

NUECES COUNTY MEDICAL EXAMINER

MEMORIAL HOSPITAL SITE OPPORTUNITIES

JUNE 9, 2020

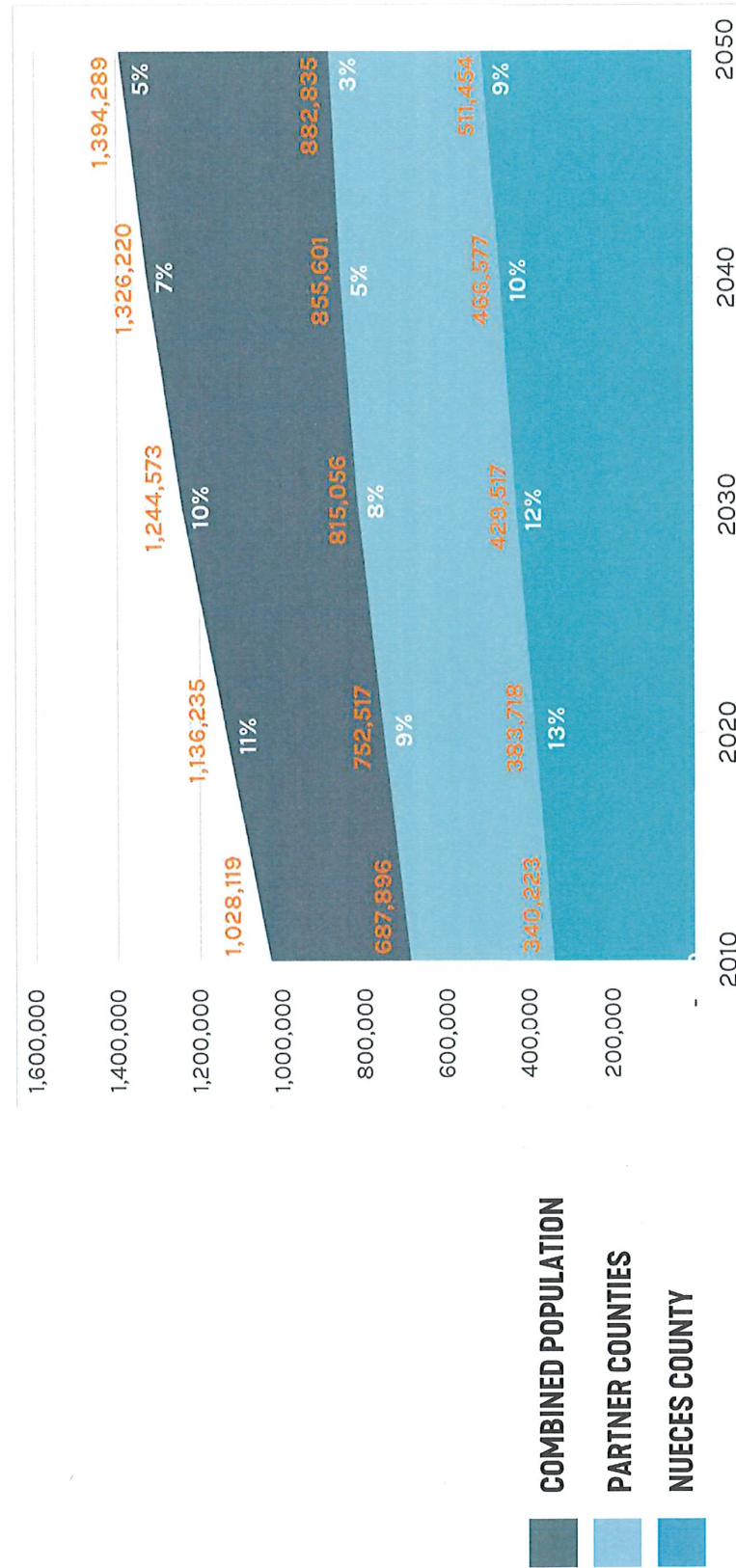
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FACILITY METRICS AND SIZING

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POPULATION GROWTH

NUECES COUNTY AND PARTNERS



PROGRAM OVERVIEW

Nueces County Medical Examiner's Office

Facility Summary	Staff	Grossing	Total NASF	Total GSF
Medical Examiner	21	60%	14,054	23,423
Toxicology	5	60%	2,925	4,875
Investigations	4	60%	406	677
Facility Common	1	60%	2,973	4,956
Facility TOTAL	31	60%	20,358	33,931

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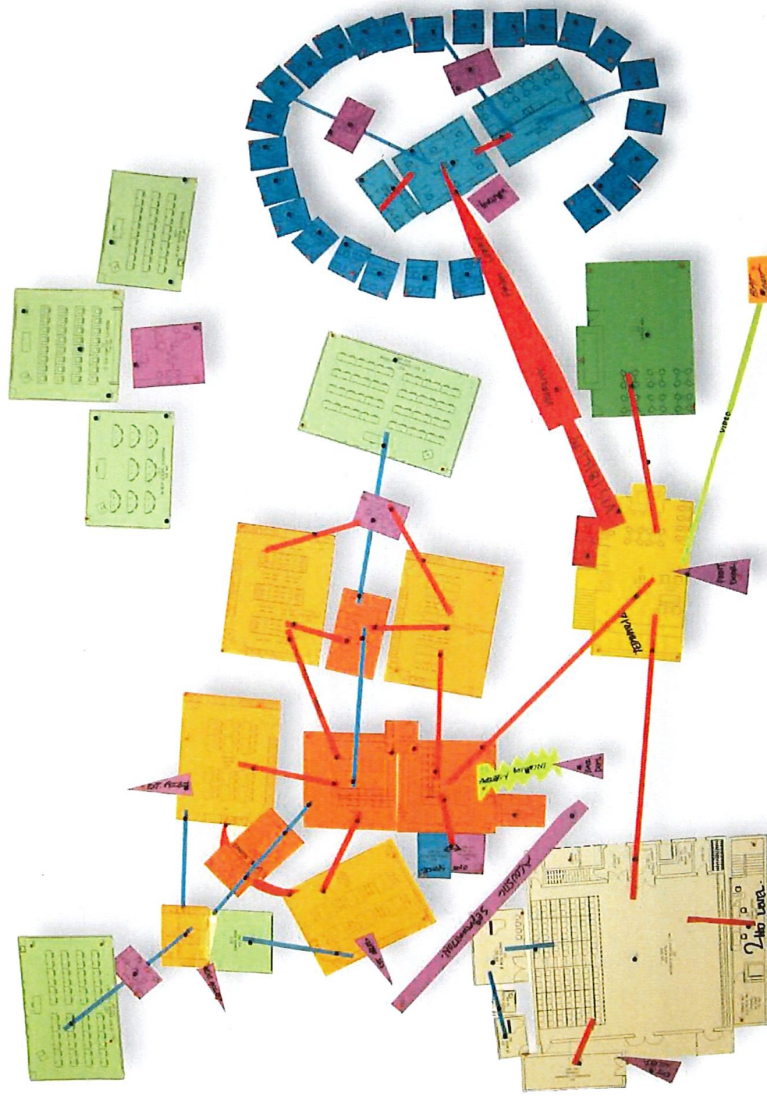
APPROXIMATE PROGRAM AREA ≈ 29,000 GSF

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THE 'PERFECT DIAGRAM'

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PERFECT DIAGRAM GOALS



- ARRIVAL. FRONT DOOR(S)
- BIG PICTURE ADJACENCIES
 - Required
 - would be nice
 - separation
- PLANNING DRIVERS
- MAKING FORENSIC COMMUNITY
- VISIBILITY + ACCESS
- SECURITY
- OUTDOOR ACCESS/AMENITY?

