design, exterior solar control and internal heat gain management. These strategies provide additional benefits in



Hospital Performance Target



Combined Clinic Performance Target



MOB Performance Target

improving patient comfort by minimizing the need for excessive air change rates, particularly in hospital buildings, where they can also reduce first cost.

- **Passive Design Strategies.** This includes proper massing and orientation, daylighting, natural ventilation, and winter solar heating.
- **Optimized Building Systems.** This includes highly efficient, right-sized mechanical, lighting,

plumbing, food service, and medical equipment systems. Mechanical loads and system sizing may be reduced through envelope improvement.

- **On-Site Renewable Energy Systems.** Required by code for specific building types.
- **Enhanced Building Operations.** This includes on-going energy and water management, regular building and systems maintenance, facilities staff training, and retro-commissioning.

Renewable and Clean Energy

Renewable and clean energy systems will be utilized where required by code and may be considered elsewhere if feasible and cost effective. These systems can include solar photovoltaic, small scale wind turbines, and fuel cells. Patterson has a very high solar resource availability that should make solar generation cost-effective with a short payback period.

Building Systems

Phase 1 initial buildings are proposed to use conventional mechanical systems, incorporating natural gas heating and an air-cooled chiller for cooling.

Building vs. Campus Systems

In the near-term, individual buildings will have their own stand-alone systems; however, as the campus develops, it may make economic sense to install a campus or central plant. Individual building systems that are part of Phase 1 could be selected so that

they may connect to a future district or central plant if economically feasible. Heat pump based systems are extremely efficient and can capture waste-heat from energy already spent on cooling and process loads in healthcare facilities, which makes them more cost effective to operate.

Embodied Carbon

Embodied carbon refers to the greenhouse gas (GHG) emissions associated with building product manufacturing, transportation, installation, maintenance, and disposal. Embodied carbon is a significant source of GHG emissions.

Projects subject to code embodied carbon requirements may follow the performance compliance path and use a Life Cycle Assessment (LCA) to identify its embodied carbon impact and assess opportunities to reduce it.

Ecological Sustainability - Water

Water efficiency measures help to conserve a vital resource. Conservation efforts enhance waterway and ecosystem health, while preserving supply that supports human well-being across both urban and rural / agricultural uses.

To meet the Master Plan goals, building designs will minimize water use using measures that do not adversely impact excellence in patient care. Alternative water sources are encouraged to reduce potable water use.

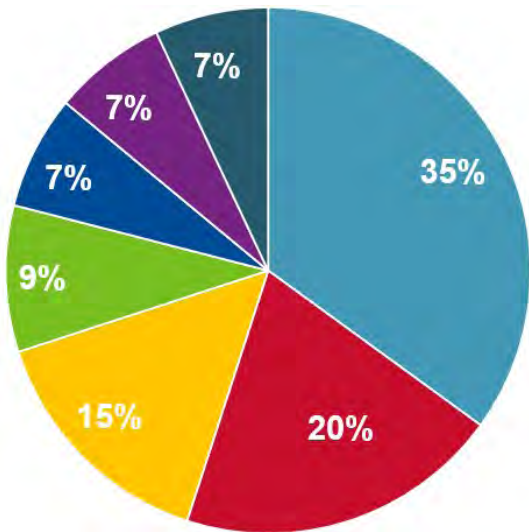
Healthcare Water Use

The median hospital water use intensity (WUI) is 55.7 gallons per square foot per year, with a 5 to 95 percentile WUI range of 14.3 gallons to 151.2 gallons. Most of this water is used for domestic water purposes, HVAC and medical equipment. Additional large end uses include kitchens and landscaping. To meet water use reduction goals, projects are advised to target savings across these largest end uses.

Alternative Water

Alternative (non-potable) water sources can offset potable water for HVAC and landscape end uses. Within non-healthcare spaces, alternative water may also be used to supply flush fixtures.

The following alternative water sources may be



Average Hospital Water Use (US EPA)

considered for capture and reuse opportunities.

HVAC Condensate

HVAC systems create condensate that is typically captured and diverted to the sewer system. This water is suitable for capture and use in landscape and HVAC systems.

RO Reject Water

Reverse Osmosis (RO) water systems reject water that does not pass through the filter membrane. This water contains higher levels of minerals and can be suitable for exterior use, though it may require additional make-up water. Other health campuses are successfully using capture RO water, specifically from dialysis units, to supply cooling towers.



Data from US EPA: <https://www.epa.gov/watersense/types-facilities>

Rainwater Capture

Rainwater may be captured and reused for HVAC and landscape end uses. Rainwater is seasonal in California, so this source may need to be integrated with other capture and reuse sources, such as HVAC condensate or RO reject, to provide a consistent supply.

Greywater

Greywater is domestic water from within the building that would normally be sent to the sewer. Greywater requires some treatment and can be captured from end uses such as flow fixtures and laundry. Wastewater from flush fixtures and kitchens is not typically used.

Water Use Reduction

Overall campus water use can be reduced using a combination of alternative water sources and specific end use efficiency measures.

Outdoor Water

Outdoor water use primarily concerns landscape irrigation. The Health Care and Mixed Use Campus will establish a water budget as required by code, determining the Maximum Applied Water Allowance (MAWA) code for the campus. Landscaping will be designed to limit water use below the budget determined by code. The use of native plants, non-potable water sources, and/or areas of unirrigated landscaping will help reduce outdoor water use. Ornamental landscape provided for specific human uses, such as central lawns or playing fields, may be provided but impact code compliance.

The Health Care and Mixed Use Campus may wish to be conscious of where water features are used and may evaluate the use of small features due to environmental issues associated with dust, water use, or unmaintained and inoperable water features

Stormwater Management

Stormwater is to be managed to minimize adverse impacts associated with large storm events. LEED standards address rainwater management and central stormwater infrastructure can be developed to minimize impact to patients, families and staff.

Indoor Water

Indoor water use typically considers indoor plumbing fixtures that are regulated by code. All plumbing fixtures will be selected to support human health. All plumbing fixtures will meet, and wherever possible, may reduce water use below the maximum allowed by code.

Process Water

Process water - everything not considered outdoor or indoor water - represents the largest combined water use within a hospital. Per LEED Prerequisites, once through cooling of equipment and appliances that reject heat may not be used.

