

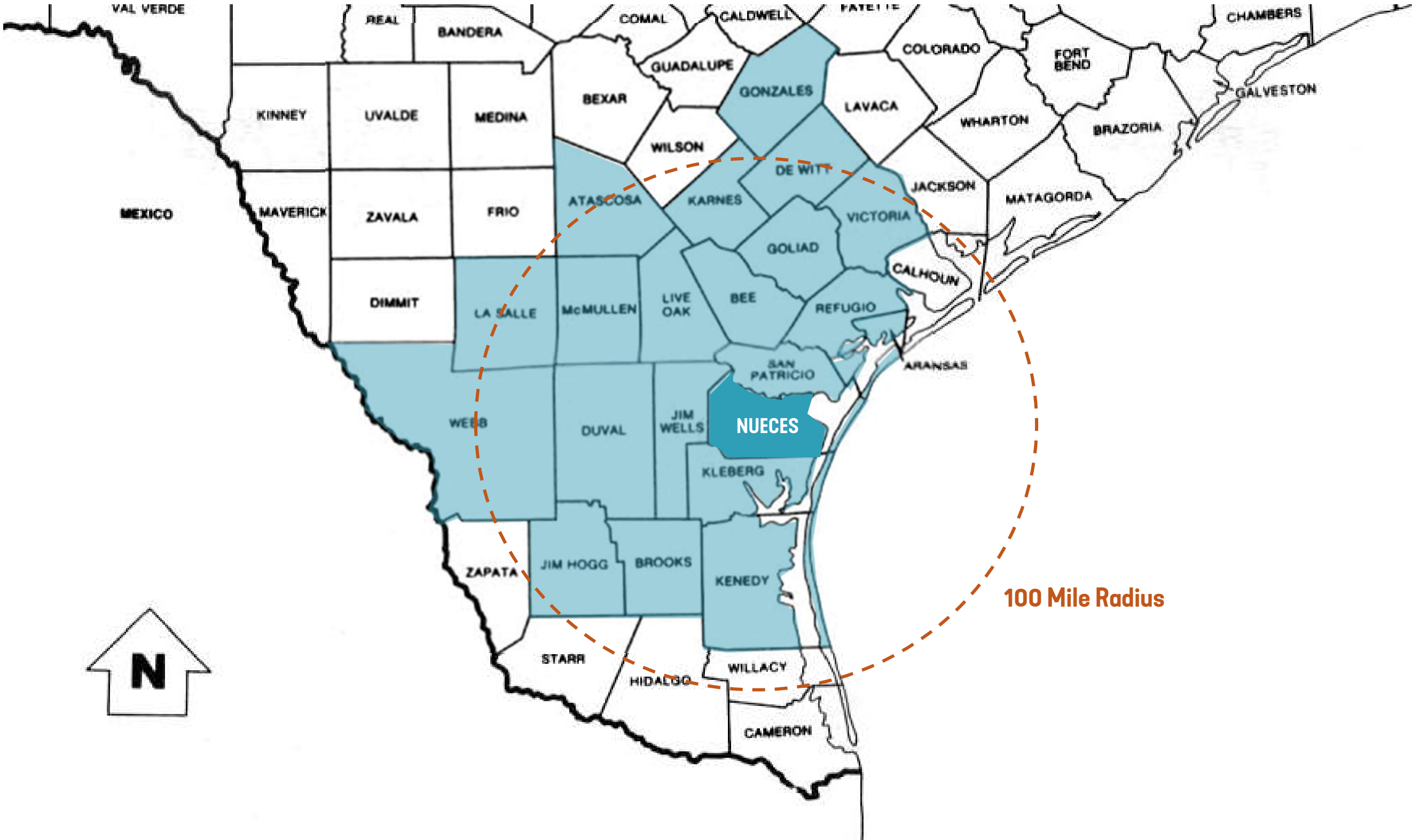
NUECES COUNTY MEDICAL EXAMINER

MEMORIAL HOSPITAL SITE OPPORTUNITIES

JUNE 9, 2020

FACILITY METRICS AND SIZING

COUNTY SERVICE AREA

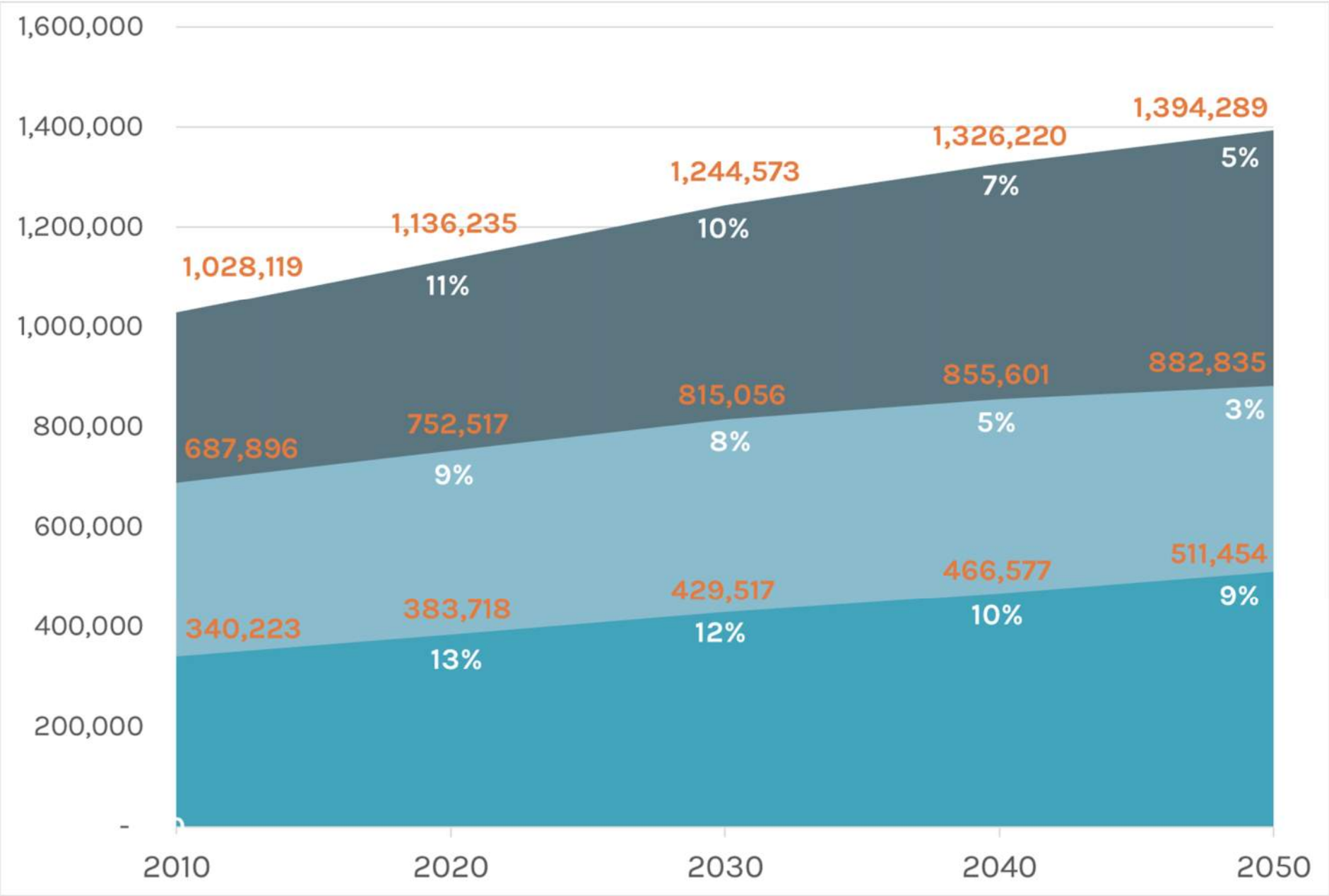


100 Mile Radius

POPULATION GROWTH

NUECES COUNTY AND PARTNERS

- COMBINED POPULATION
- PARTNER COUNTIES
- NUECES COUNTY



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

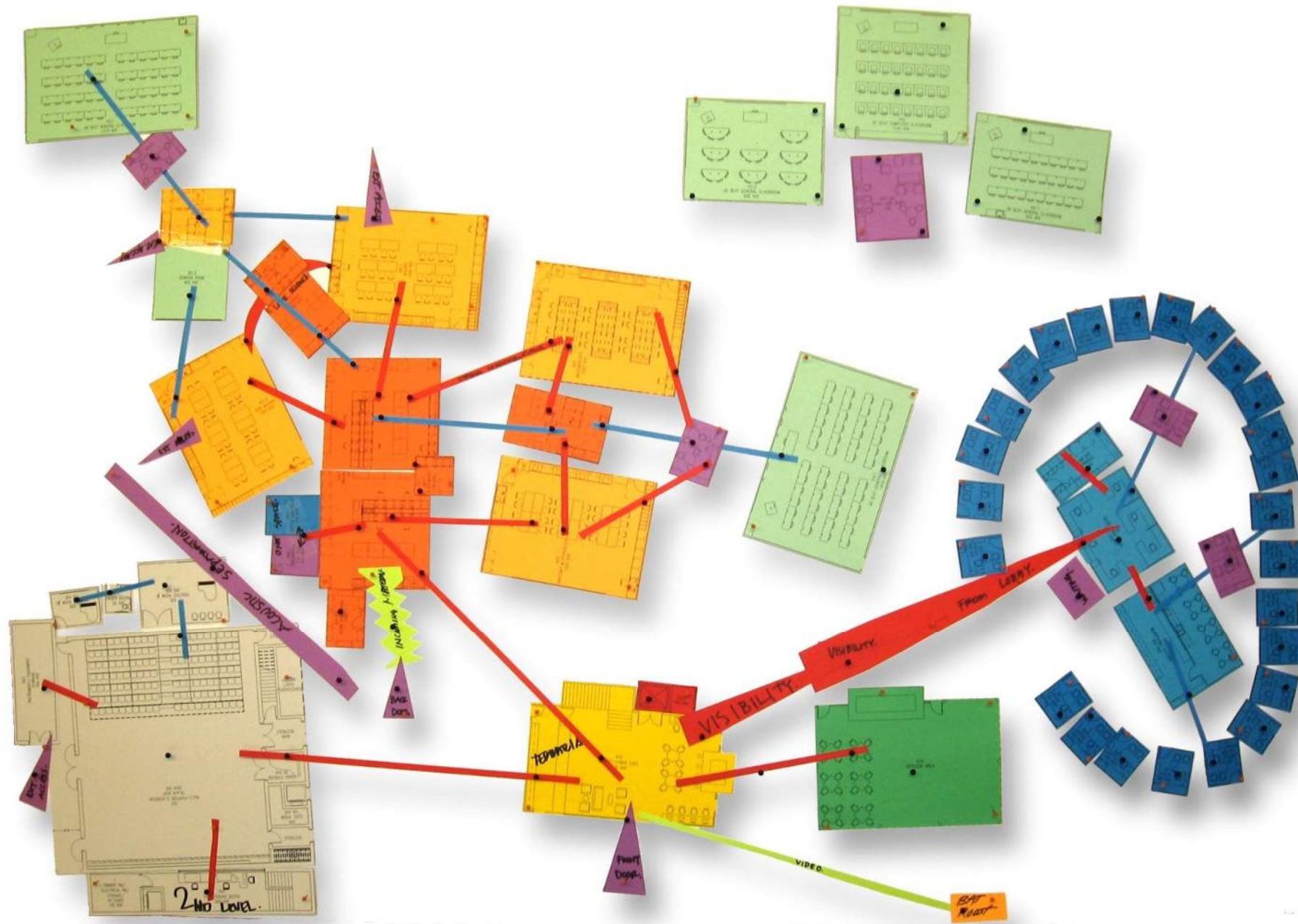
PROGRAM OVERVIEW

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	FUTURE PROGRAM 4,875
Investigations	4	60%	406	677
Facility Common	1	60%	2,973	4,956
Facility TOTAL	31	60%	20,358	33,931

APPROXIMATE PROGRAM AREA ≈ 29,000 GSF

THE 'PERFECT DIAGRAM'

PERFECT DIAGRAM GOALS



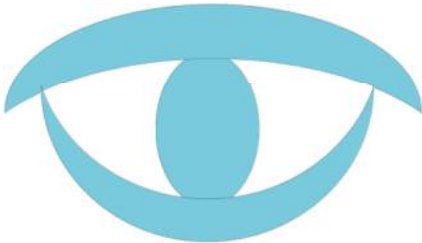
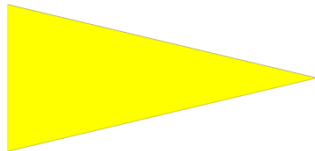
- ARRIVAL. FRONT DOOR(S)
- BIG PICTURE ADJACENCIES
 - Required
 - would be nice
 - separation
- PLANNING DRIVERS
- MAKING FORENSIC COMMUNITY
- VISIBILITY + ACCESS
- SECURITY
- OUTDOOR ACCESS/AMENITY?