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PERFECT DIAGRAM KEY

← REQUIRED ADJACENCY →

← DESIRED ADJACENCY →

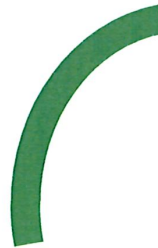
BUILDING ENTRY



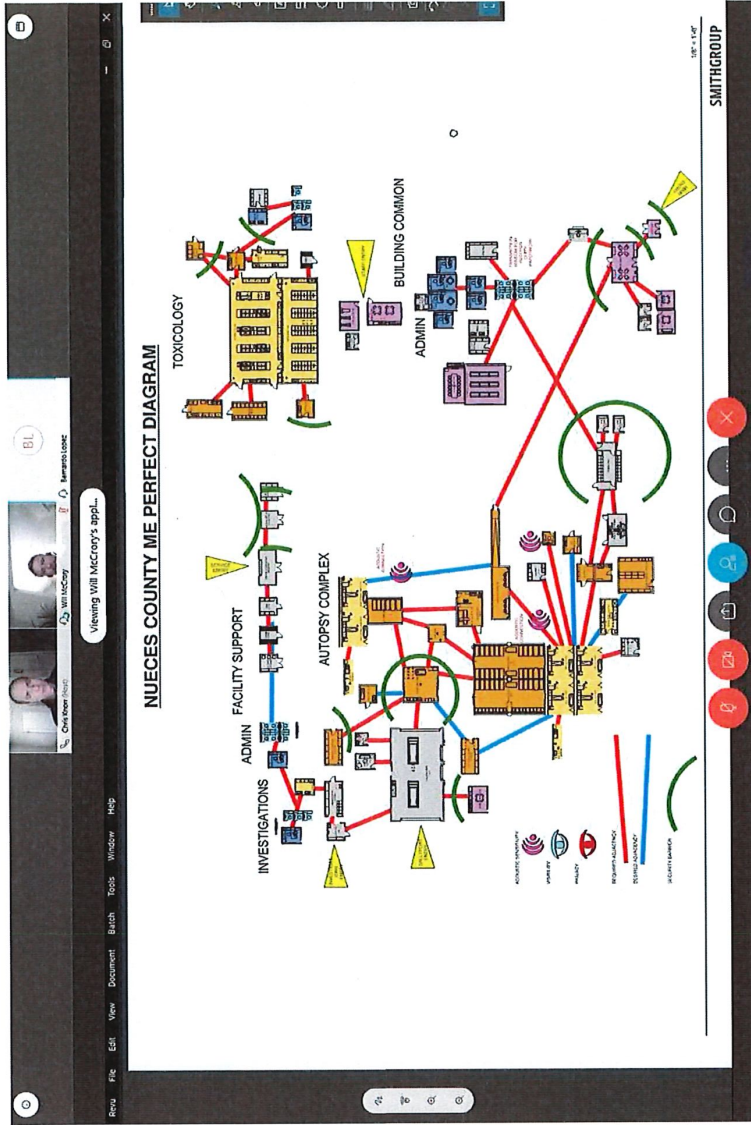
VISIBILITY



ACOUSTICS

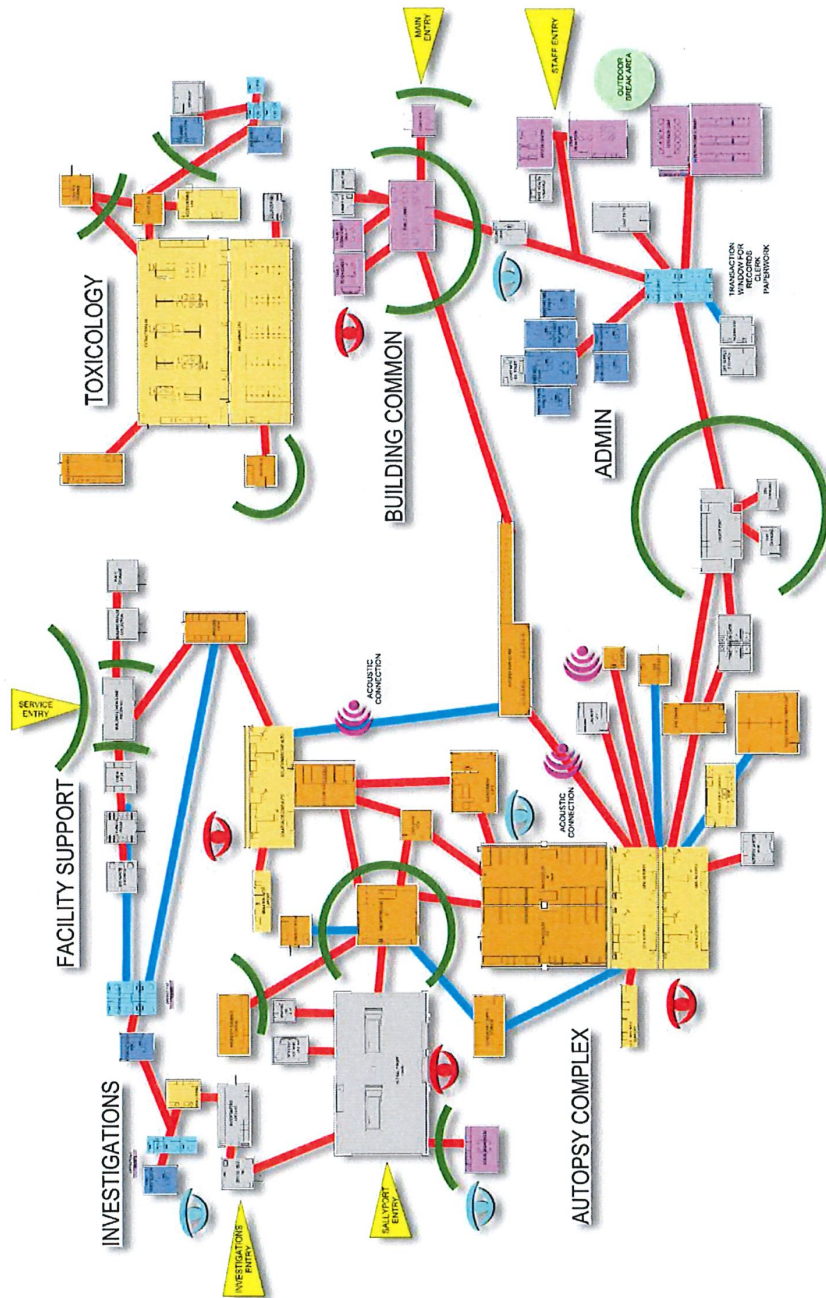


SECURITY



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NUECES COUNTY ME PERFECT DIAGRAM



[illegible]

1000

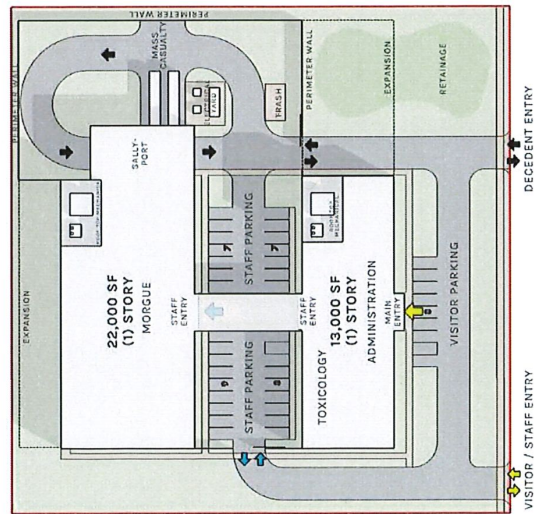
IDEAL SITE ORGANIZATION

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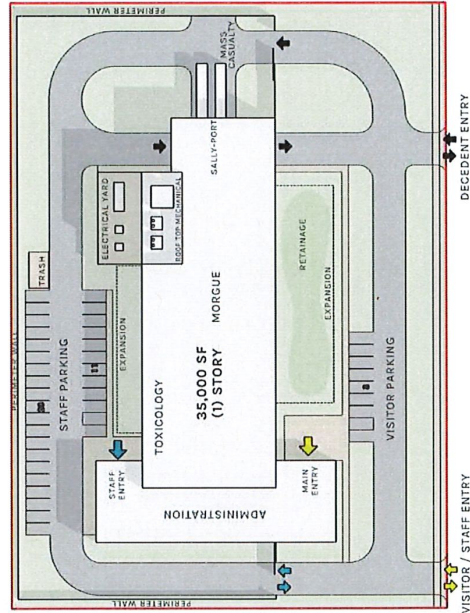
EVALUATION PROCESS