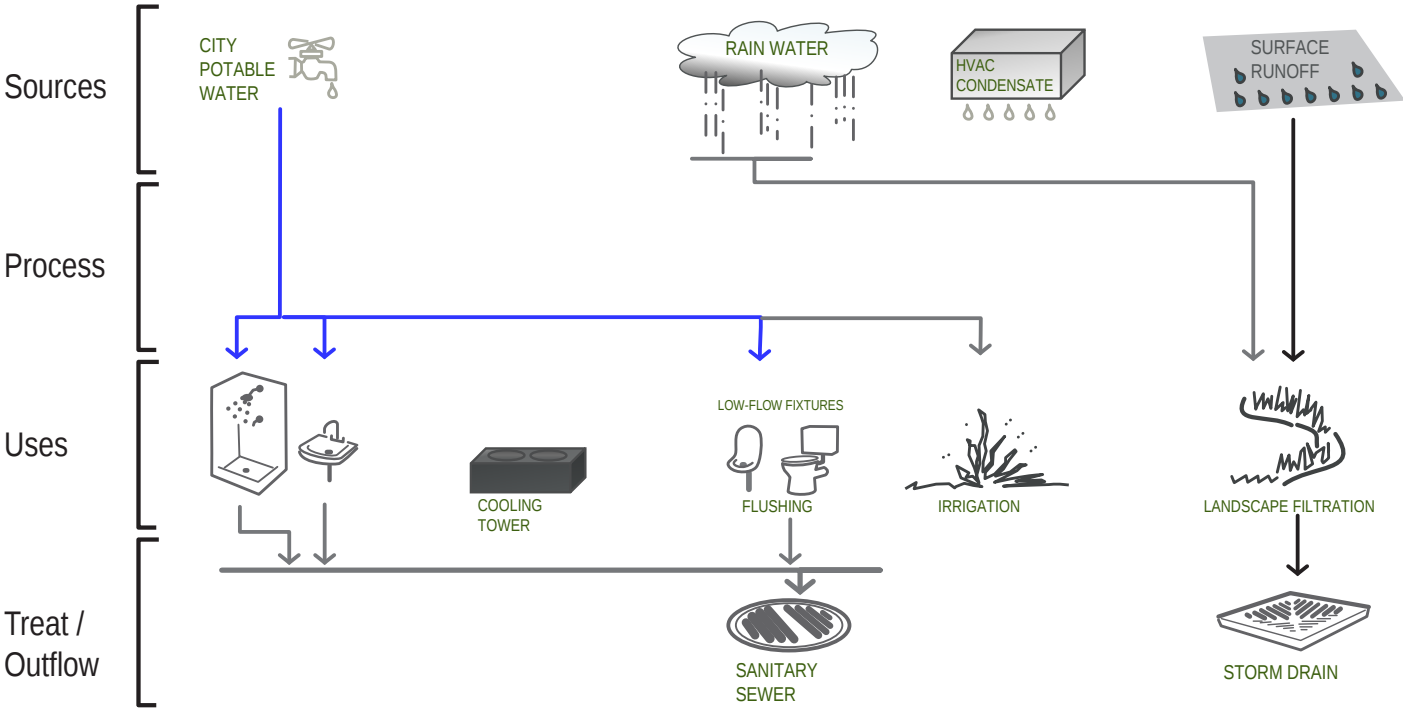
- **HVAC Equipment:** Where possible based on building type and size, air cooled systems may be used instead of water cooled systems, unless connected to a closed chilled water loop. Water cooled systems, when required, can use water supply test reports to inform system design and optimize ongoing water use.
- **Sterilizers:** Sterilizer units connected to a chilled water loop may be selected, which can reduce sterilizer water use by over 98 percent.
- **Medical Equipment:** Medical and laboratory equipment may be selected to limit water use, as when connected to a chilled water loop. LEED standards are to be referenced where applicable.
- **Food Service Equipment:** Food service equipment should meet EnergyStar standards where applicable. LEED standards must be

referenced so that applicable food service equipment meets LEED requirements

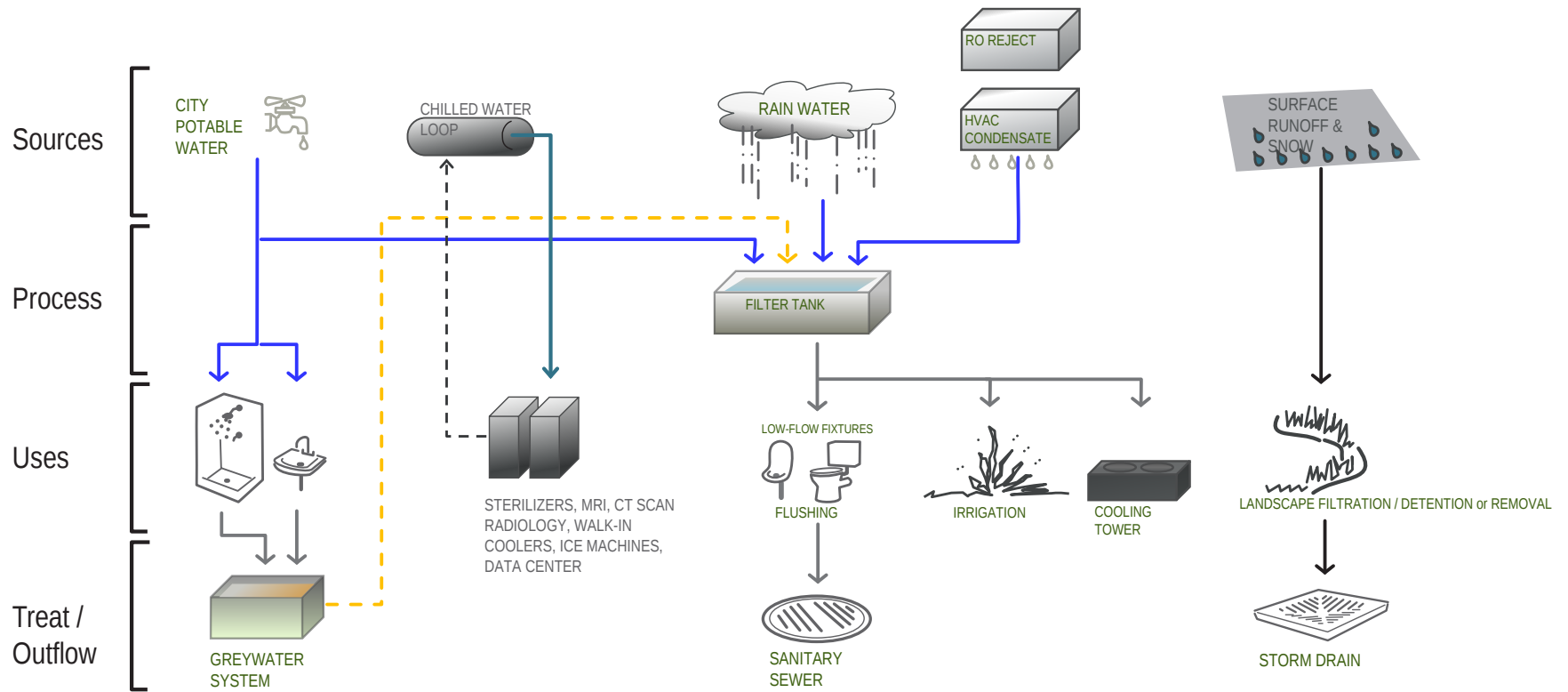
- **Laundry:** Laundry appliances should meet EnergyStar standards.

Water Integration

The following two diagrams show how water is used within a typical healthcare environment compared to how water is proposed to be used on the campus. The proposed use may integrate alternative water systems where allowed and also implement water efficiency measures as described. The project intends to maximize the whole project water use reduction to the extent feasible.



Water Integration - Typical Healthcare Environment



Water Integration - Master Plan

Social Sustainability - Human Health

Healthcare facilities need to provide a healthy and optimized indoor environment to support the healing process of those occupying the space.