PERFECT DIAGRAM KEY

← REQUIRED ADJACENCY →

← DESIRED ADJACENCY →

BUILDING
ENTRY



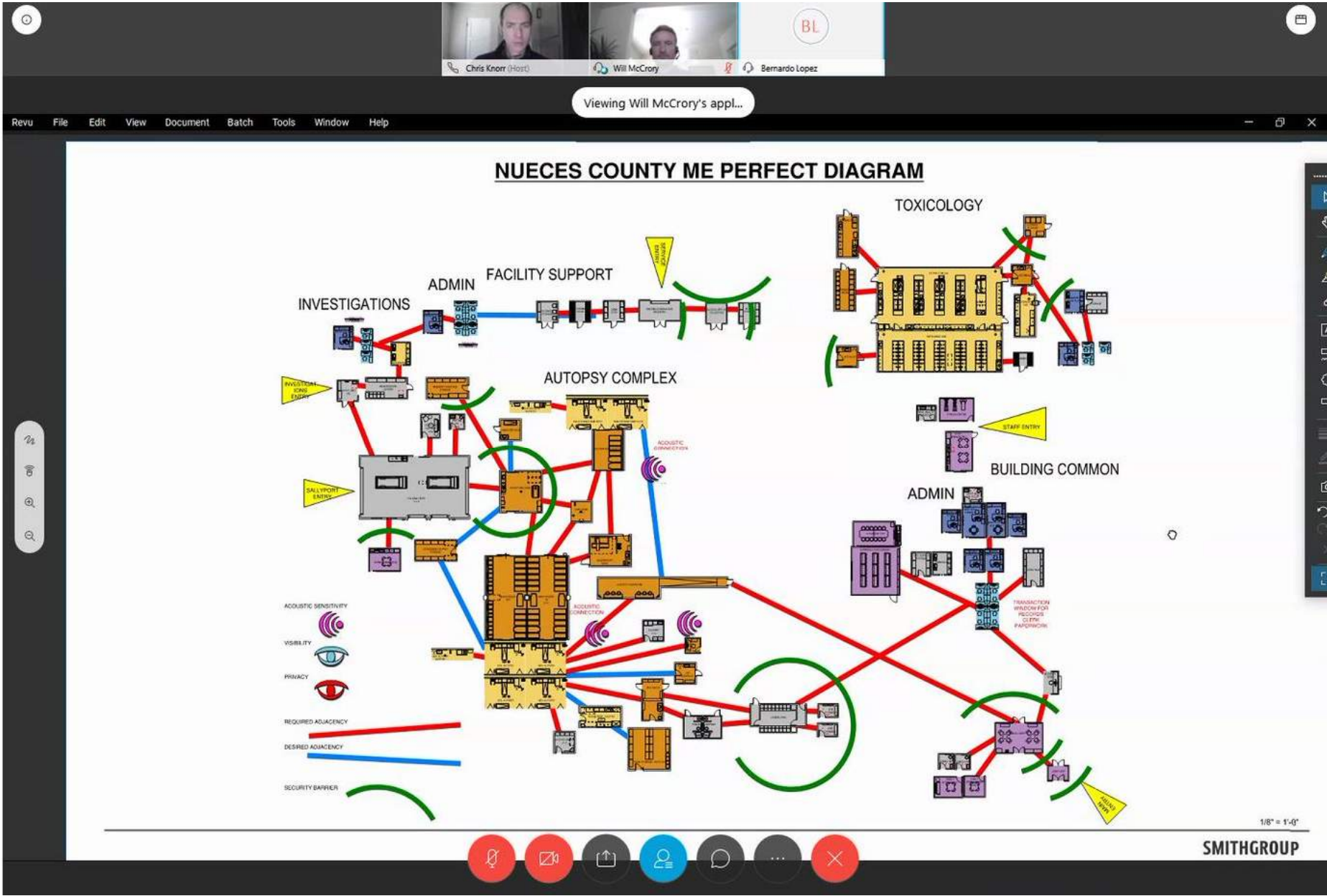
VISIBILITY



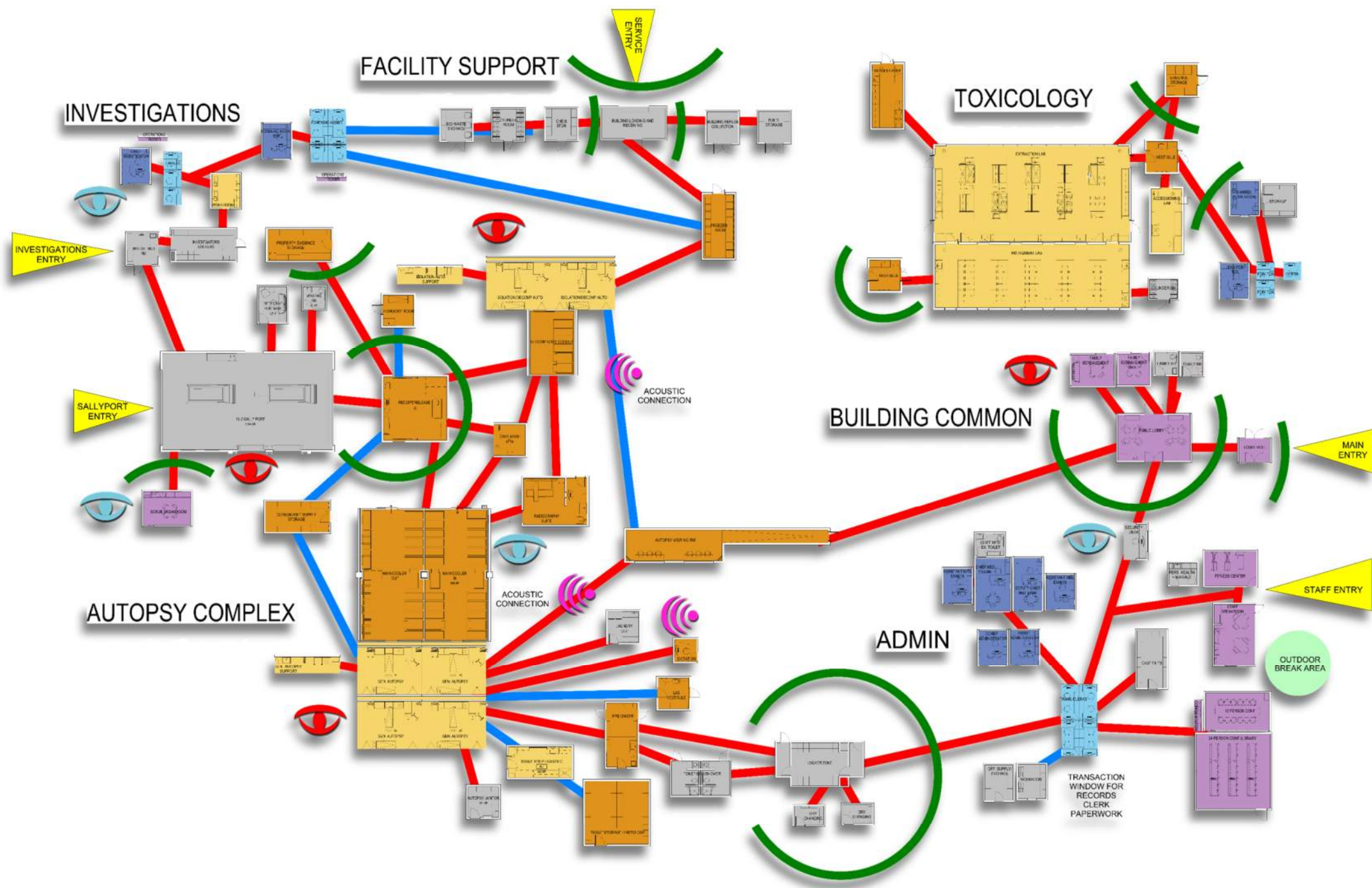
SECURITY



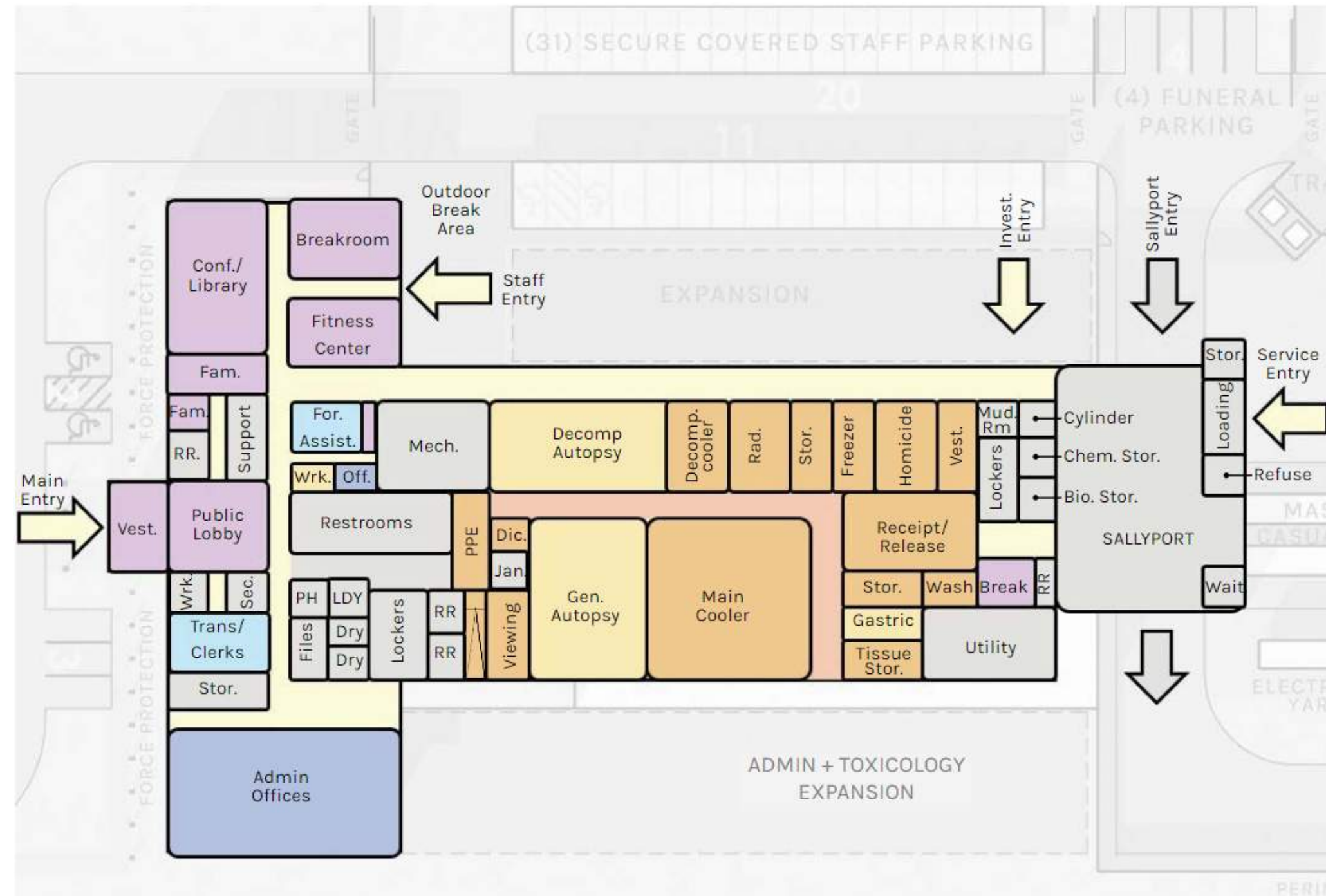
ACOUSTICS



NUECES COUNTY ME PERFECT DIAGRAM