MULTIPLE OPTIONS EVALUATED

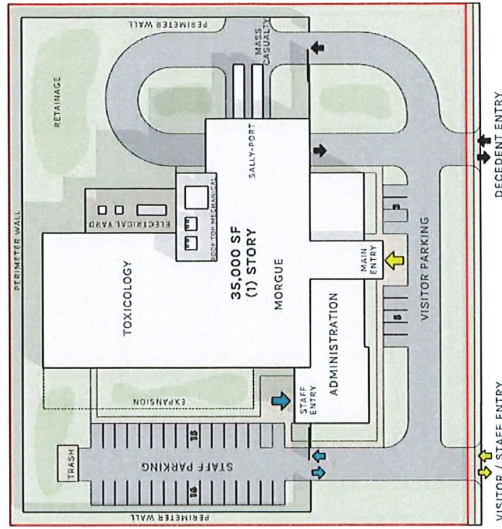
OPTION 1 – TWO BUILDINGS



OPTION 2 – LINEAR FLOW



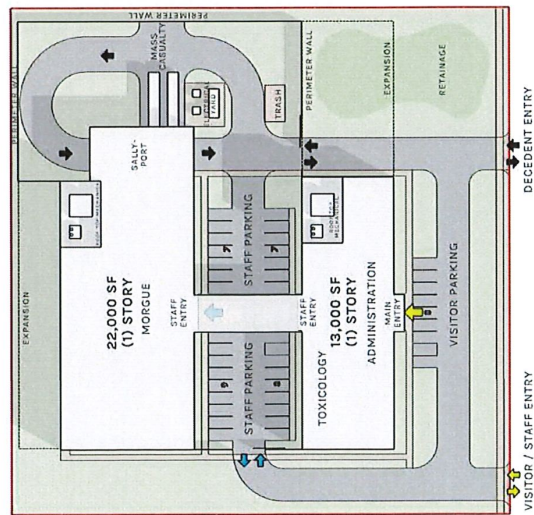
OPTION 3 – SQUARE SITE



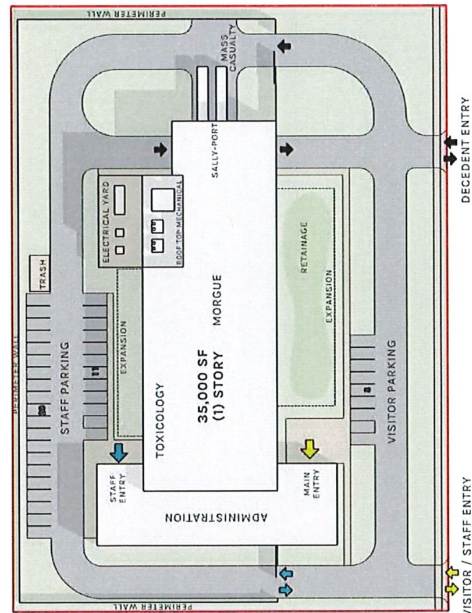
EVALUATION PROCESS

SELECTION FOR FURTHER DEVELOPMENT

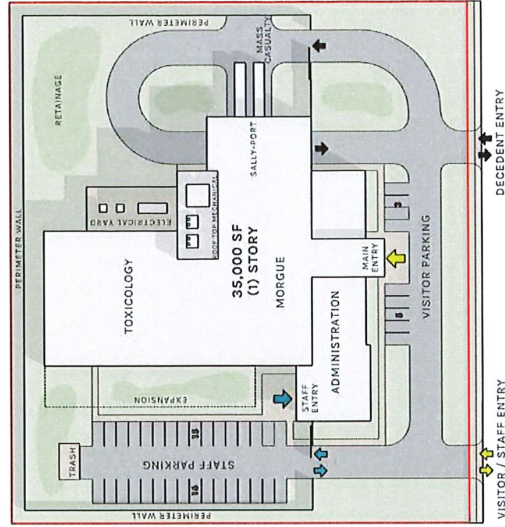
OPTION 1 – TWO BUILDINGS



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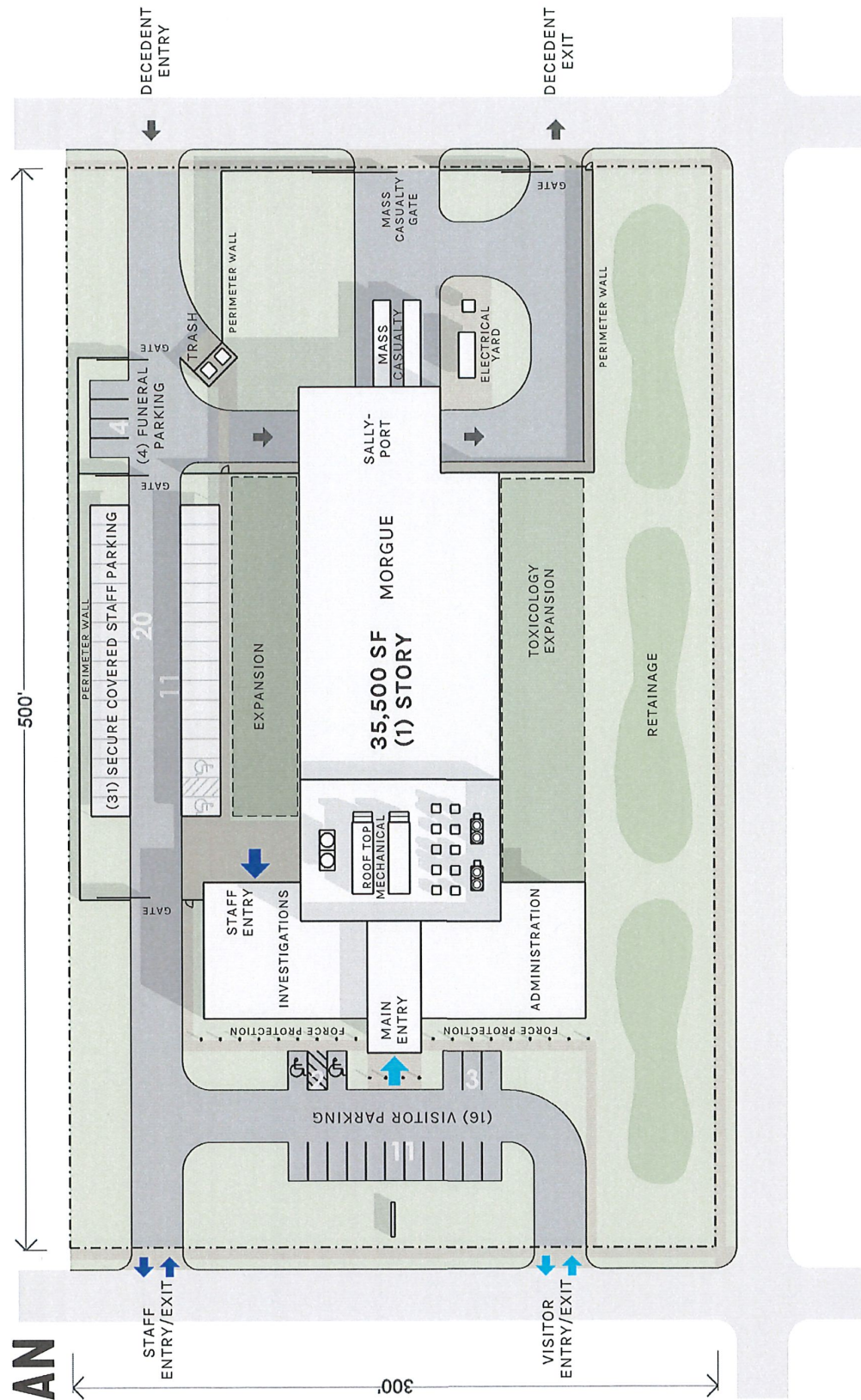


OPTION 3 – SQUARE SITE



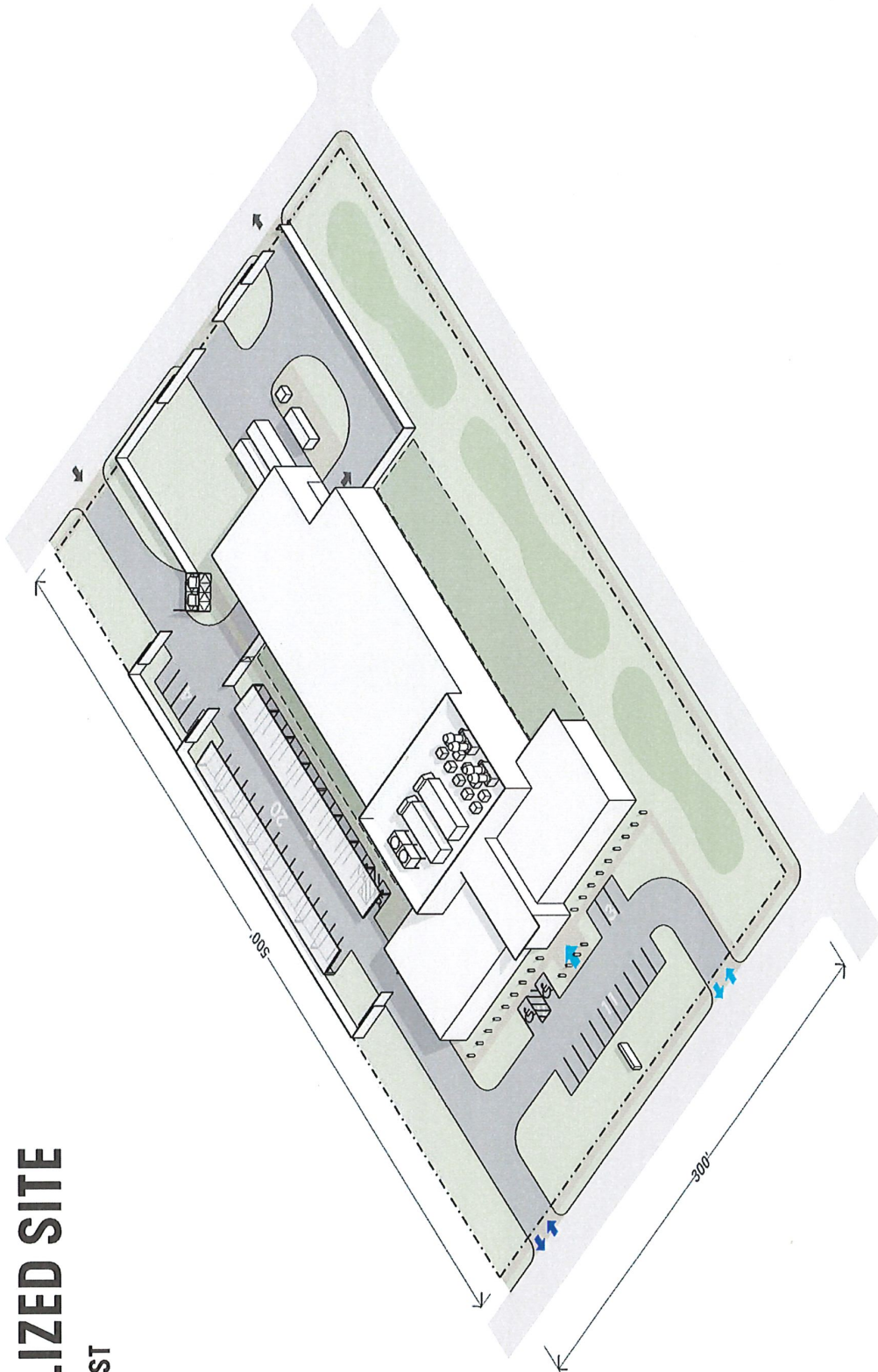
SITE PLAN

3.3 ACRES



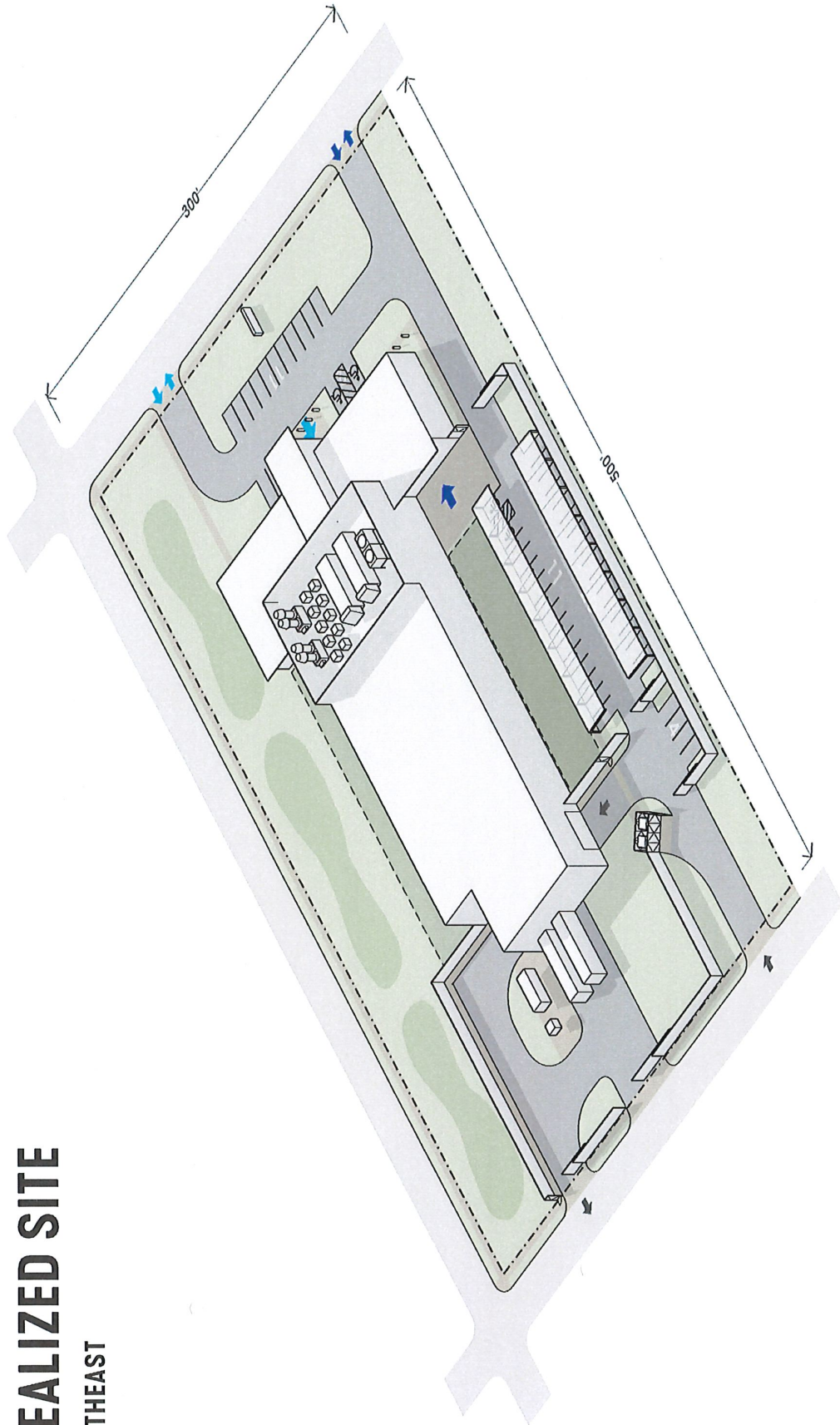
IDEALIZED SITE

SOUTHWEST



IDEALIZED SITE

NORTHEAST



IDEALIZED SITE TEST

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The map displays a grid of lots with various lot numbers and street names. A red dashed line outlines a specific area, and a red circle with the text "EXISTING ME" is placed on one of the lots. The map also shows a large green area labeled "CHRISTUS CHIRALI" and a large building labeled "LLOYD PETERSON LN".