Design Considerations

The built environment can be supportive or harmful to an occupant's health, widely defined as including physical, mental, and social well-being. It is important that all developments promote health by using healthy materials, encouraging movement and providing occupants with access to fresh air, daylight, views, and nature.

Daylight and Views

Access to daylight and views provides occupants with natural light and a connection to the outdoors, supporting health and well-being. This creates a pleasant healing environment that also helps reduce energy consumption. Glazing can be sized, located, and controlled so that adverse impacts like heat gain and glare are mitigated.

Acoustics

The Hospital Consumer Assessment of Healthcare Providers and Systems (HCAHPS) surveys measure patient exposure to noise as part of the care environment score that sets reimbursement rates. To maintain a healing environment, spaces can be designed to control sound levels and minimize occupant exposure to noise pollution. This supports occupant comfort, while creating an environment

that improves communication, productivity, experience and assists with Health Insurance Portability and Accountability Act (HIPPA) compliance.

Access to Nature

The Health Care and Mixed Use Campus and building development would benefit staff and families by incorporating opportunities for occupants to access nature.

Outdoor space will be developed throughout the campus as indicated in the planning principles, with easy access for occupants within each building to utilize them.

To optimize low-cost LEED Credits, and to serve the healing environments, buildings may be designed to provide views and incorporate biophilic design elements, considering materiality, color, patterns, visual images, or other sensory stimulations that reflect or replicate nature.

Fresh Air

Occupants benefit from access to increased levels of fresh air, when outdoor air quality is good. HVAC systems may be designed to increase fresh air when actual interior conditions warrant it. Adequate filtration can be provided to mitigate impacts from exterior air quality impacts.

Lighting

Lighting systems that support the human circadian rhythm may be considered, particularly for staff spaces with little exposure to the natural changes in

light spectrum during the day. These fixtures adjust light intensity and color temperature to reflect our natural daily exposure and reaction to daytime and nighttime conditions.

Physical Activity

Occupants may benefit from elements that encourage physical activity. The site can be designed to incorporate comfortable walking paths that include vegetation and areas of shade. Buildings may be laid out to encourage occupants to utilize stairs instead of elevators. Program spaces, both indoor and outdoor, and furniture systems that provide exercise opportunities are worth considering.

Materials and Health

Sustainable materials selections can create healthier environments that are more supportive of human well-being and improved healing by removing chemicals that are harmful to human health.

Transparency

It is advised that Products to be used in the facility be reviewed to disclose their material health and environmental impacts, using industry accepted transparency documents. These documents may include Health Product Declarations (HPDs), Environmental Product Declarations (EPDs), Declare Labels, or multi-attribute certifications such as Cradle to Cradle. By requiring manufacturers to disclose material impacts, the developer can review each material and determine

whether it includes harmful chemicals or has a large environmental impact.

Improvement

Products can not only have their health impacts disclosed using transparency documents, but they can also be selected based on the data disclosed and the material's compliance with Campus health and sustainability requirements. This will help staff and occupants experience reduced odors and limit their exposure to harmful chemicals.

At a minimum, products will comply with applicable LEED and code standards. Improved performance may also be considered, including the following:

- Compliance with the International Living Future Institute (ILFI) Red-List
- Reduced embodied carbon impacts relative to the industry averages outlined in the Carbon Leadership Forum Benchmarking Study
- Manufacturers and products that support social health and equity through their supply chain
- Manufacturers and products that support a circular economy through material sourcing and cycling

Nourishment

Building designs may consider adding water filtration systems where water quality is below standard for human health. All occupants would benefit with easy access to drinking water throughout the campus. Planners can work with vendors to provide healthy and fresh food options for all dining facilities.



Health and Wellness - Design Considerations

Sustainable Planning

The Health Care and Mixed Use Campus will be developed in multiple phases over the next twenty-five years. Development that occurs during Phase 1 will impact future phases. It is important that Phase 1 development consider future sustainability goals so that future phases are positioned to meet them.

Cost Considerations

Based on the Campus goals, developer/owners are required to incorporate Life-Cycle Cost analysis in their planning. This enables them to take advantage of the savings associated with higher performing systems, as it considers the total cost of ownership over a system or building life cycle. Some high performance systems may require an upfront cost premium; however, many have a payback of 3-5 years. This equates to 20%-33% return on investment, which is better than typically available in other markets.

Phase 1

Initial phases of the campus development will follow LEED standards for a Silver certified building, with credits in categories serving human and community health to deliver benefits to those providing and those receiving care. This includes access to views of nature in courtyards and well-daylit spaces supporting the healing environment in the clinics.

The DPAC and Combined Clinics will be initially conditioned with conventional high-performance building systems which may be supplemented by a central energy plant in the future. Solar renewable energy with battery systems are required by code, so the buildings will be able to achieve a LEED renewable energy point with a 1 Watt/SF installation.

Each parcel will need to be developed in alignment with the overall site stormwater management system, to improve infiltration to the aquifer and minimize run-off to neighboring properties.

Future Phases

After Phase 1 development, a Medical Office Building (MOB) is planned to be built. It is recommended that a central plant be added at some time as appropriate. Code updates now require a heat recovery system as part of the plant design. Integration with building and process equipment is recommended to capture waste heat and reduce costs.

At this time another expansion of the stormwater management system may need to be added, affording an opportunity to use ground source wells as part of an efficient energy system, should that be the economic approach at that time.

A hospital building and parking lot will be added to the campus once the demand for an integrated inpatient/outpatient system surpasses the

designated threshold. As with the other health buildings, the design of these facilities can support patients' connection to nature and daylight, along with a palette of healthy materials, minimizing toxins and embodied carbon.

LEED Equivalency

The Health Care and Mixed Use Campus intends to follow the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Rating System to guide the campus development. The Master Plan established a target to meet an equivalent to LEED Silver Certification for each of the individual buildings being developed. Formal certification with the USGBC will not be pursued.

LEED

LEED is an assessment system that is a set of performance standards for certifying the design and construction of sustainable buildings. It is a comprehensive standard that evaluates projects across a variety of measures related to site development, energy and water performance, indoor health, and construction practices.

LEED Building Design and Construction (BD+C) is the assessment system for new buildings that are either new construction or a major renovation of an existing building, and that have at least 60 percent of the project floor area complete by the time of certification. Individual buildings will follow the LEED Rating System that is current at the time of its design. The current LEED Rating System is Version 5 (v5).