CONCEPT DIAGRAM

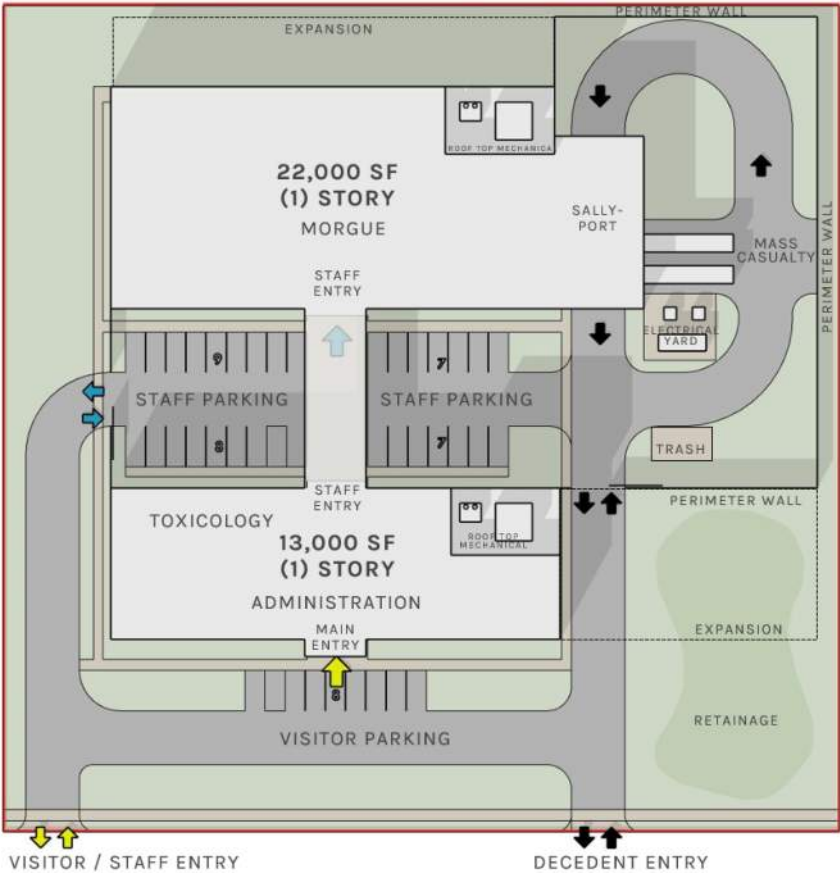


IDEAL SITE ORGANIZATION

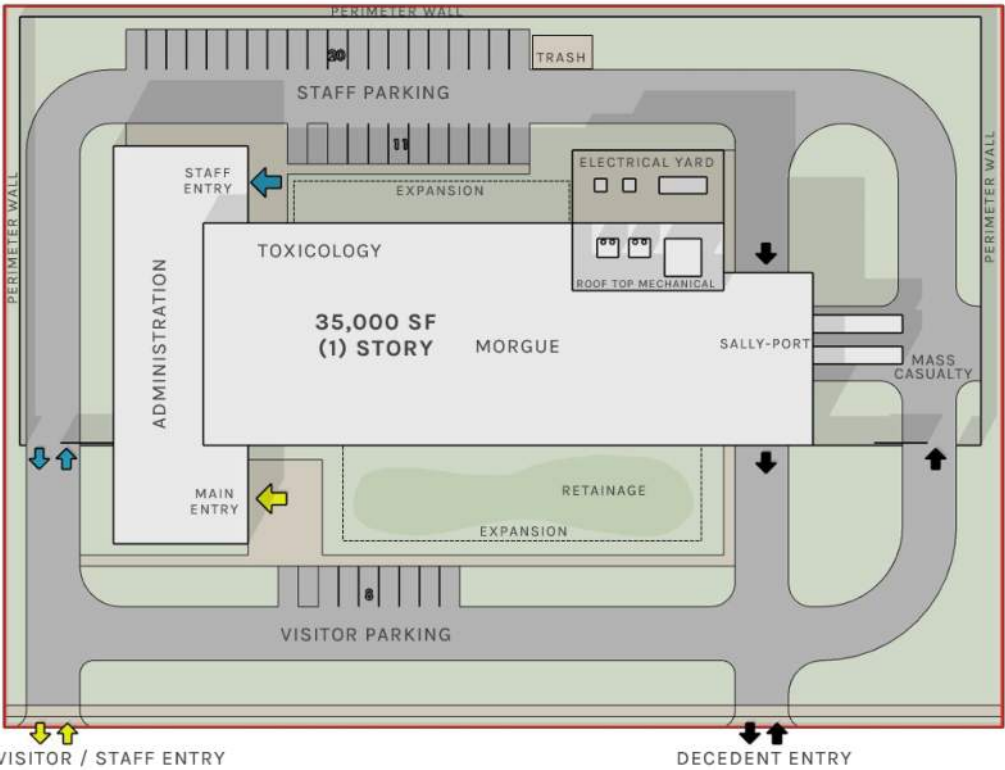
EVALUATION PROCESS

MULTIPLE OPTIONS EVALUATED

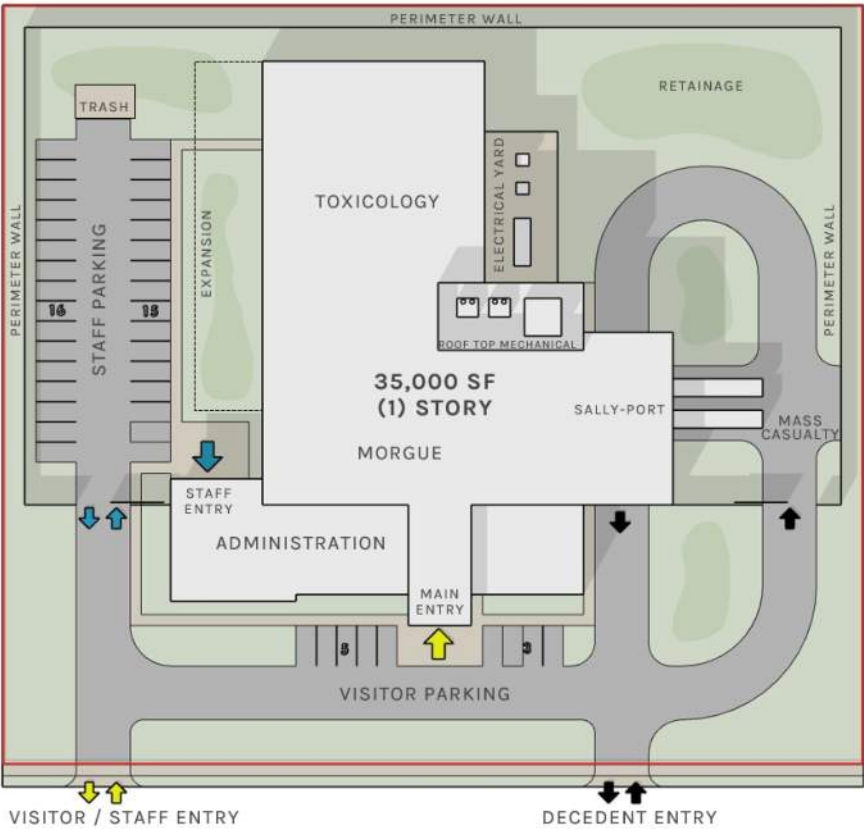
OPTION 1 – TWO BUILDINGS



OPTION 2 – LINEAR FLOW