1000000

IDEALIZED SITE TEST-FIT

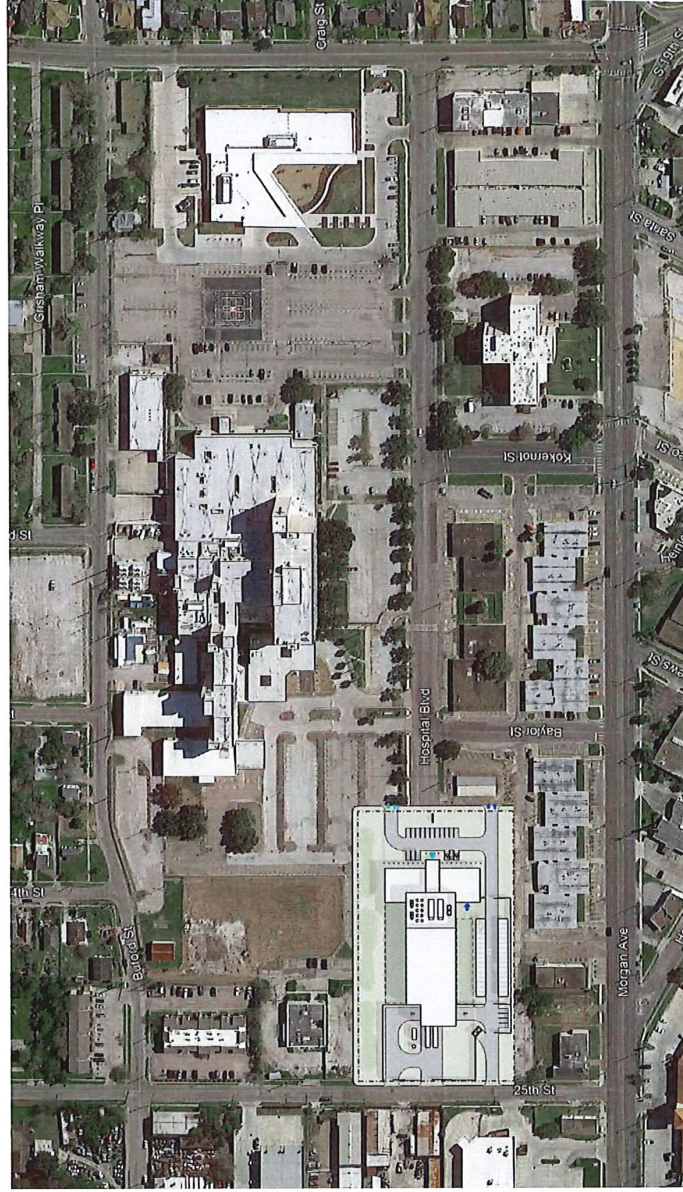
HOSPITAL DISTRICT CAMPUS

Positive Aspects:

- Pushes ME to corner
- Service from 25th St
- Prominent Entry View

Negative Aspects:

- Impacts existing ME access
- Physicians Plaza demo
- Requires City Street abandonment



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IDEALIZED SITE TEST-FIT

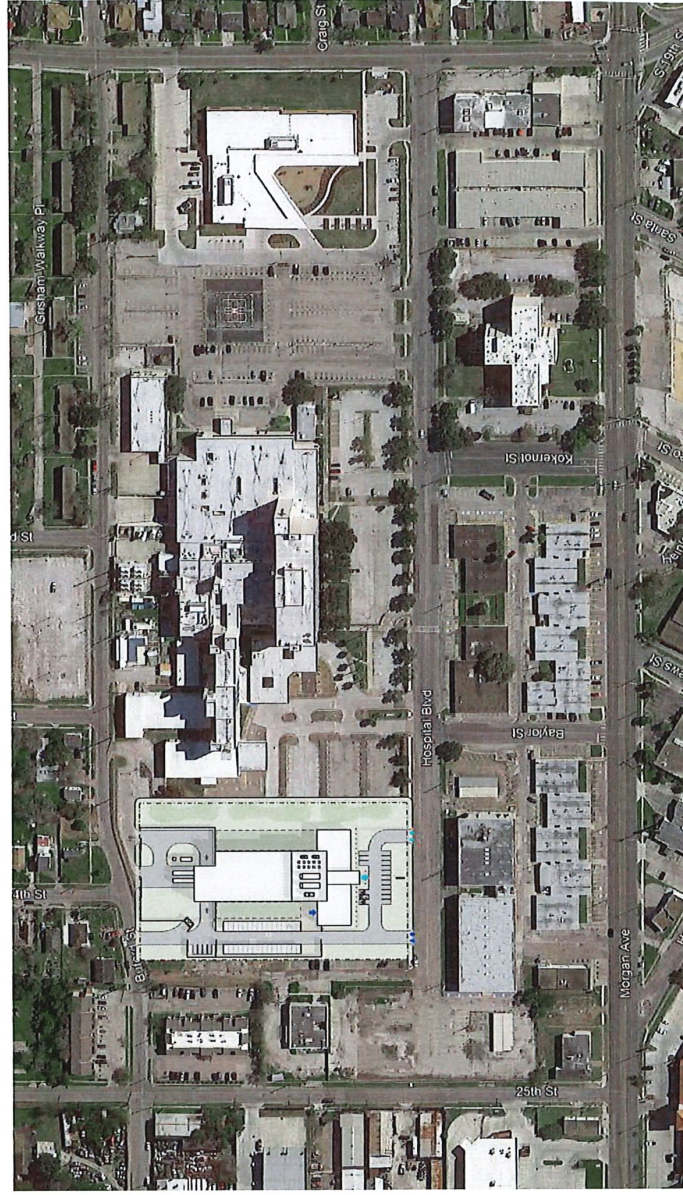
HOSPITAL DISTRICT CAMPUS

Positive Aspects:

- Reinforces site boundary with new Quick Care
- Preserves existing ME access
- Limits building demolition

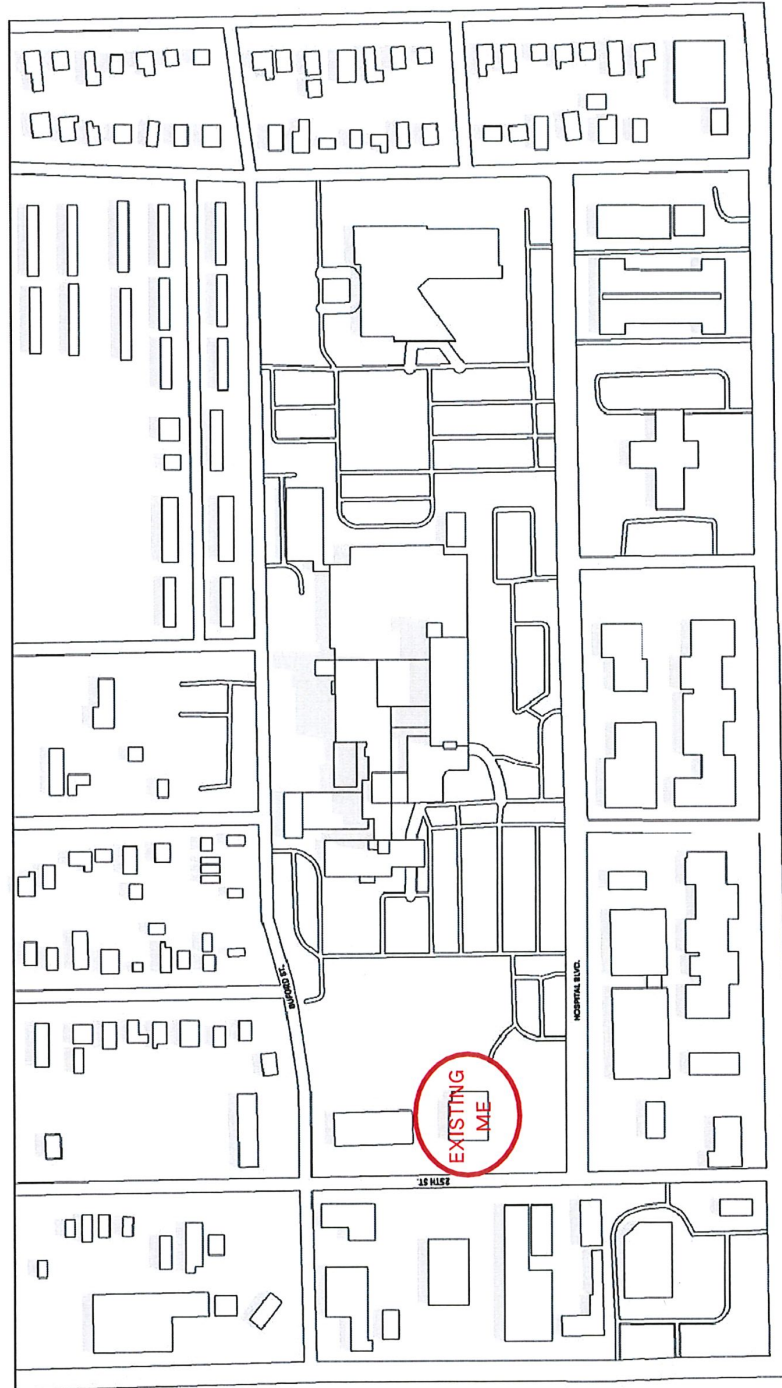
Negative Aspects:

- Service from Buford w/ residential



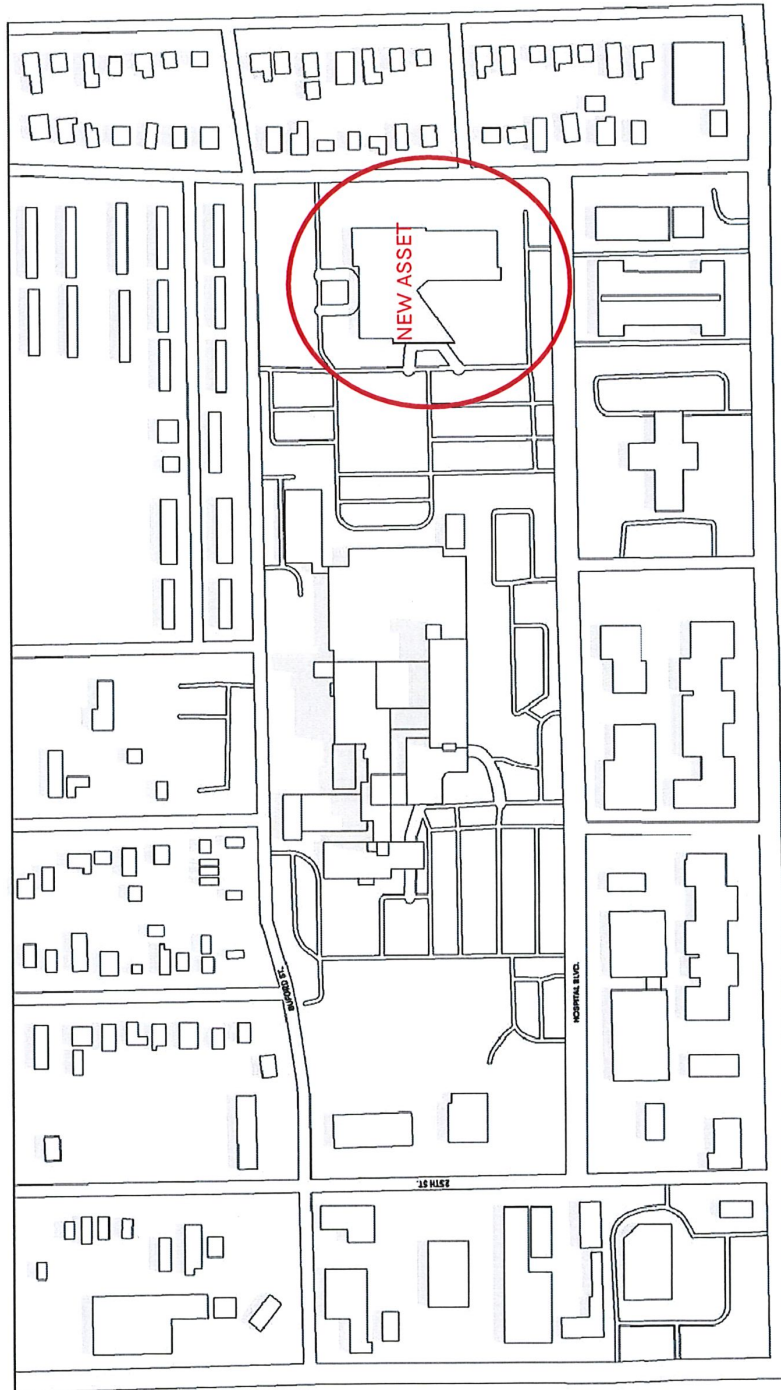
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HOSPITAL DISTRICT SITE OPPORTUNITIES



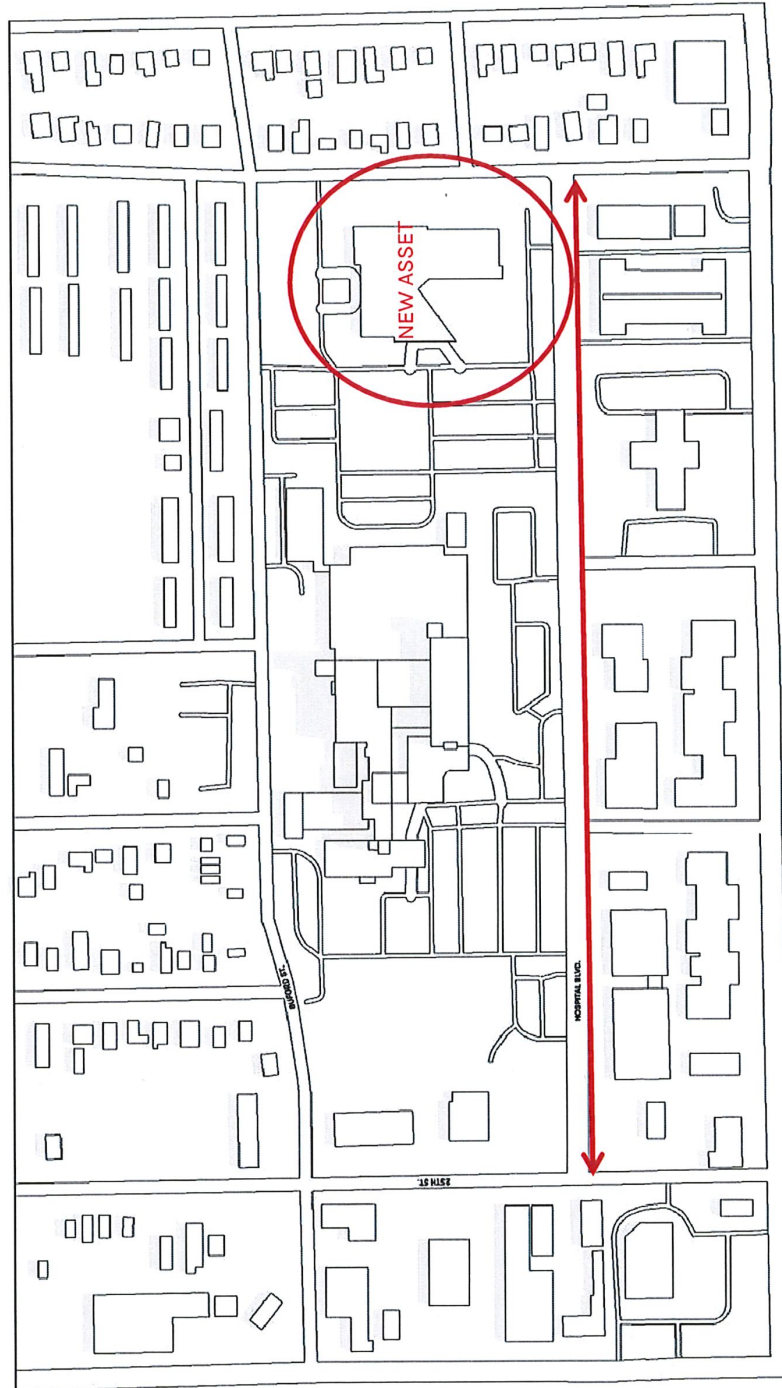
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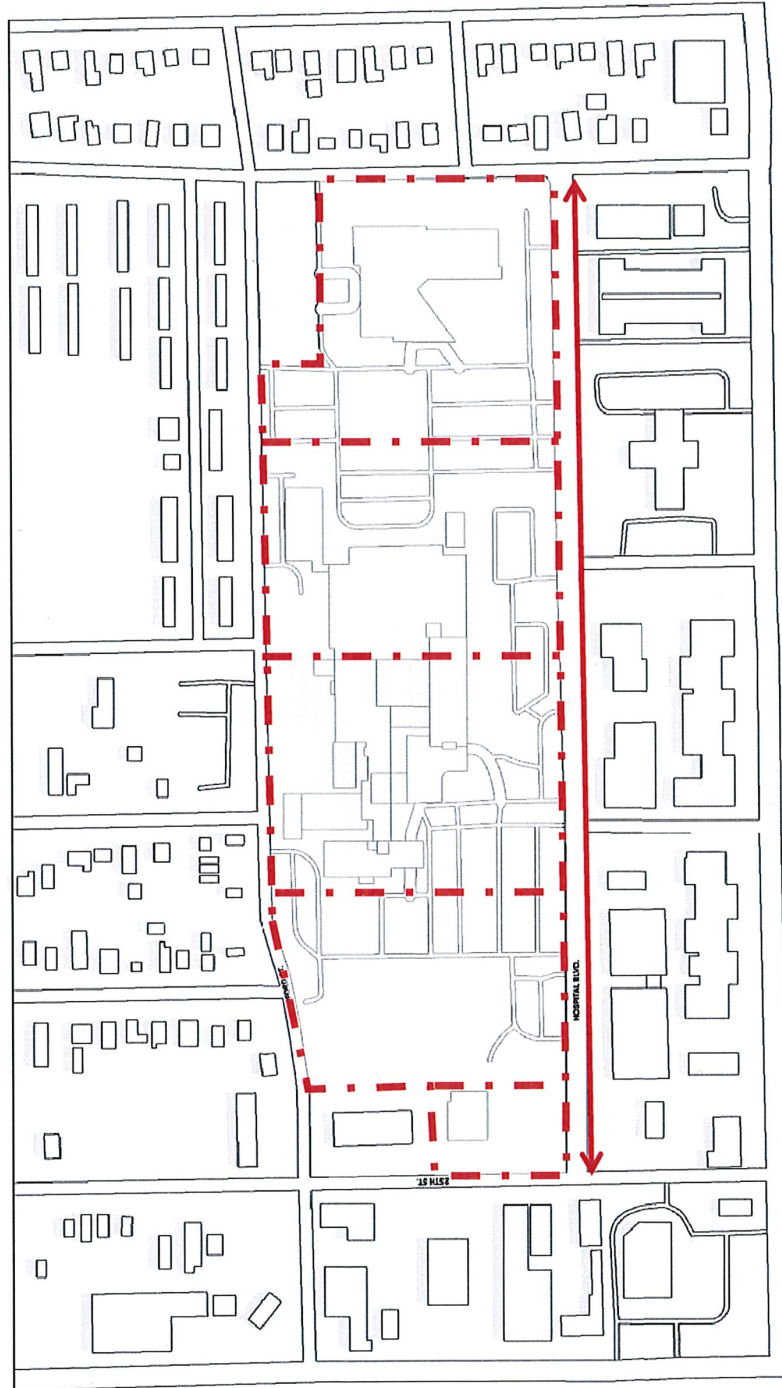
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HOSPITAL DISTRICT SITE OPPORTUNITIES