LEED is based upon earning credit points in eight different categories including Integrative Process (IP), Location and Transportation (LT), Sustainable

Sites (SS), Water Efficiency (WE), Energy and Atmosphere (EA), Materials and Resources (MR), Indoor Environmental Quality (EQ), and Project Priorities (PP). There are four levels of certification for LEED, each of which requires that all 15 prerequisites are met. Prerequisites establish minimum requirements that all buildings need to meet to achieve LEED certification or equivalency. The current LEED v5 Rating System prerequisites include

- IP Climate Resilience Assessment
- IP Human Impact Assessment
- IP Carbon Assessment
- SS Minimize Site Disturbance
- WE Water Metering and Reporting
- WE Minimum Water Efficiency
- EA Operational Carbon Projection and Decarbonization Plan
- EA Minimum Energy Efficiency
- EA Fundamental Commissioning
- EA Energy Metering and Reporting
- MR Planning for Zero Waste Operations
- MR Quantify and Assess Embodied Carbon
- EQ Construction Management

- EQ Fundamental Air Quality
- EQ No Smoking or Vehicle Idling

LEED projects must achieve a minimum number of points to meet each level of certification: Certified (40-49 points required); Silver (50-59 points required); Gold (60-79 points required); and Platinum (80-110 points required). Project teams may choose the credit they wish to pursue to achieve a desired level of certification

LEED Approach

The Healthcare and Mixed Use Campus LEED scorecard provides a general estimate of attainment that applies to each of the buildings across all campus phases. Each building will provide a project specific LEED scorecard showing its individual approach and certification level. Each

LEED BD+C V5		
CATEGORY	PRE-REQS	CREDIT POINTS
Integrative Process	3	1
Location and Transportation	0	15
Sustainable Sites	1	11
Water Efficiency	2	9
Energy and Atmosphere	4	33
Materials and Resources	2	18
Indoor Environmental Quality	3	13
Project Priorities	0	10
Total	15	110

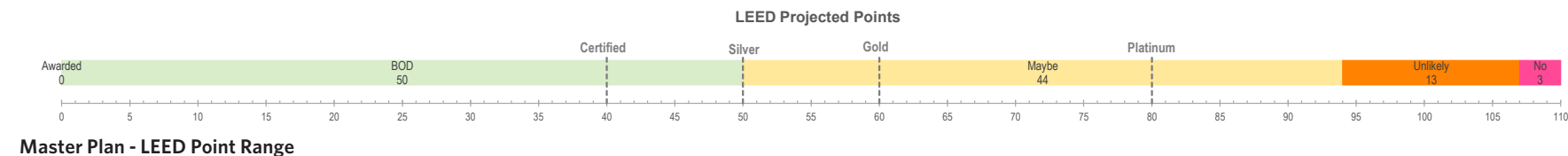
project shall have an energy model to estimate its building performance.

At the Master Plan level, it is anticipated that the Basis of Design (BOD) for each of the buildings will be able to meet the minimum number of points required to meet LEED Silver under the LEED v5 Rating System

The Master Plan LEED point range shown below indicates potential attainment for each building on the campus.

The following credits can be pursued for each building project, at either a campus level or at a building level based on the certification approach that is used:

- WE Credit Enhanced Water Efficiency
- EA Credit Electrification
- EA Credit Reduce Peak Thermal Loads
- EA Credit Enhanced Energy Efficiency
- EA Credit Renewable Energy
- MR Credit Reduce Embodied Carbon.
- LT Credit Equitable Development
- SS Credit Accessible Outdoor Space
- SS Credit Rainwater Management
- SS Credit Enhanced Resilient Site Design





10 Civil

Civil

Water Distribution System

The City of Patterson relies solely on groundwater for the potable water distribution system.

Groundwater is drawn from the Delta-Mendota Subbasin (in the San Joaquin Valley Basin) from two aquifers separated by a semi-impermeable Corcoran Clay Layer. The potable water is drawn from the lower aquifer while the upper aquifer is reserved for non-potable uses.

The City operates nine water production wells, seven of which are dedicated to the potable supply and two for non-potable supply. The City supplies potable groundwater for residential, industrial, and commercial uses through a combination of these wells, storage tanks, and a network of piping. A Non-Potable water program was instituted in 2008 through a city-wide program to supply lower quality, fit-for-purpose water for irrigation of public and commercial landscaping.

Water for this project is currently provided by the City of Patterson for potable and non-potable uses as well as the Patterson Irrigation District for existing agricultural uses. As the project develops Irrigation uses will be removed.

Existing Infrastructure

The City of Patterson Water Master Plan (2018), The City of Patterson Urban Water Management Plan (2020) and the City of Patterson record information was consulted, and a topographic

survey of the area was performed. It has been determined that all streets surrounding the project have existing potable infrastructure. Ward Avenue, Sperry Avenue, and Las Palmas Avenue have 10" lines, 9th Street has an 8" line. An additional 18" line is installed on the North Side of Sperry Avenue.

Water flow tests were conducted at 3 locations. These results indicate there is potential for low working pressures for the project site.

Proposed Infrastructure

The City of Patterson will replace the existing 8" line located on 9th street and will upsize it to a 10", increasing the pressure and flow for the existing public water system.

The Del Puerto Health Campus project will install 10" public lines within easements throughout the project to create a looped system. The looped system will alleviate the hydraulic capacity issues indicated in the City of Patterson Water Master Plan. Additionally, private 8" fire service lines will be constructed in a loop to provide adequate fire service to each of the future buildings.

A 10" public line will be extended from the existing commercial development in the South through the central roadway to Las Palmas Avenue. A 10" public line will extend past Las Palmas through the central roadway and park areas to the north of the project. A 10" public line will be constructed along the northern project boundary connecting Ward Avenue to 9th Street to provide connections

for individual water meters at the proposed townhomes. A 10" public line will be constructed North of the existing commercial developments extending Eastward providing an additional connection to 9th Street.

For domestic service, it is anticipated that each of the future buildings will connect directly to the proposed 10" public lines described above, and future water easements up to the domestic and irrigation water meter locations will be dedicated.

For fire service, it is anticipated that internal 8" fire service loops are provided to allow for connection of future fire hydrants, check valves, PIV, and FDC for fire service to the proposed buildings.

LEGEND

EXISTING PUBLIC WATER	
PROPOSED PUBLIC WATER	
PROPOSED PUBLIC WATER PHASE 1	
PROPOSED FIRE SERVICE WATER	
PROPOSED FIRE SERVICE WATER PHASE 1	
PROPOSED WATER POINT OF CONNECTION TO EXISTING	



Water Master Plan

Sanitary Sewer System

The City of Patterson provides wastewater collection and treatment services for residents, commercial businesses and industries within the City's Service Area. The existing Wastewater Quality Control Facility (WQCF) is located at the easterly end of Walnut Avenue, situated on approximately 350 acres adjacent to the Tuolumne River. The Del Puerto Health Campus development is within the primary service area according to City of Patterson's Wastewater Master Plan (2016). Additionally, the Master Plan shows that the project area is within the areas with allocated capacity for treatment.

Existing Infrastructure

The City of Patterson Wastewater Master Plan (2016) and the City of Patterson record information was consulted, and a topographic survey of the area was performed to determine the existing infrastructure surrounding the project.

An existing 21" trunk line runs from south to north along Ward Avenue for the full project frontage. Existing lines run west to east within Sperry Avenue of varying sizes starting at 12" to the west, transitioning to 10" and finally 8" at the east end of the project frontage. There is no wastewater collection infrastructure located within 9th Street nor in Las Palmas Avenue adjacent to the development area.

A 10" private sanitary sewer line has been

constructed for the existing commercial development at the south of the project area, which runs east to west and outfalls to the 21" sanitary sewer trunk line in Ward Avenue. This private line has sufficient capacity for the existing commercial development and may have capacity for further flows.