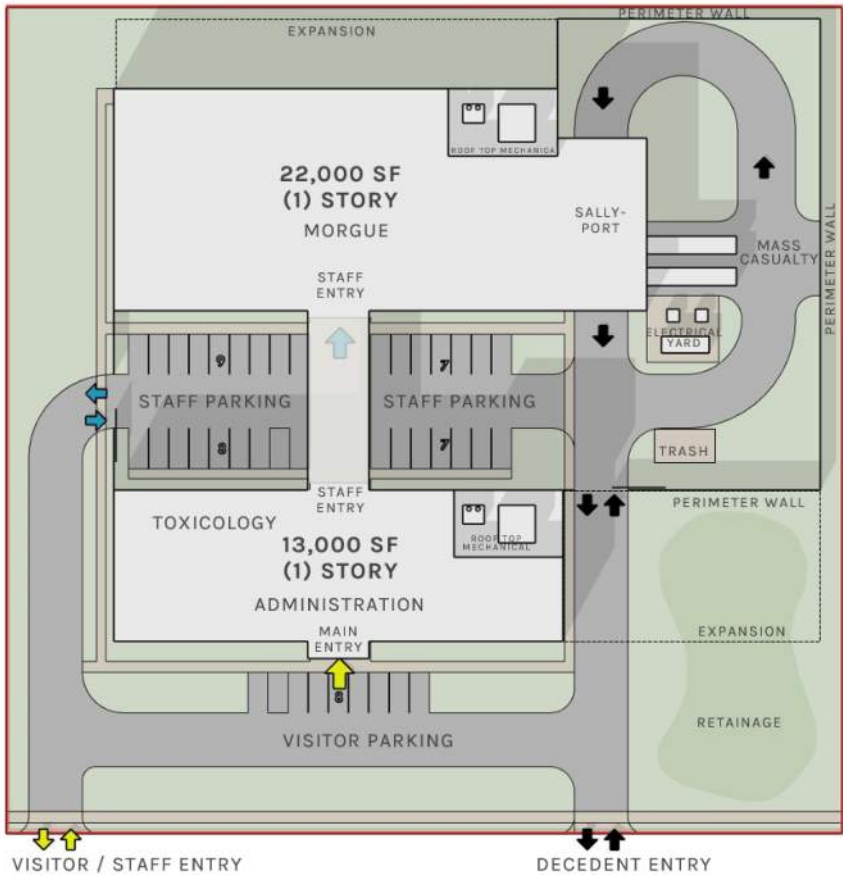
OPTION 3 – SQUARE SITE



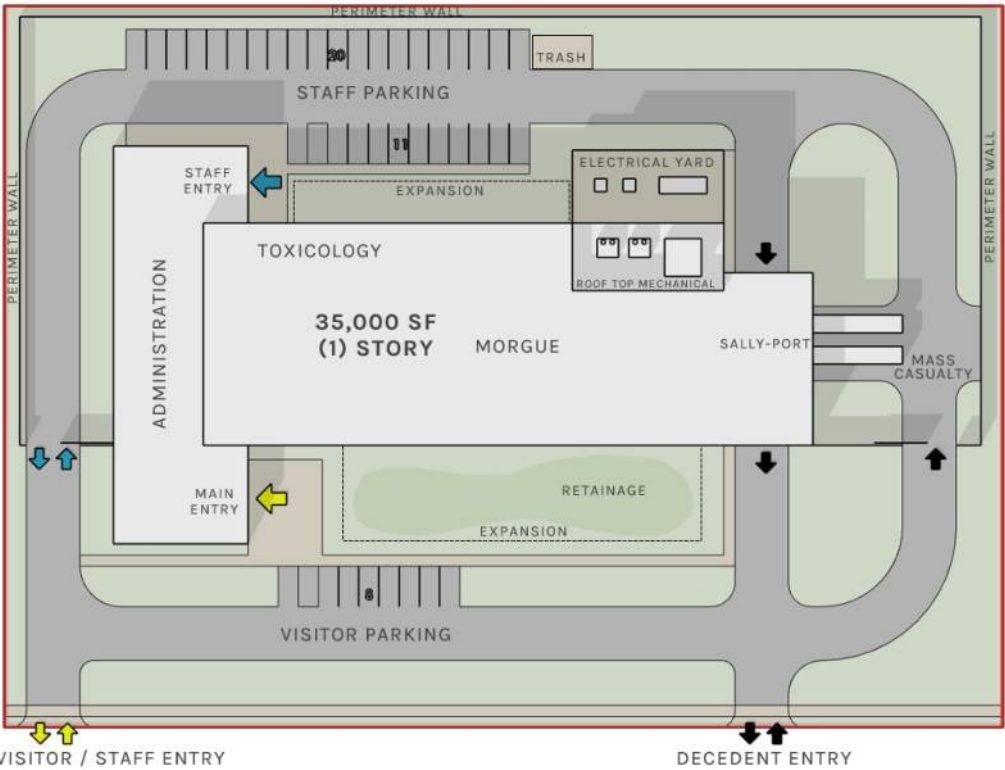
EVALUATION PROCESS

SELECTION FOR FURTHER DEVELOPMENT

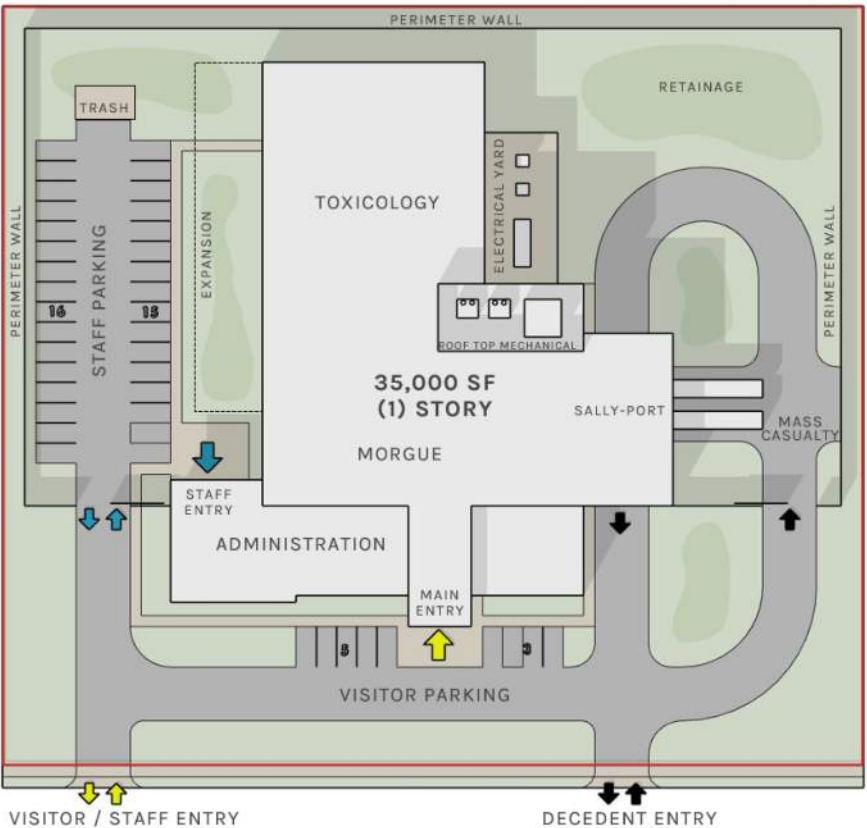
OPTION 1 – TWO BUILDINGS



OPTION 2 – LINEAR FLOW

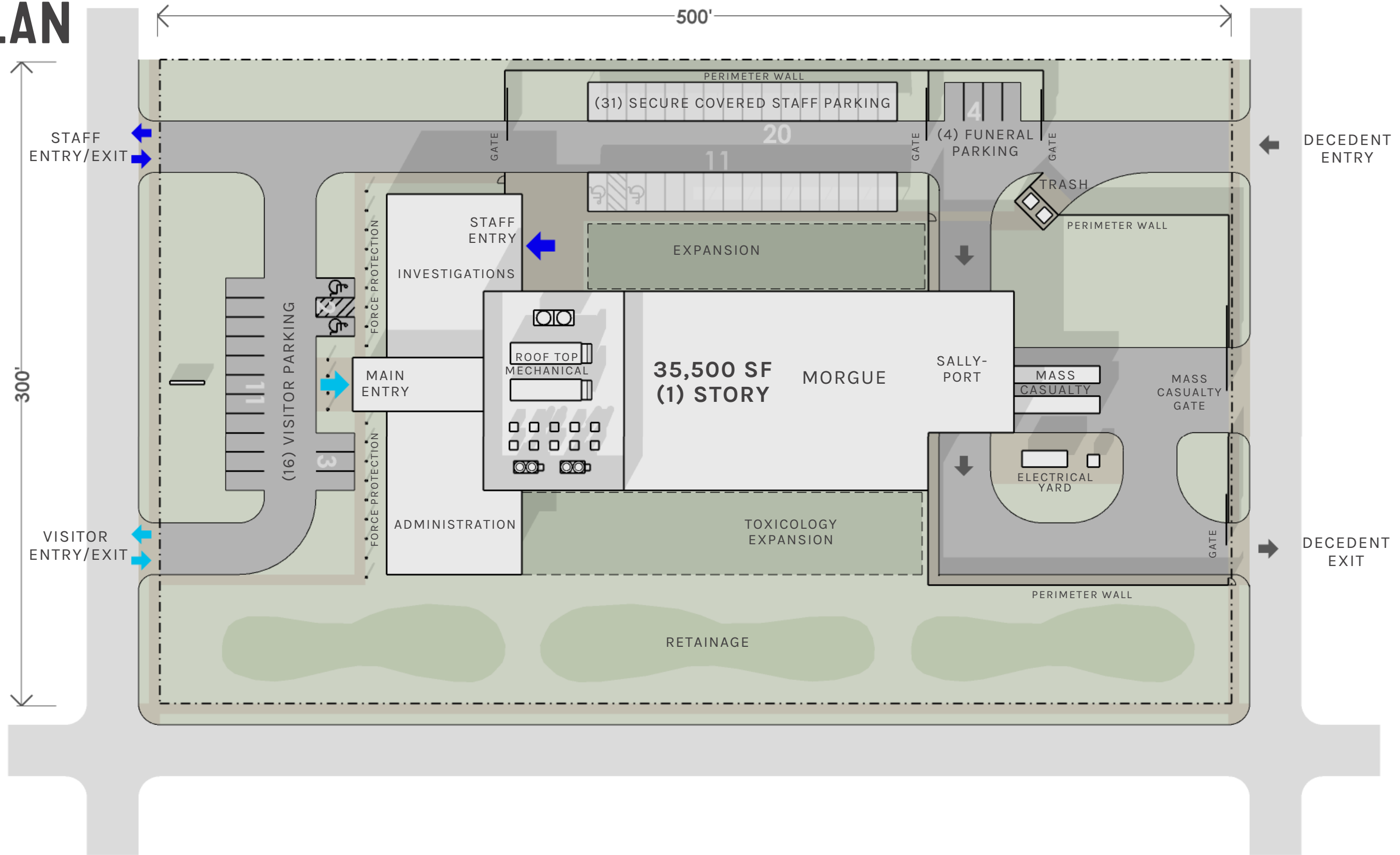