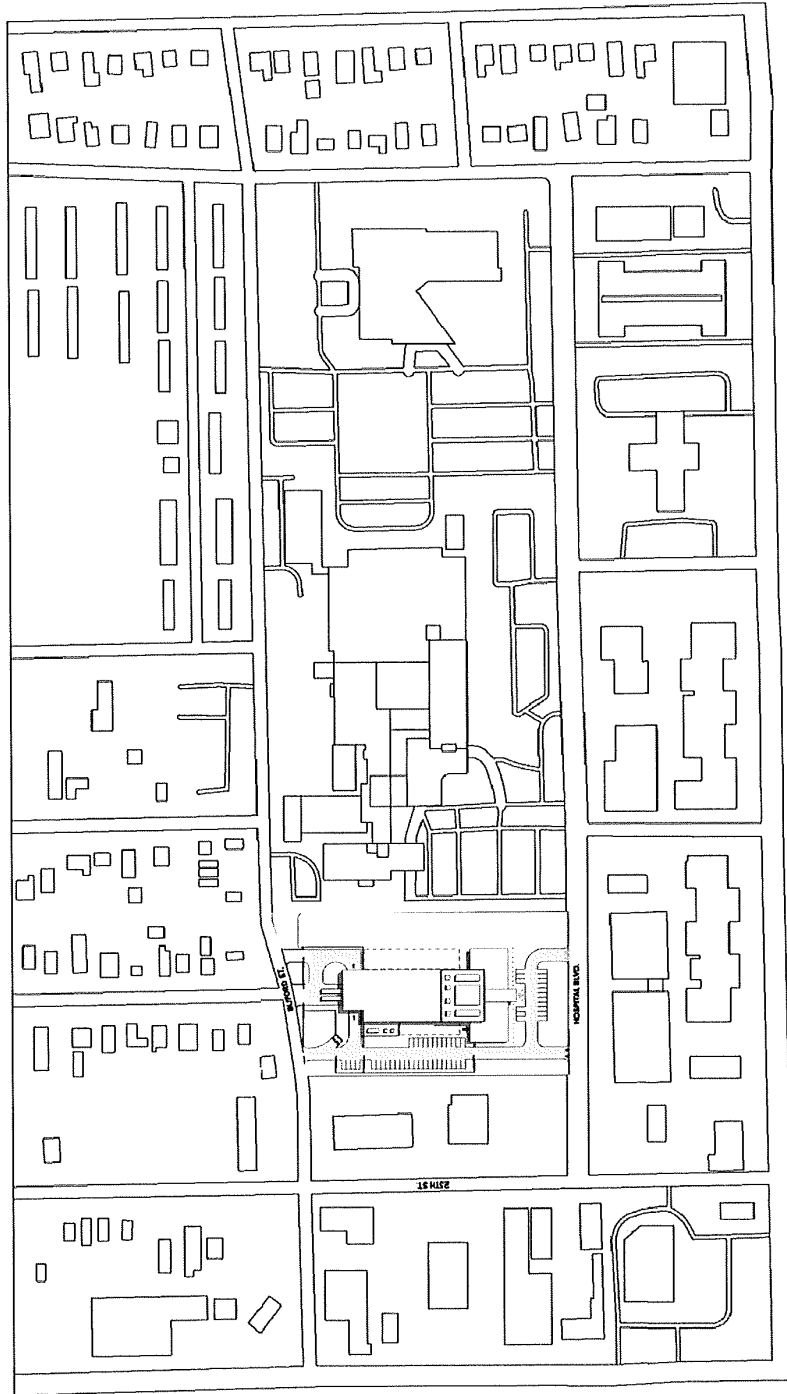
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HOSPITAL DISTRICT SITE OPPORTUNITIES



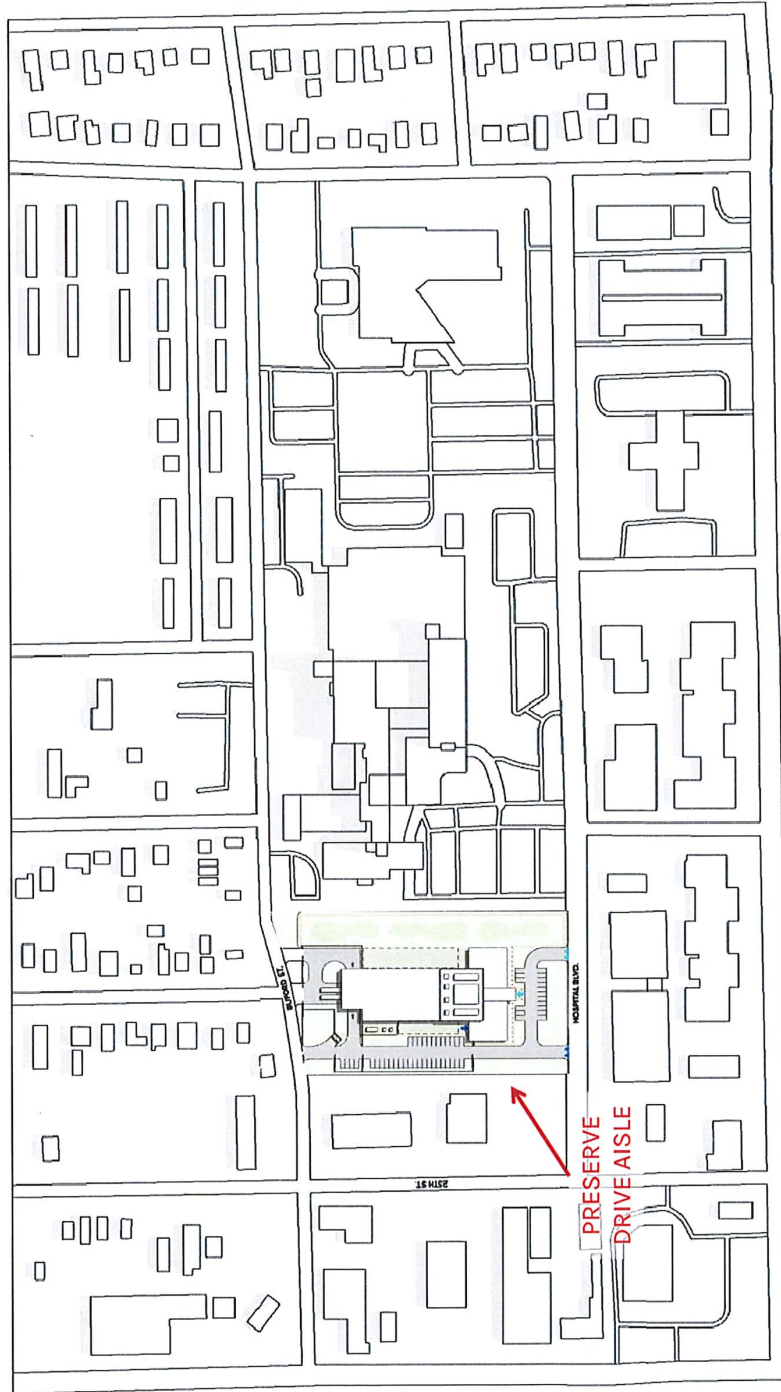
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IDEALIZED SITE UPDATE