Additional private lines of varying sizes serve individual developments on Ward Avenue and Sperry Avenue but have limited capacity or ability for future connections.

Proposed Infrastructure

The Del Puerto Health Campus project proposes the installation of a gravity system consisting of three separate branches (two public, one private) that flow from east to west and connect to the existing 21" trunk line in Ward Avenue. The northern branch will serve the properties north of Las Palmas Avenue connecting to the trunk line through the proposed northwest entrance to the project using 8" lines, this sewer line is proposed to be a public line located within a Public Utility Easement. The middle branch will serve the center of the project connecting to the trunk line through the existing entrance between the Starbucks and Round Table Pizza using 8" lines, this sewer line is proposed to be a public line located within a Public Utility Easement. The southern branch will serve the southeast of the project, connecting to the existing private 10" line (as mentioned in the previous section) between Chipotle and Mister Car Wash. Special agreements will be necessary for

both the middle and southern branch for their respective points of connection as they must utilize private infrastructure built by others.

The Commercial properties at the Southeast corner of the project require lateral services from the individual buildings to be directly connected to the existing sewer line in Sperry Avenue.

The system will be designed per the City of Patterson design standards and specifications with regard to running slope, structures, materials etc. The use of gravity for discharge is possible for the entire system, however, complications with the location of the existing private developments, the existing private sewer system, and relative grade differences across the site may require the use of individual sanitary sewer lift stations to serve all aspects of the development.

Grease interceptors may be required for individual developments within the project area depending on use and will need to be evaluated on a case by case basis.

LEGEND

EXISTING SANITARY SEWER	
PROPOSED PRIVATE SANITARY SEWER	
PROPOSED PRIVATE SANITARY SEWER PHASE I	
PROPOSED PUBLIC SANITARY SEWER	
PROPOSED SANITARY SEWER POINT OF CONNECTION TO EXISTING	



Sanitary Sewer Master Plan

Storm Drain System

The City of Patterson produced a Storm Drain Master Plan in 2018 to comply with state requirements and includes hydrologic and hydraulic analyses along with existing infrastructure and future requirements.

Existing Infrastructure

The City of Patterson Storm Drain Master Plan (2018) and the City of Patterson record information was consulted, and a topographic survey of the area was performed to determine the existing infrastructure surrounding the project.

An existing 24" storm drain line runs west to east along Sperry Avenue south of the existing commercial developments. An existing 30" storm drain line runs north to south along Ward Avenue and turns west at Las Palmas Avenue. An existing 15" storm drain line travels east to west along Las Palmas Avenue, connecting to the existing 30" storm drain line conveying flows to the west.

Various smaller storm drain lines have been built to serve the existing developments to the south of the project area.

Currently there is a 12" storm drain line for the Starbucks property that drains directly into the 30" storm drain line in Ward Avenue but has a stub for future flows to travel the opposite direction. The Southern area, apart from the Starbucks property, forms a tributary that flows to an existing temporary basin. This temporary basin has a

structure that allows the basin to fill first, then drain through a 15" outfall terminating at the 30" storm drain line on Ward Avenue.

Proposed Infrastructure

The City of Patterson Storm Drainage Master plan (2018) indicates the need for the construction of a public regional storm water detention basin to be located at "Centennial Park" development north of Del Puerto Health Campus that will allow for a permanent stormwater solution for the Tributary Area 29C of the Storm Drain Master Plan. The entire Del Puerto Health Campus project is within tributary 29C area. In addition to the regional detention basin, the Master Plan requires the City of Patterson to construct public 18" and 24" storm drain lines along Ward Avenue, flowing north, to convey the flows from the detention basin.

Per the Master Plan, the area of the potential basin appears to have permeable soils. This has been confirmed by percolation reports from the newly constructed theater at the north of the 29C area, and by percolation reports prepared for the Del Puerto Health Center Development project. The reports indicate that there are permeable soils from 2' to 5' below existing grade, followed by what appears to be a clay or hard pan layer from 5' to 12' below existing grade, and below these soils, it appears that another permeable layer up to the percolation test depth of 21' is present.

Based on the above, it may be possible to install a permanent retention basin at the Centennial Park

project, designed to store and percolate the 100yr-24hr storm event.

The Del Puerto Health Center project proposes to design the storm drainage infrastructure in a way that allows development of the first three phases of construction with the use of a private temporary retention system to be located within the proposed central paseo.

Initially the temporary basin will be sized to handle all flows generated from Phase 1 of the development including the DPAC, Clinic, and the basin area itself. At this time, the existing private temporary basin for the commercial properties to the south will not be modified. This basin requires 1 foot of depth to store the required 1.63 ac-ft of stormwater produced by Phase 1 for the 100yr-24hour storm and would require a percolation rate of 6.8 gal/sf/day to discharge in the required 48 hours. A French Drain system will be designed to handle all nuisance water.

The second phase of development will construct the Senior Living Facility and remove the existing private basin that currently serves said commercial developments. The proposed temporary private basin constructed with Phase 1 will require increased capacity to handle the flows from the Senior Living Facility and existing commercial development in addition to the Phase 1 needs. The basin will be excavated 2.5 additional feet to a total depth of 3.5 feet while maintaining the top shape. Phase 2 requires total storage of 4.60 ac-ft for the 100yr-24hour storm and a percolation rate of 18.9

gal/sf/day to discharge in the required 48 hours.

The third phase of development will construct the Hospital and Parking garage. The proposed private temporary basin from Phase 1 and Phase 2 will require further capacity to handle the resultant flows. The basin is to be excavated a further 2 feet to a total depth of 5.5 feet maintaining the top shape again. Phase 3 requires total storage of 5.87 ac-ft for the 100yr-24hour storm and a percolation rate of 24.0 gal/sf/day to discharge in the required 48 hours.

This phased development approach will allow the DPAC, Clinic, Senior Living Facility, Hospital, and Parking Garage to develop prior to the City of Patterson completing the design and construction of the public permanent retention basin on Centennial Park. When the permanent basin is constructed, the subsequent phases of the Del Puerto Health Center project can be constructed with the storm system designed such that the stormwater flows are conveyed to the permanent basin as the temporary basin is removed.

The underground conveyance pipe proposed for the first phases of the project, as well as the subsequent phases, will be designed so that the conduits work for both the temporary condition, as well as the final condition with the discharge point being the permanent basin at the Centennial Park. The change from the temporary basin to the permanent basin will require removal of the temporary outfalls and minimal rerouting of conduit. The local drainage of each phase will be

private conveyances while the main line that runs from South to North connecting all phases to the ultimate basin in Centennial Park will be a public improvement. All conduit slopes and materials shall be per the City of Patterson Standards and Specifications.

The phased development progression included in this section is subject to change and may require revisions to the temporary basin shape to function appropriately, while the general routing of conveyance will remain the same.