OPTION 3 – SQUARE SITE



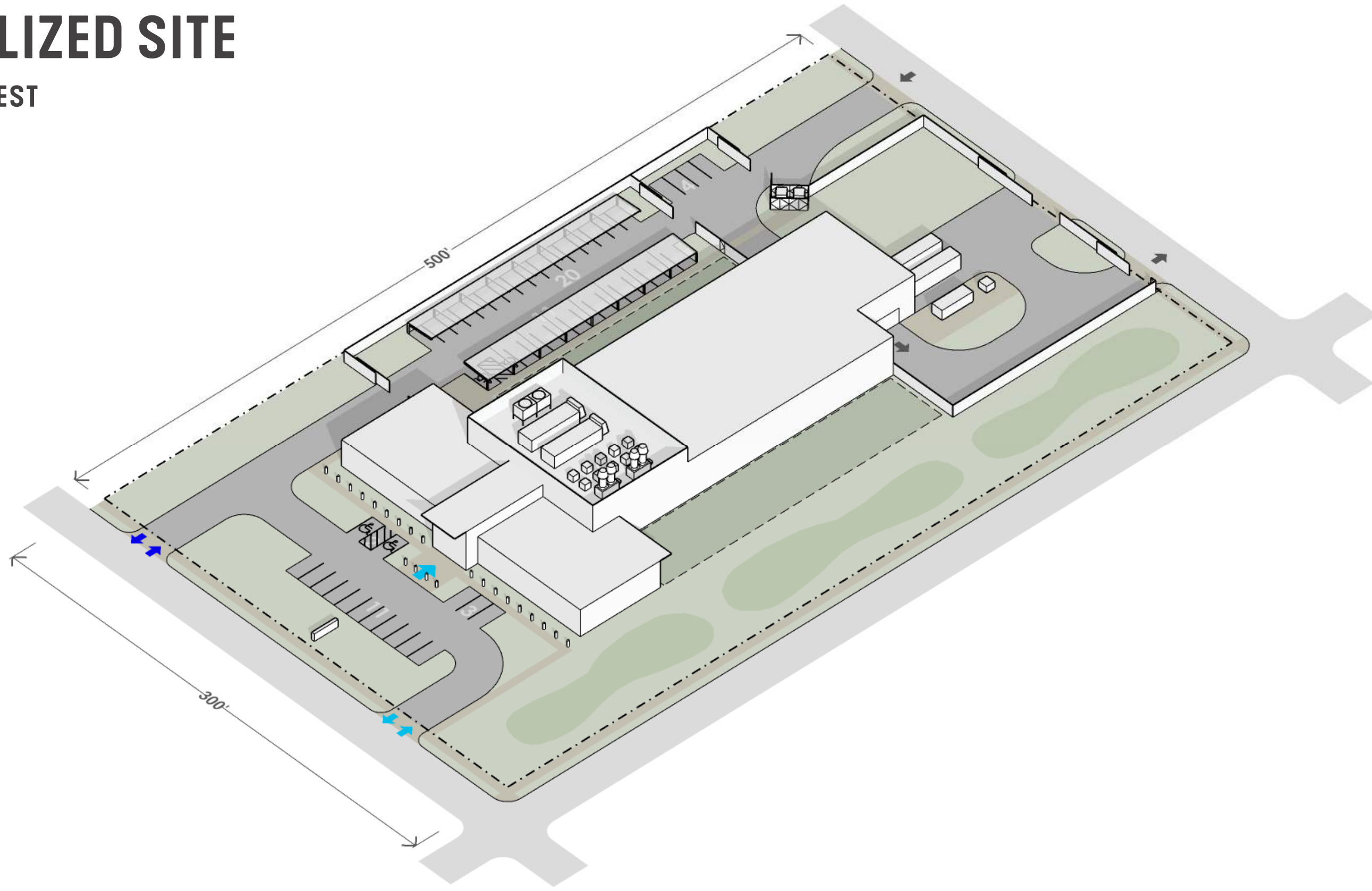
SITE PLAN

3.3 ACRES



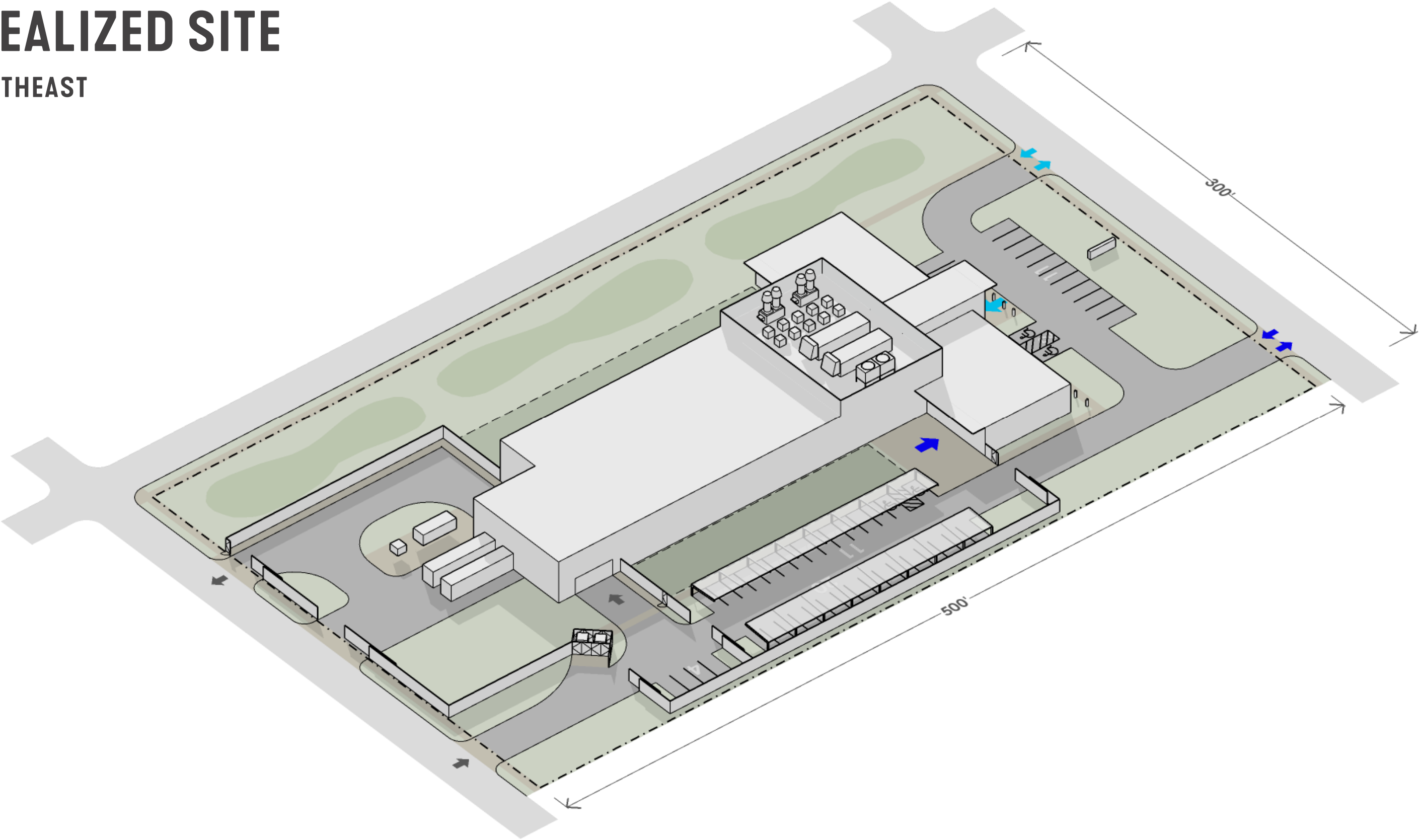
IDEALIZED SITE

SOUTHWEST



IDEALIZED SITE

NORTHEAST



IDEALIZED SITE TEST

EXISTING
ME



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