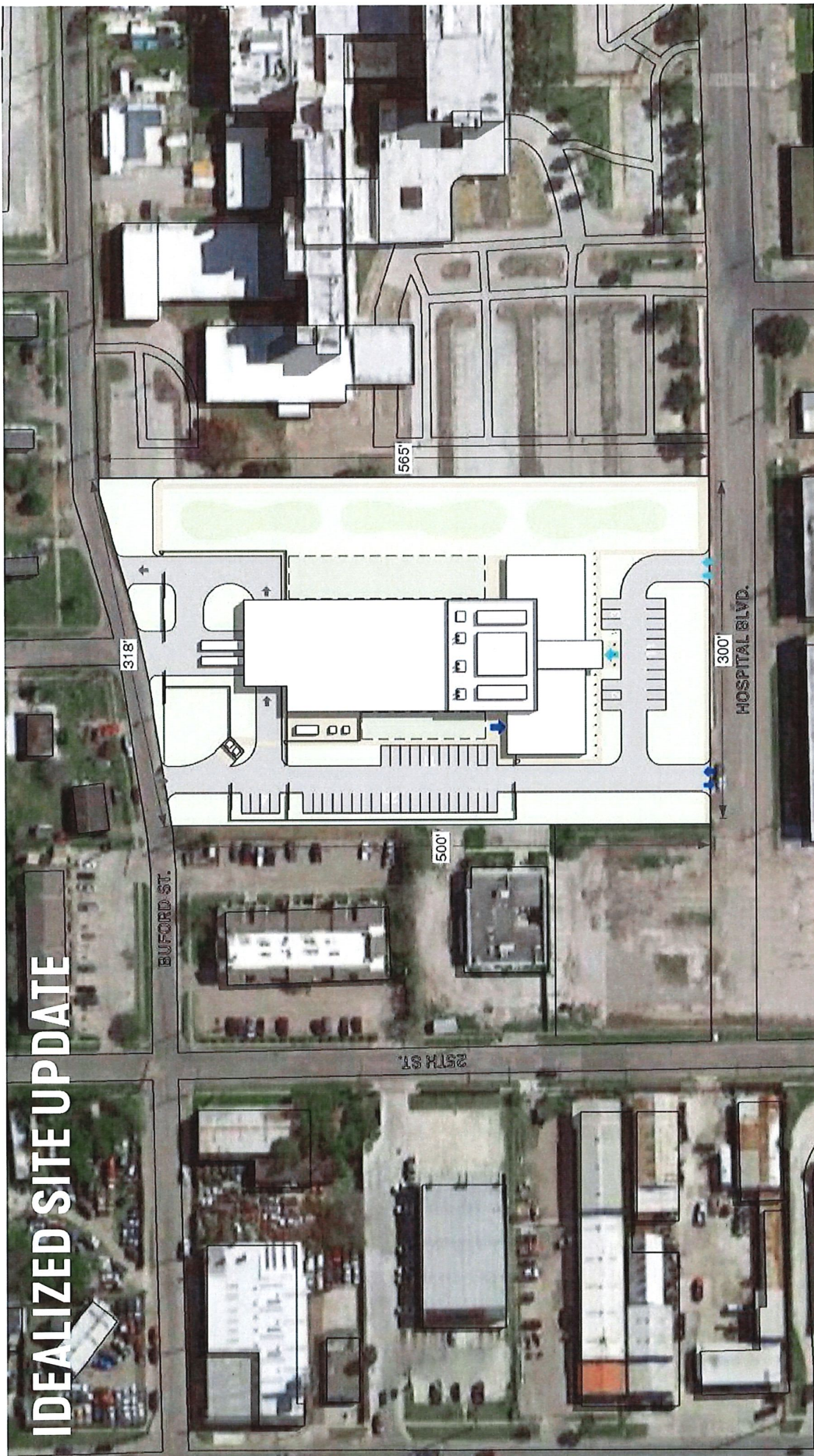


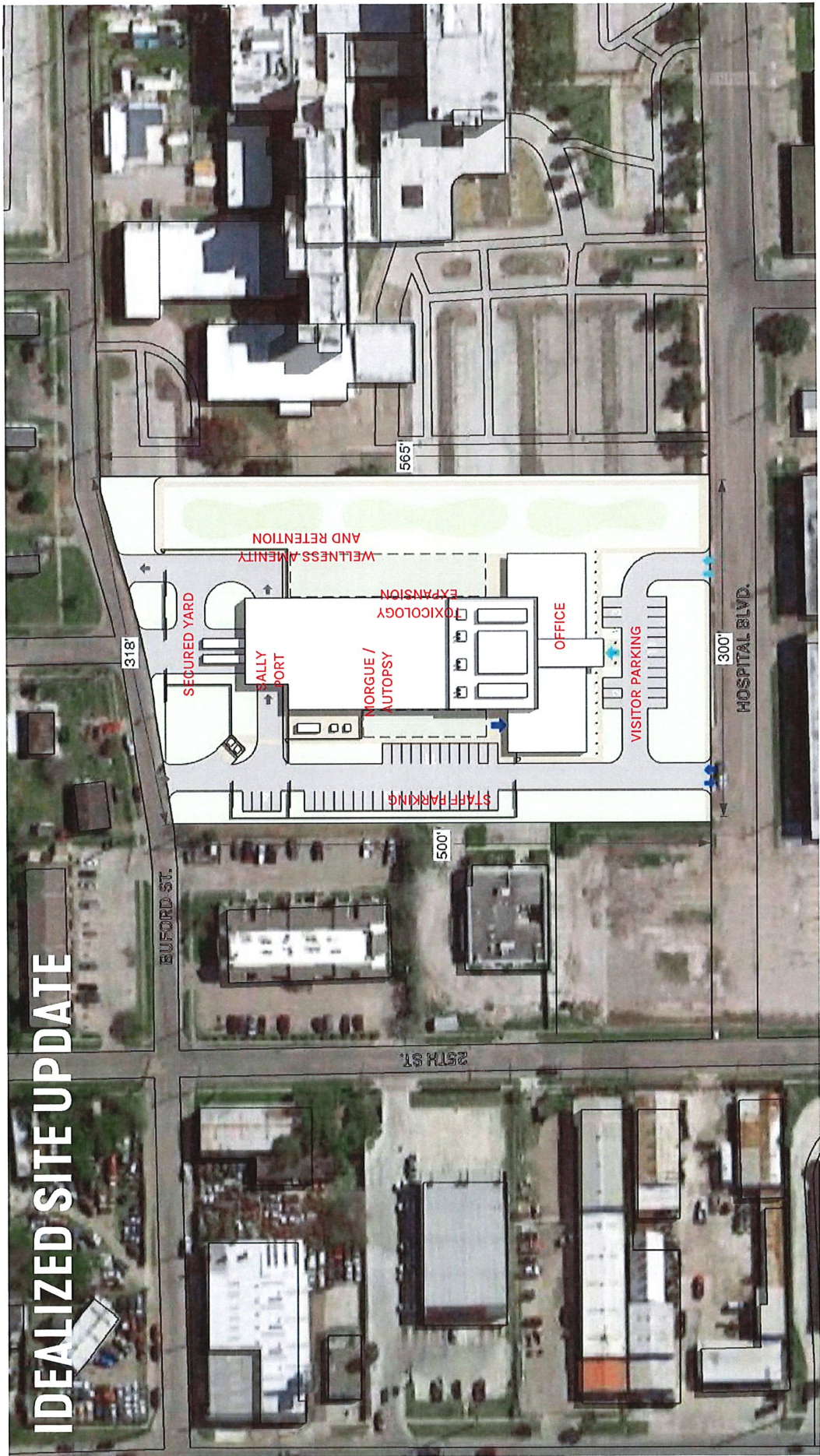
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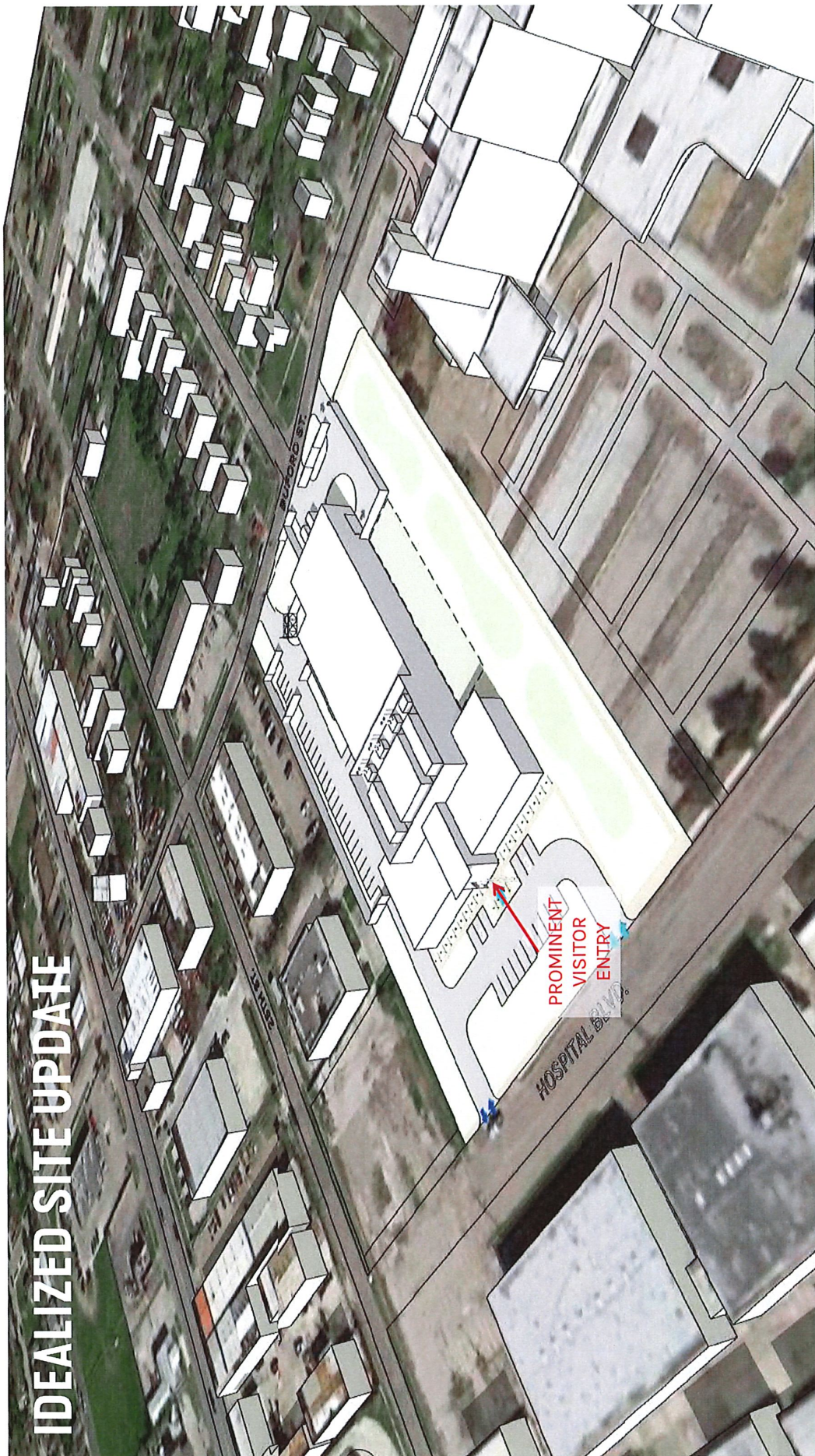
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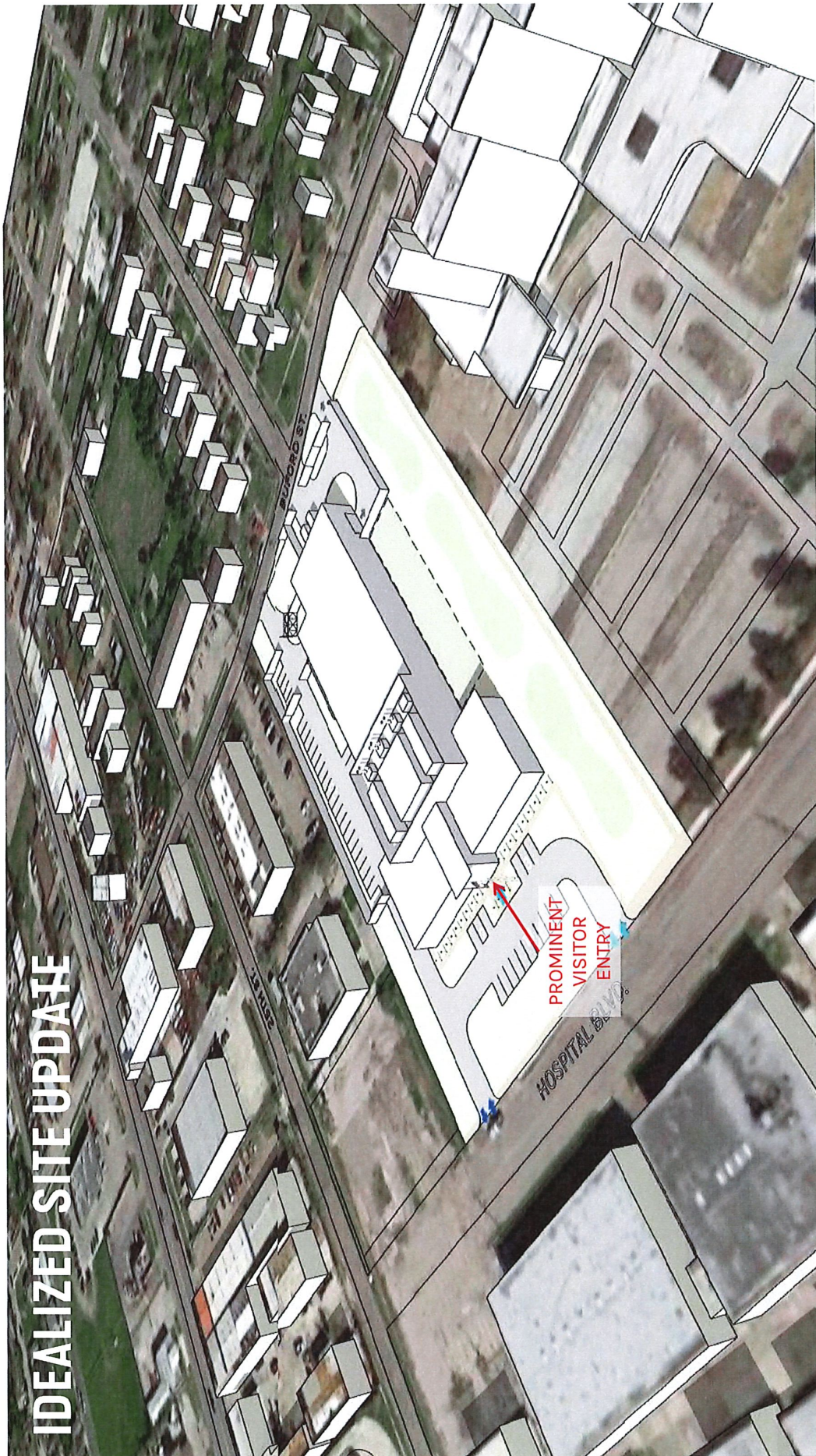