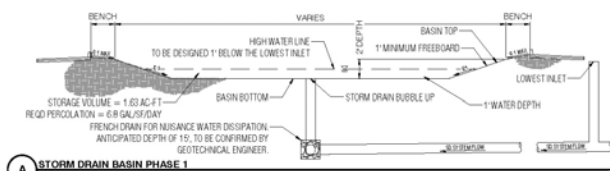
The City of Patterson Multi-Agency Post-Construction Stormwater Standards Manual indicates that infiltration basins, infiltration trenches, and dry wells, which are designed to infiltrate stormwater runoff are typically accepted alternatives to bioretention. With the construction of the permanent retention (percolation) basin at the Centennial Park parcel the Del Puerto Health Center Campus may comply with the bioretention requirement, if the ultimate basin area is not sufficient to treat the proposed improvements, the use of Proprietary Mechanical Filtration Devices at each of the proposed parcels, or a Master Device may be required to achieve the Post-Construction Storm Water Management requirements.

LEGEND

EXISTING STORM DRAIN	
PROPOSED PRIVATE STORM DRAIN	
PROPOSED PUBLIC STORM DRAIN	
PROPOSED SD BASIN HIGH POINT	
PROPOSED SD BASIN HIGH WATER LINE	
PROPOSED SD BASIN TOE	
PROPOSED STORM DRAIN POINT OF CONNECTION TO EXISTING	
PROPOSED STORM DRAIN OUTFALL	



Storm Drain System Master Plan



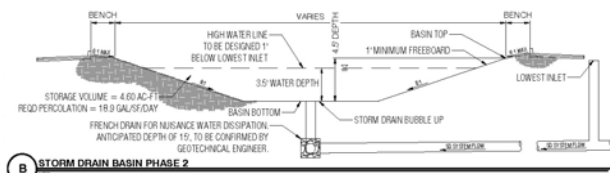
LEGEND

EXISTING STORM DRAIN	Ex SD
PROPOSED PRIVATE STORM DRAIN	SD
PROPOSED PUBLIC STORM DRAIN	SD
PROPOSED SD BASIN HIGH POINT	
PROPOSED SD BASIN HIGH WATER LINE	
PROPOSED SD BASIN TOE	
PROPOSED STORM DRAIN POINT OF CONNECTION TO EXISTING	
PROPOSED STORM DRAIN CULFALL	

Temporary Basin - Phase 1

Storm Drain System Master Plan





B STORM DRAIN BASIN PHASE 2

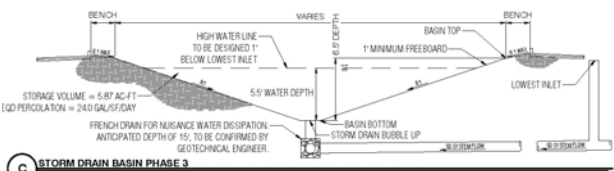
LEGEND

EXISTING STORM DRAIN	
PROPOSED PRIVATE STORM DRAIN	
PROPOSED PUBLIC STORM DRAIN	
PROPOSED SD BASIN HIGH POINT	
PROPOSED SD BASIN HIGH WATER LINE	
PROPOSED SD BASIN TOE	
PROPOSED STORM DRAIN POINT OF CONNECTION TO EXISTING	
PROPOSED STORM DRAIN OUTFALL	

Temporary Basin - Phase 2

Storm Drain System Master Plan





LEGEND

EXISTING STORM DRAIN	
PROPOSED PRIVATE STORM DRAIN	
PROPOSED PUBLIC STORM DRAIN	
PROPOSED SD BASIN HIGH POINT	
PROPOSED SD BASIN HIGH WATER LINE	
PROPOSED SD BASIN TOE	
PROPOSED STORM DRAIN POINT OF CONNECTION TO EXISTING	
PROPOSED STORM DRAIN OUTFALL	

Temporary Basin - Phase 3

Storm Drain System Master Plan





11 Implementation

Implementation

Introduction

This Section describes the Healthcare and Mixed Use Campus implementation, including the relationship to the City of Patterson 2010 General Plan and related documents, project review procedures, master plan administration, master plan amendment procedures, enforcement, and other review and approvals required during the implementation of the Healthcare and Mixed Use Campus

Relationship to General Plan and Related Documents

General Plan

The Master Plan directs the orderly development of the plan area in a manner that is consistent with and further implements the goals and policies of the City's 2010 General Plan. The Master Plan defines the standards, guidelines, and programs tailored to the plan area that provide an intermediate level of detail between the General Plan and individual development projects.

Zoning and Other Codes

The City of Patterson Municipal Code is one of the primary tools for implementing the General Plan. Included in the Municipal Code is the City's Zoning Code (Title 18, Zoning), which will be used in conjunction with the Master Plan to implement

the development program. Other related components of the Municipal Code include the Subdivision Ordinance (Title 16, Divisions of Land), Sign Ordinance, and Landscape Ordinance, all of which will be used to implement the Master Plan where applicable.

The Master Plan modifies the permitted uses, development standards, and other regulations of the City's Municipal Code. In these cases, the standards and regulations provided in the Master Plan supersede those in the Municipal Code. Where the Master Plan is silent, regulations in the Municipal Code remain applicable. If a conflict occurs between the requirements of the Master Plan and the City's Municipal Code, the requirements of the Master Plan shall prevail.

Community Design Guidelines

The City of Patterson has adopted Community Design Guidelines and Downtown Physical Design Plan that are applied to new developments. The Design Guidelines are based on three (3) primary objectives: A) "keep Patterson architecturally distinctive, don't let it become "anywhere USA"; B) "design for pedestrian scale in appropriate areas"; and C) "respect the natural environment by protecting natural resources and integrating the natural environment into building and site planning, where appropriate".

This Master Plan includes design expectations in Section 8, Design Strategies and Building Forms Concepts, which address a range of topics and fundamental architectural elements – a "kit of

parts" – that inform how all building types within the Master Plan can successfully integrate with Patterson's character. The intent is to clearly identify principles and standards that property owners, developers, and the District can use in preparing future development applications.

The design expectations in Section 8, Design Strategies and Building Forms, and other requirements of the Master Plan supplement those embodied in the adopted Community Design Guidelines. If a conflict occurs between the requirements of the Master Plan and the City's Community Design Guidelines, the requirements of the Master Plan shall prevail.

Downtown Master Plan

The Downtown Master Plan provides a framework with which to inspire private development and public improvements based on Patterson's community values and vision in Patterson's Downtown area.

Although the Master Plan area is technically outside of the Downtown Master Plan as detailed in Section 1.2, Master Plan Area, the design expectations in Section 08, Design Strategies and Building Forms, and other requirements of the Master Plan supplement and compliment the design principles in the Downtown Master Plan.

Improvement Standards

The City of Patterson Improvement Standards provide detailed drawings and design standards to guide public improvement projects within the City.

Topics addressed include safety, streets, lighting, water, sewers, storm drains, parking, walls, fire standards, utilities, landscaping, irrigation, standard measures, backflow and cross connections, and bike and pedestrian trails.

Master Plan Documents

Environmental Impact Report

An Environmental Impact Report (EIR) will be certified concurrent with approval of this Master Plan. The EIR, prepared in accordance with CEQA, examines the potential direct and indirect environmental effects of the project and identifies appropriate mitigation measures, where feasible, to reduce impacts determined to be potentially significant.

The environmental analysis for the Master Plan serves as the base environmental document for purposes of evaluating subsequent development entitlements, discretionary permits, and ministerial approvals. Included is a Mitigation Monitoring and Reporting Program to be used by the City and project developers in ensuring compliance with adopted Mitigation Measures as the Master Plan area builds out.

Subsequent Approvals

City Project Entitlements

Individual development projects within the Master Plan are subject to review and approval of subsequent permits and entitlements by the City. Typical entitlements may include site plan review, use permits, variances, parcel maps, subdivision

maps, and/or other permits.

Application and processing requirements shall be in accordance with the City's Zoning Code and other regulations, unless otherwise modified by this Master Plan.

All subsequent development projects, public improvements, and other activities shall be consistent with the provisions of the Master Plan, applicable development agreements, and pertinent City of Patterson policies and standards. In approving a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Master Plan and all then applicable plans and regulations.

Outside Agency Approvals

Other permits and approvals may be required by federal, state, and/or regional agencies. These agencies may include the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, California Department of Transportation, Regional Water Quality Control Board, San Joaquin Valley Air Pollution Control District, and others as applicable.

Subsequent Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The project EIR, certified concurrently with adoption of the Master Plan, serves as the base environmental document for subsequent entitlements within the

Master Plan area. Development applications are to be reviewed on a project-by-project basis to determine consistency with the EIR. In general, if it is determined that a subsequent project is consistent with the Master Plan and is within the scope of the EIR's analysis, further environmental review may not be necessary.

Existing Uses

At the time of Master Plan approval, there were a number of existing homes and related structures within the Master Plan area. It is expected that these structures will ultimately be replaced to accommodate new development consistent with the Master Plan land uses. The City will make every effort to accommodate property owners who want to retain their existing structures and uses, provided that it does not compromise the intent of the Master Plan or otherwise adversely affect a critical public facility.

Certain existing land uses within the Master Plan are considered nonconforming under existing standards specified in the Patterson Zoning Code. Since the Master Plan is oriented toward the future, it is intended that these nonconforming uses will eventually be phased out consistent with the City's Zoning Code.

Permits should not be granted for expansion of structures to accommodate nonconforming activities, but routine interior and exterior maintenance is permitted in accordance with City of Patterson Municipal Code Chapter 18.94, Nonconforming Uses and Structures.

Master Plan Administration

The City of Patterson is responsible for the administration, implementation, and enforcement of this Master Plan. Implementation of the Master Plan is anticipated to occur over several years, and over time conditions may change that necessitate interpretation, minor modification, and possible amendment to the Master Plan. It is intended that the Master Plan be administered with flexibility and creativity to allow the City and property owners to react quickly to changes in the marketplace within the intent of the Master Plan.

Interpretations

Interpretations of any standards, guidelines, and requirements included within this Master Plan are to be made at the discretion of the Community Development Director (Director). In making an interpretation, the Director shall determine that the interpretation is consistent with, and will not otherwise obstruct the attainment of, the Master Plan. The Director may forward any interpretation directly to the Planning Commission for determination. All interpretations of the Director or Planning Commission may be appealed in accordance with Section 18.14.070, Appeals of the Patterson Municipal Code.

The purposes of interpretation the terms “shall”, “will”, “must”, “are to” and “is to” are mandatory. “Should” and “encouraged” are highly recommended, and “may” is permissive. This is consistent with Chapter 8.06, Rules and Interpretations, of the Patterson Municipal Code.

Minor Master Plan Modifications

The Master Plan allows for approval of minor modifications to the Master Plan. The Director shall determine whether a proposed revision is minor and may act upon a minor modification administratively without amendment to the Master Plan. A minor modification may be approved if the Director determines the modification are in substantial conformance with:

- The vision and overall intent of the Master Plan;
- Applicable Development Agreement(s);
- The City of Patterson 2010 General Plan; and
- The Master Plan Environmental Impact Report.

Examples of minor modifications include, but are not limited to:

- Minor adjustments to land use boundaries and street alignments where the general plan land use pattern is maintained.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity of the Master Plan area.
- Modifications to the Phasing provided that the infrastructure and facilities necessary to adequately serve development will be provided or affect the development capacity of the Master Plan area.
- Other modifications determined by the Director to be in substantial conformity with the Master Plan.

A request for a minor modification shall be submitted to the Director. The request shall include explanation of how the request is in substantial conformance with the policy documents stated above, and any other information deemed necessary for evaluation by the Director. The Director may forward any minor modifications to the Planning Commission for determination. All minor modifications to the Master Plan may be appealed in accordance with Section 18.14.070, Appeals of the Patterson Municipal Code.

Master Plan Amendments

When it is determined that a specific development project or requested interpretation, alternative standard, or minor modification is not in substantial conformity with the Master Plan, an amendment to the Master Plan will be required.

A Master Plan amendment may be initiated by a developer, property owner, or the City. Master Plan amendments are to be processed in the same manner as the initial Master Plan adoption, requiring review by the Planning Commission and action by the City Council as specified in Chapter 18.20, City Council Decisions of the Patterson Municipal Code.

Depending on the nature of the Master Plan amendment, a concurrent amendment to the General Plan, Municipal Code, Development Agreements, or other related City and Master Plan documents may be required.

Master Plan Enforcement

Any violation of the requirements of this Master Plan is to be enforced in the same manner as a violation of the Municipal Code.

Severability

If any section, subsection, phrase, regulation, condition, program or portion of this Master Plan, or any future amendment, is for any reason held to be invalid or unconstitutional by any court or component jurisdiction, such decision shall not affect the validity of the remaining portions of the Master Plan, or any future amendment.

Phasing

Implementation of the Master Plan is designed to allow for the coordinated phasing of project development and improvements. The Master Plan Phasing Program has been structured to ensure the logical and viable construction of all on-site and off-site improvements and facilities necessary to support the intensity of development in each phase. As detailed in Phasing Strategy, the actual pace and sequence of development will be driven by several factors including:

- Market Demand
- The availability of infrastructure funding
- Availability of public and private investment

The Master Plan area land uses, and the backbone infrastructure required to serve those uses, are

designed to be developed in multiple phase, with Phase 1 being the Combined Clinic and Del Puerto Ambulance & Administrative Center (DPAC). Subsequent phases would include the buildout of the medical campus, including the Medical Office Building, Hospital and parking garage, Senior Living, mixed-use and retail along Las Palmas and commercial along Sperry Avenue, Townhouses adjacent to the City's planned Centennial Park, and the central Paseo. The geographic boundaries of each phase are reflected in the Phasing Strategy. The primary backbone improvements and facilities associated with the development of each phase are summarized below and discussed in greater detail in Section 11, Civil.

Phasing Program Principles

The following principles govern the implementation of the phasing program for the Master Plan area:

- Master Plan property owners are responsible for the upfront funding, design and construction of all backbone infrastructure and facilities for each phase and as further detailed in the Development Agreement(s).
- Building permits for a subject phase may only be issued if the infrastructure and facilities within that phase (or subsequently approved sub-phase) are sufficient to provide access and services as determined by the City Engineer.
- All on-site infrastructure is to be installed by developers as part of local project requirements. Approval of parcel specific improvement plans may not occur prior to approval of all backbone infrastructure and facility plans for the

given phase.