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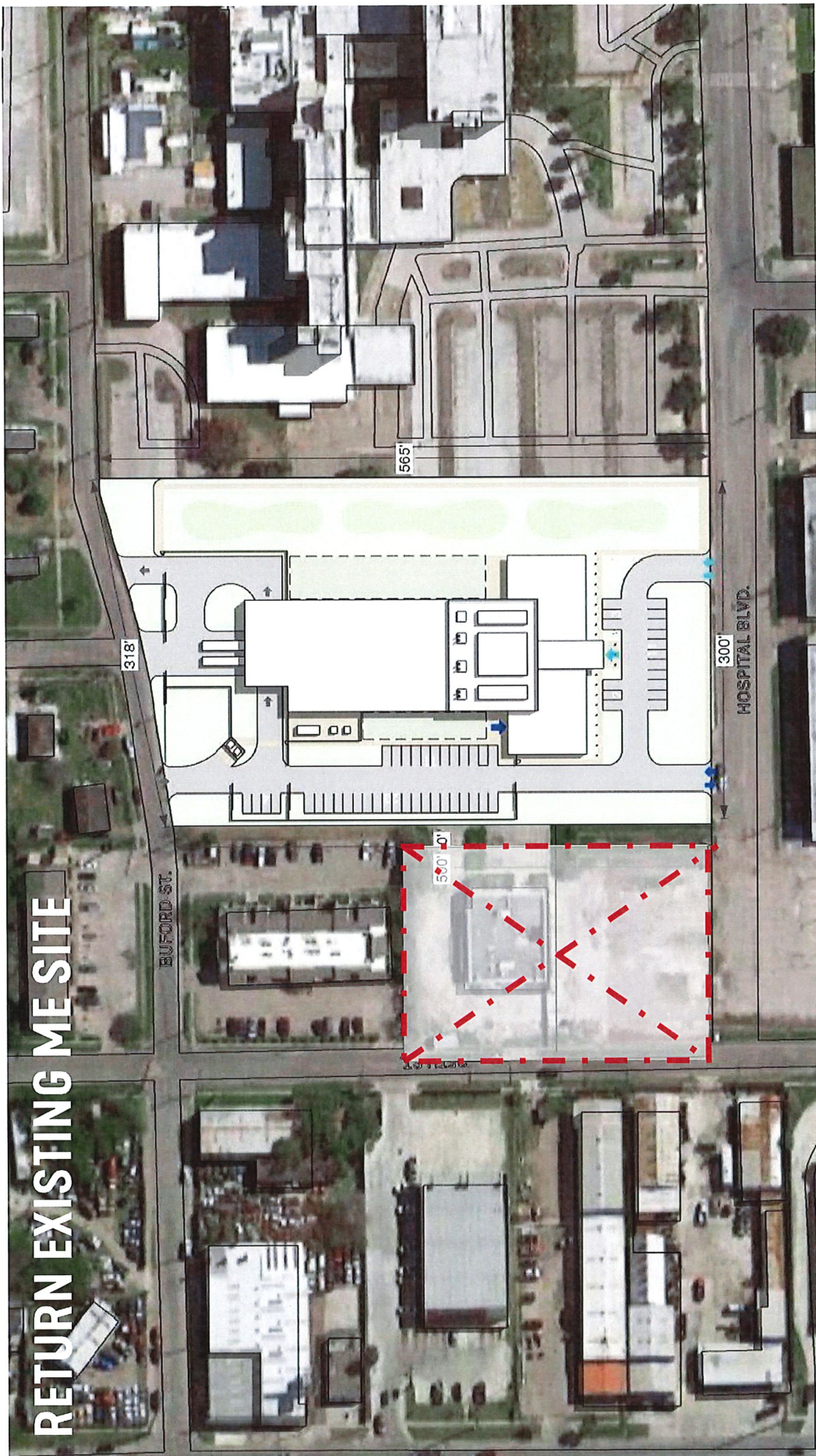


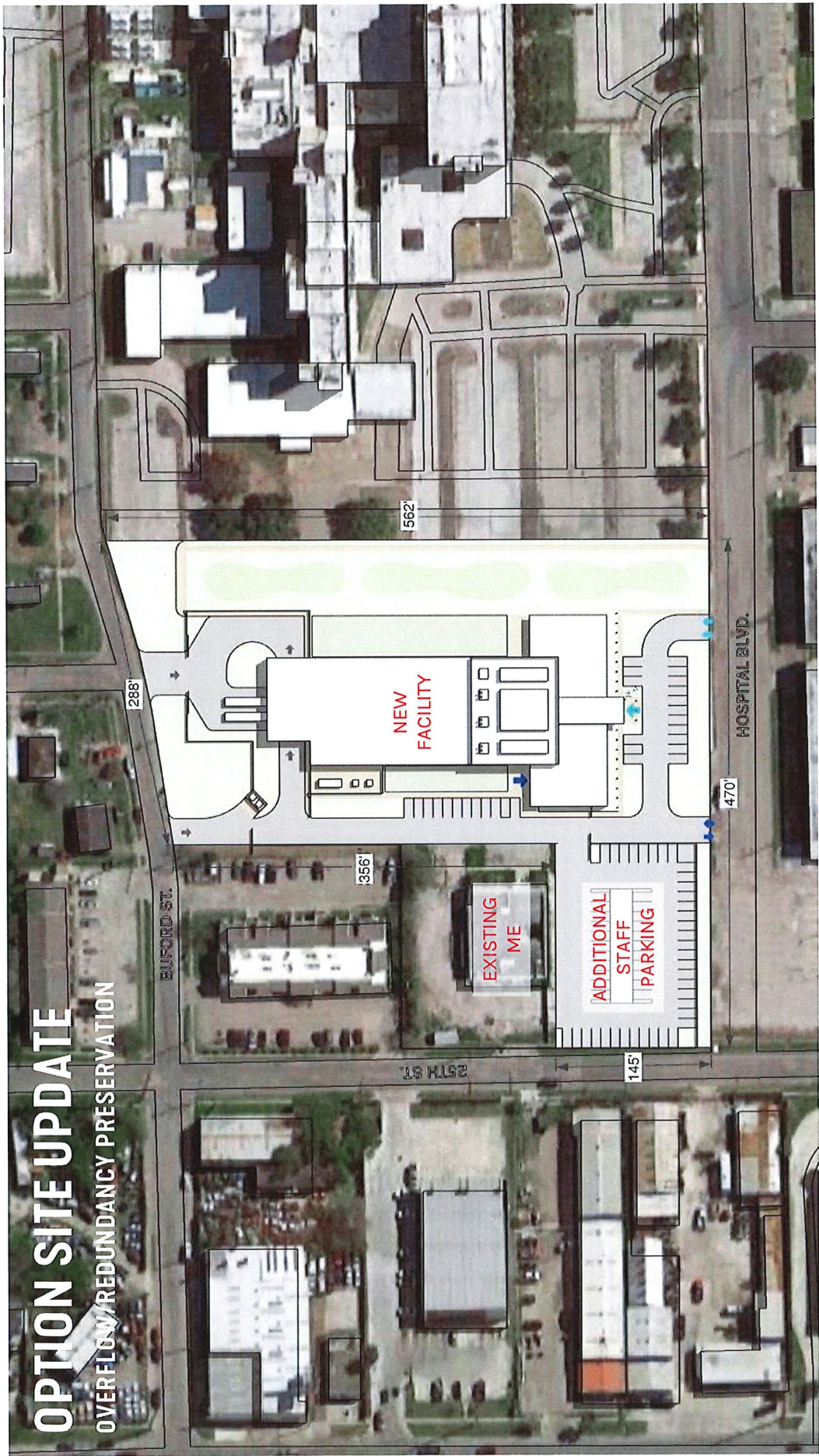












WRAP-UP

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