- Developers of specific parcels within each phase may propose the installation of interim or temporary improvements or facilities should the timing of certain backbone infrastructure components cause undue hardship and/or project delay. Studies shall be submitted to the City Engineer for review and approval to demonstrate the adequacy of interim facilities and timing of completion of ultimate backbone infrastructure and facilities.

Phasing Program Modifications

The Master Plan allows for the approval of modifications to the Phasing Program. Such modifications may include the creation of sub-phases, adjustments to phase boundaries, changes to backbone infrastructure, ability to move a parcel forward out of phase, or similar. The intent is to provide flexibility to respond to evolving market conditions, development opportunities, financing considerations, and availability of new infrastructure technologies over time.

Modifications to the Phasing Program may be approved without amendments to this Master Plan when determined by the Director that:

- All infrastructure and facility improvements necessary to adequately serve associated development will be provided in a timely manner and at the defined service levels of the City and relevant service providers.
- The request is in compliance with the Master

Plan and the provisions of the applicable Development Agreement(s).

- The request will not result in any inequitable burdens on other properties within the Master Plan area.

A request to modify the Phasing Program is be processed administratively as a Minor Master Plan Modification in accordance with Section 13, Implementation. The request shall include an explanation and illustration of the proposed modification, how it achieves the above criteria, and any information deemed necessary for evaluation by the Community Development Director. The Community Development Director may determine that additional infrastructure requirements are needed for parcels that initiate development earlier than anticipated by the Phasing Program.

Financing

The Del Puerto Health Care District is comprised of approximately 234,000 acres, or about 366 square miles, encompasses the City of Patterson, and is located in Stanislaus County. The District was formed on July 1, 1946, under California Health and Safety Code 32000 and serves a significant portion of western Stanislaus County.

The District is funded through a variety of funding sources including but not limited to the following:

- Development Impact Fees
- Behavioral Health Continuum Infrastructure Program (BHCIP)

- Health Resources and Services Administration (HRSA) Grants
- California Health Care Foundation (CHCF) Grants
- Property Tax

Services, facilities and backbone infrastructure for the Master Plan area are to be provided, constructed and maintained through a combination of financing mechanisms.

BHCIP

The District's BHCIP grant represents a foundational capital investment in the Patterson Healthcare Campus and directly supports early implementation of the Master Plan. The \$27 million grant funds 50% of the ground-up construction of a combined Rural and Health Clinic and Behavioral Health Center, enabling the District to deliver integrated physical and behavioral health services in a purpose-built facility.

From a financial implementation perspective, the BHCIP award reduces the District's reliance on local tax revenues and future debt issuance during the initial phase of campus development. By securing state bond funding at the outset, the District is able to advance critical infrastructure while preserving local financial capacity for subsequent campus components, including senior services, emergency medical operations, and future hospital development.

The grant-funded Combined Clinic also functions

as an anchor project for the campus, establishing operational presence, generating early service volume, and strengthening the District's eligibility for future state, federal, and partnership-based funding. The BHCIP investment demonstrates state alignment with local and regional behavioral health priorities and provides financial leverage that supports phased, sustainable implementation of the Master Plan.

Financing Principles

The following principles govern the implementation of the financing strategy for the Master Plan area:

- Consistent with General Plan policies, the Master Plan area shall fund the full cost of all required services and on-site/off-site infrastructure and facilities required to serve the project with no added costs, or decline in service levels, to existing residents and businesses in the City.
- The Master Plan area shall fund the maintenance of public facilities within the project including parks, open space areas, drainage and water quality basins, landscape areas, gateways/entries, and similar public-use facilities through mechanisms such as formation of a Landscape and Lighting District and Community Facilities District (CFD).
- Each benefiting property in the Master Plan area is required to pay a fair (pro-rata) share of the backbone infrastructure and public facilities construction, maintenance, and land acquisition costs.
- Existing City and other agency fee programs will

be used to fund Master Plan area improvements to the degree the improvements are eligible for such funding. Fee credits are to be applied where the developer designs and constructs such fee-based improvements, or such improvements are included in the Master Plan area financing mechanisms/districts.

Funding Mechanisms

The financing mechanisms that may be used in the Master Plan include:

- **City Impact Fees:** the City of Patterson has adopted a set of development impact fees (i.e., PFFP) to finance capital improvements. Fees are collected prior to issuance of a building permit for streets/public works, wastewater, water, storm drainage, police, fire, parks & recreation, general government, and administration. Future updates to the City's fee program may include certain Master Plan area improvements.
- **County Impact Fees:** the County of Stanislaus has adopted as set of development impact fees (i.e., PFF) to finance public facilities. County impact fees are collected by the city prior to issuance of a building permit and are forwarded to the County.
- **School Impact Fees:** The Patterson Joint Unified School District has established fees, in accordance with State regulations, to be used to construct school facilities. School impact fees are either collected by the City and forwarded to the School District or paid directly to the School District prior to issuance of a building permit.
- **Developer Financing:** Direct developer financing may be required to fund backbone infrastructure and facilities, for shortfall financing, and for on-site/off-site improvements.
- **Community Facilities Districts:** Beginning in 2013, the City of Patterson has begun requiring new development to fund on-going maintenance of capital facilities by collecting special assessments through community facilities districts. Master Plan projects will be required to annex into the following CFDs, or a new CFD, to fund improvements accepted by the City as part of the project including, storm drain inlets; streets including signs, lights, and traffic signals; landscaping and street trees.
 - CFD 2013-01 – non-residential maintenance services; and
 - CFD 2018-02 – residential maintenance services

Implementation Actions

The following table identifies the actions for the City of Patterson will take, in coordination with partner agencies, property owners, businesses, and the community, to fully implement the Master Plan. This "Implementing Action Plan" can be used as a check list for the City and the community to monitor Master Plan implementation.

Implementing Actions	Responsible Party
Certification of the EIR and Adoption of the MMRP	City of Patterson
General Plan Amendment	City of Patterson
Master Plan	City of Patterson
Rezone	City of Patterson
Development Agreement	City of Patterson
Fiscal Impact Analysis	City of Patterson
Project Financing	
Community Facilities District	City of Patterson
Project-specific Impact Fees	City of Patterson
Updates to City Master Plans and Fee Programs	City of Patterson
Annexation into existing CFDs	City of Patterson
Subsequent Approvals	
Rule 9510 Indirect Source Review	San Joaquin Valley Air Pollution Control District
Subdivision Map/Parcel Maps	City of Patterson
Use Permits	City of Patterson
Design Review	City of Patterson
Ongoing	
Mitigation Monitoring and Reporting Program	City of Patterson
Annual Update to 5-year Capital Improvement Plan	City of Patterson

Responsible and Trustee Agencies

- United States Army Corps of Engineers
- United State Fish and Wildlife Service
- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- California Department of Transportation
- California Public Utilities Commission
- San Joaquin Valley Air Pollution Control District
- County of Stanislaus
- Stanislaus Council of Governments
- Patterson Joint Unified School District
- West Stanislaus Irrigation District
- West Stanislaus Fire Protection District