IDEALIZED SITE TEST-FIT

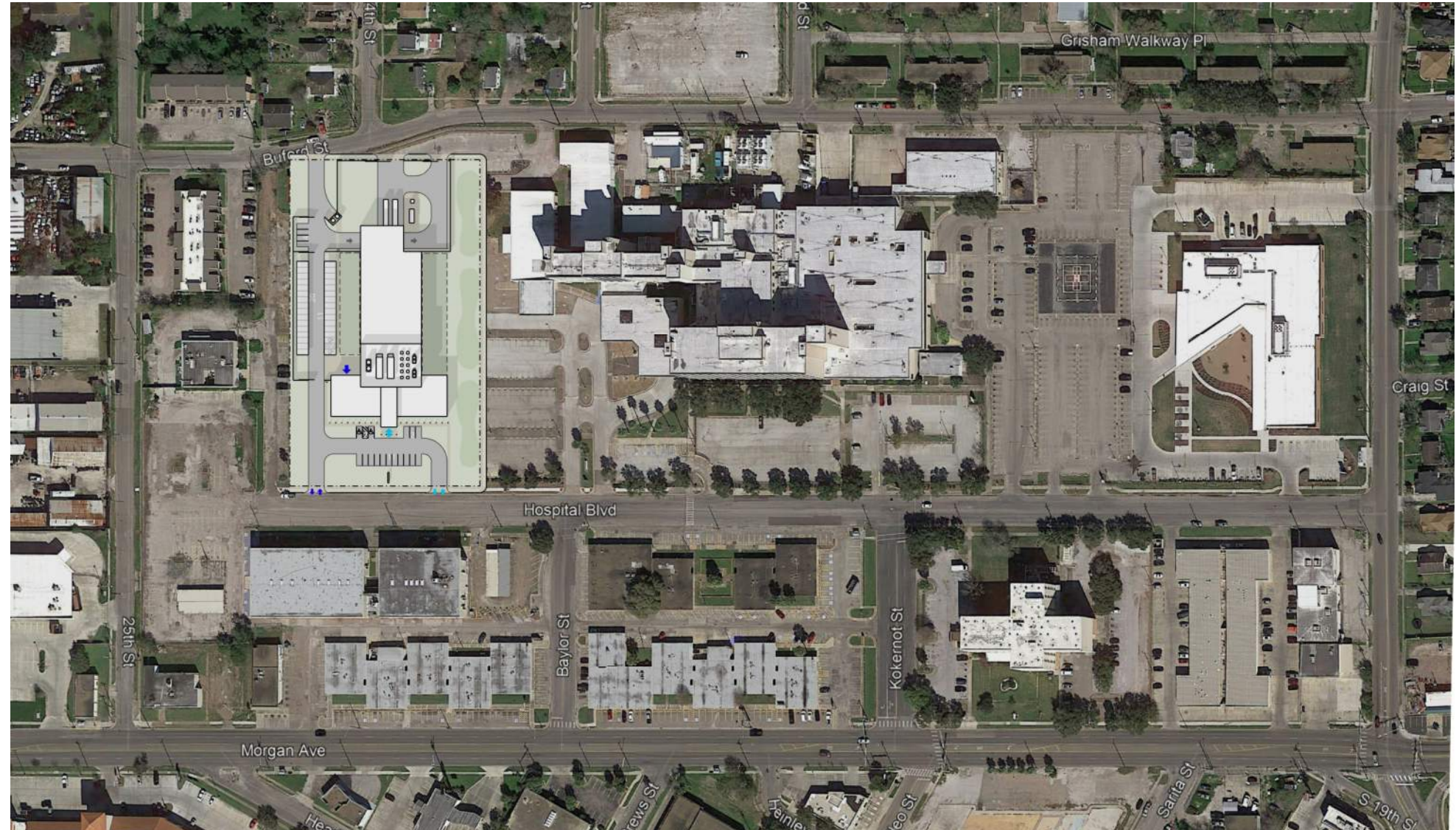
HOSPITAL DISTRICT CAMPUS

Positive Aspects:

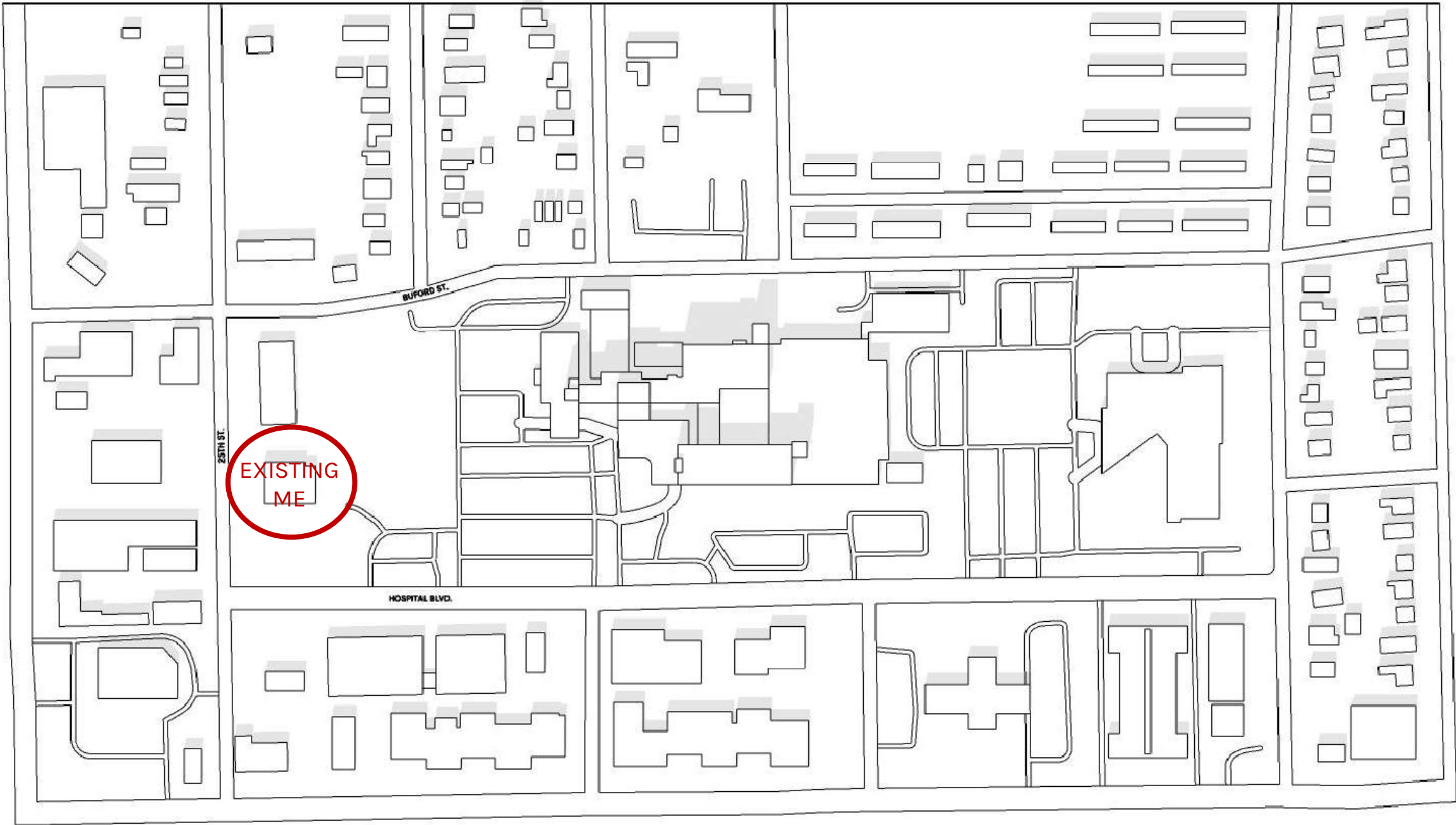
- Reinforces site boundary with new Quick Care
- Preserves existing ME access
- Limits building demolition

Negative Aspects:

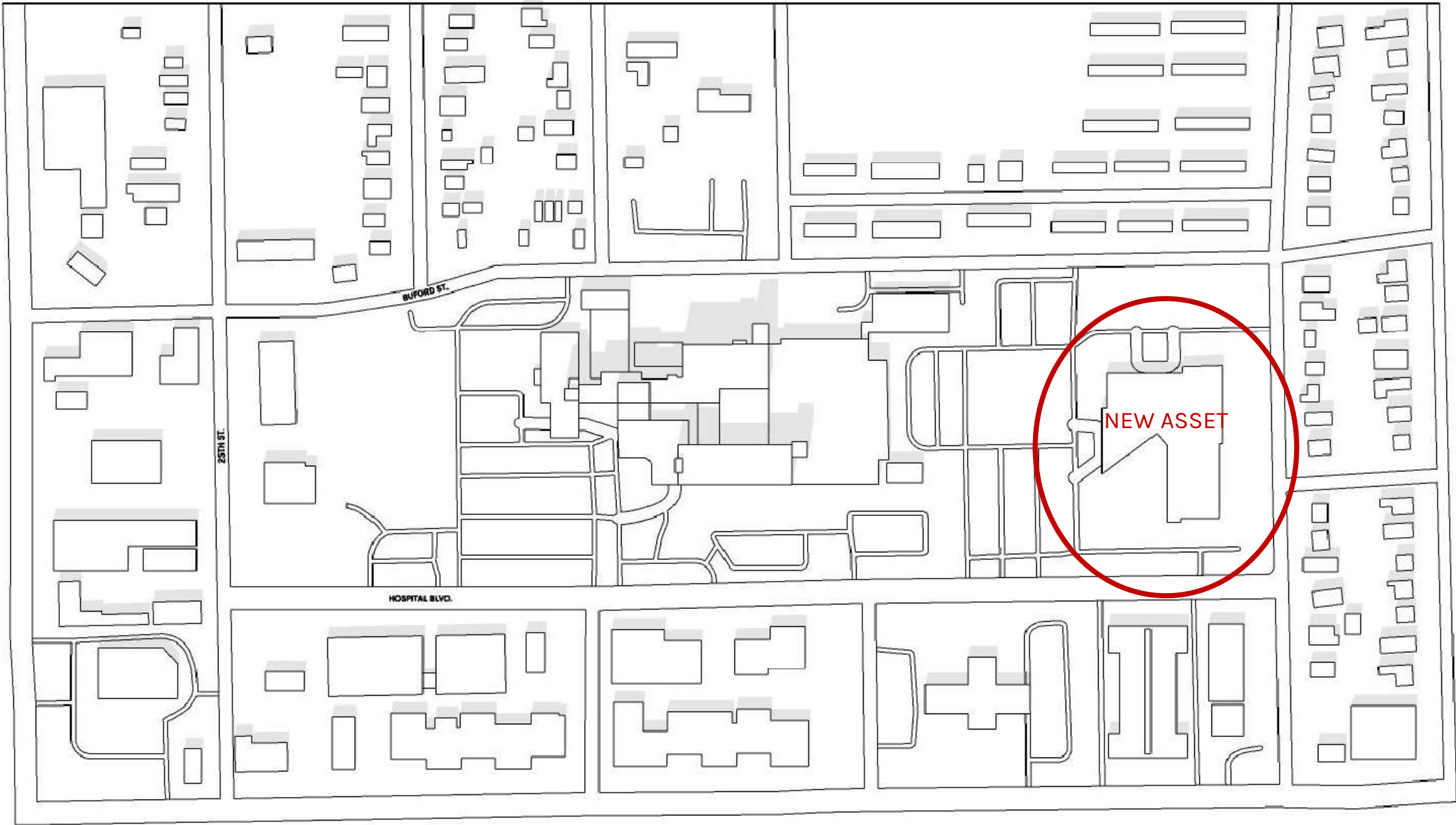
- Service from Buford w/ residential



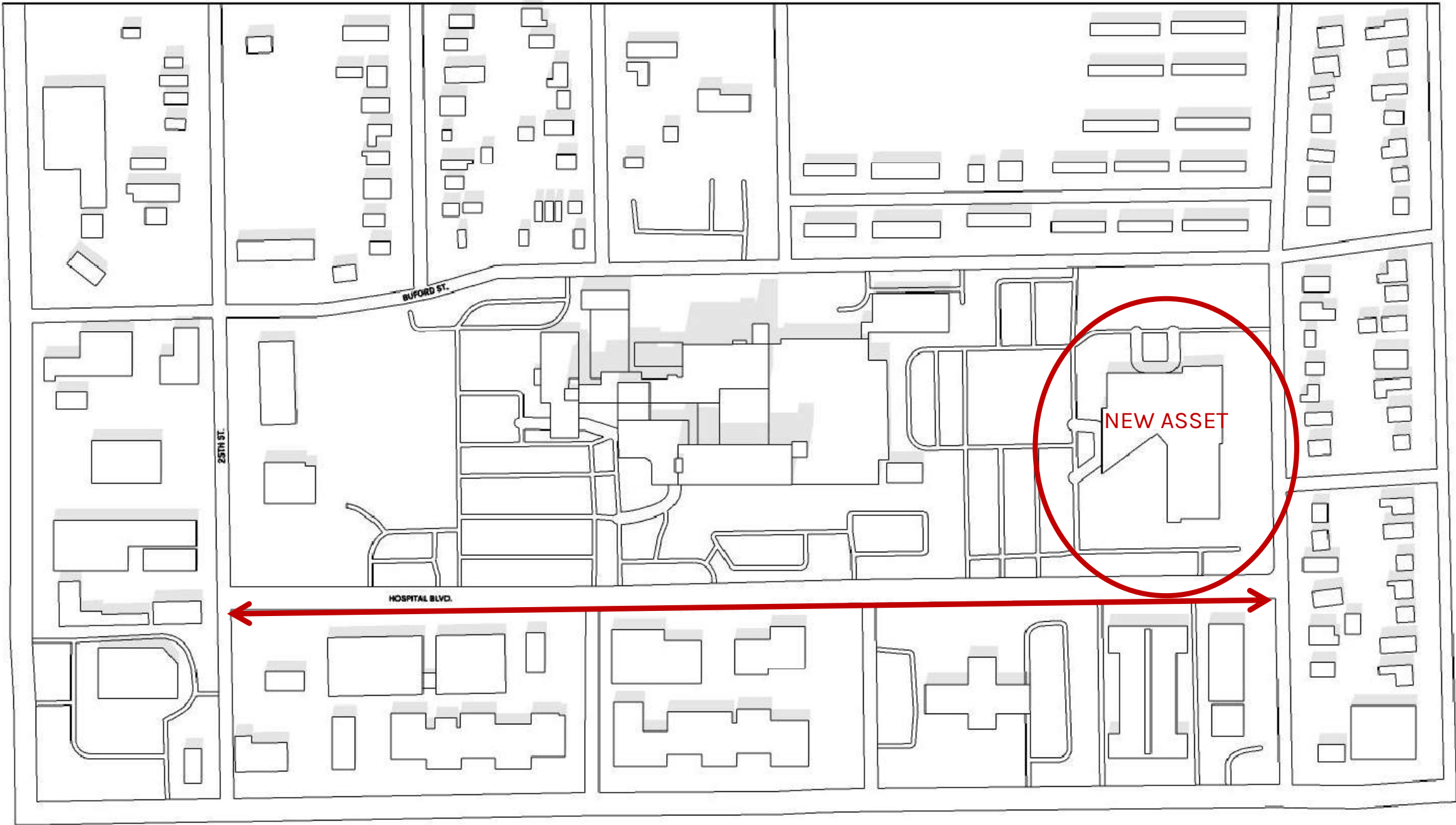
HOSPITAL DISTRICT SITE OPPORTUNITIES



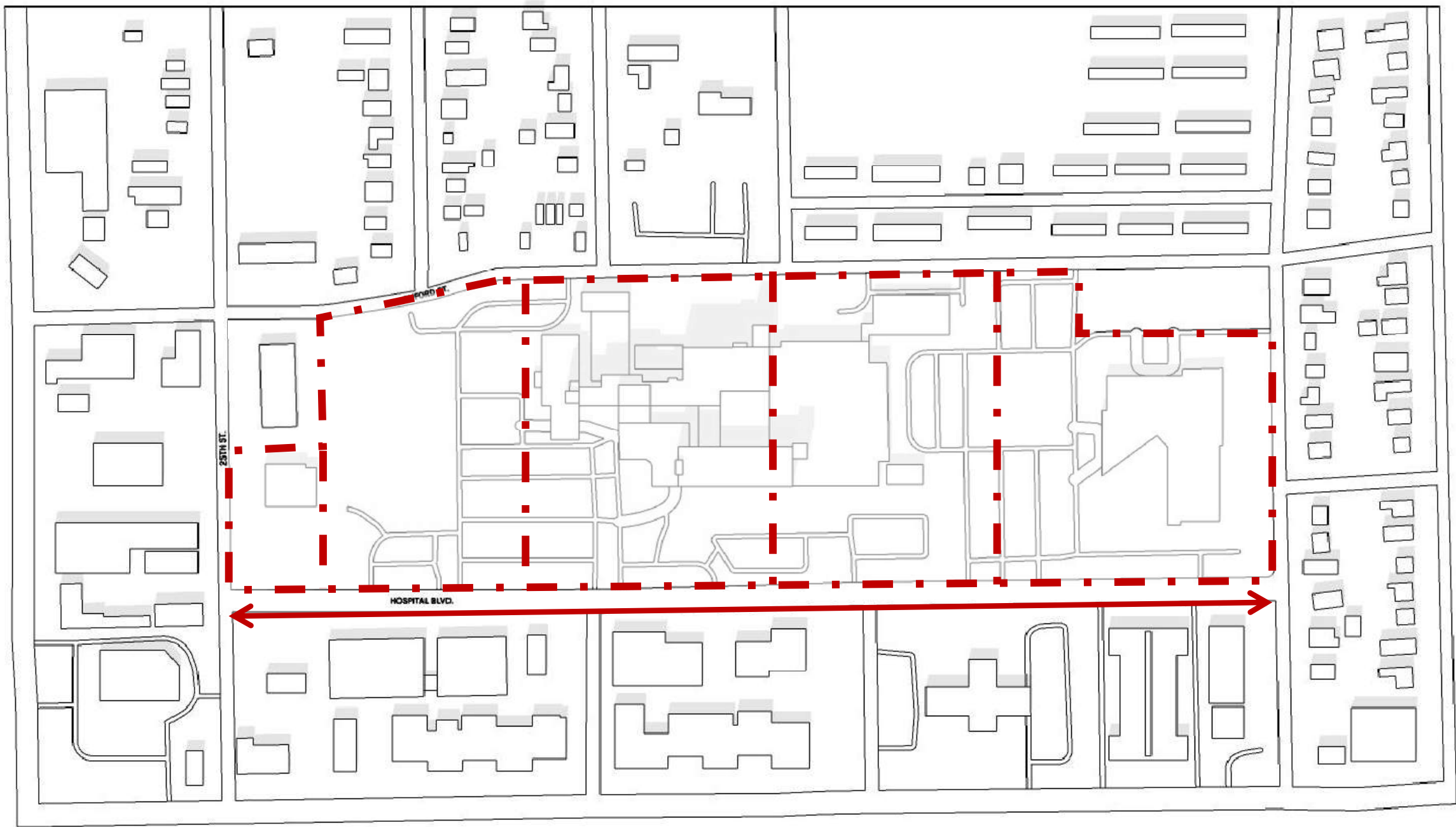
HOSPITAL DISTRICT SITE OPPORTUNITIES



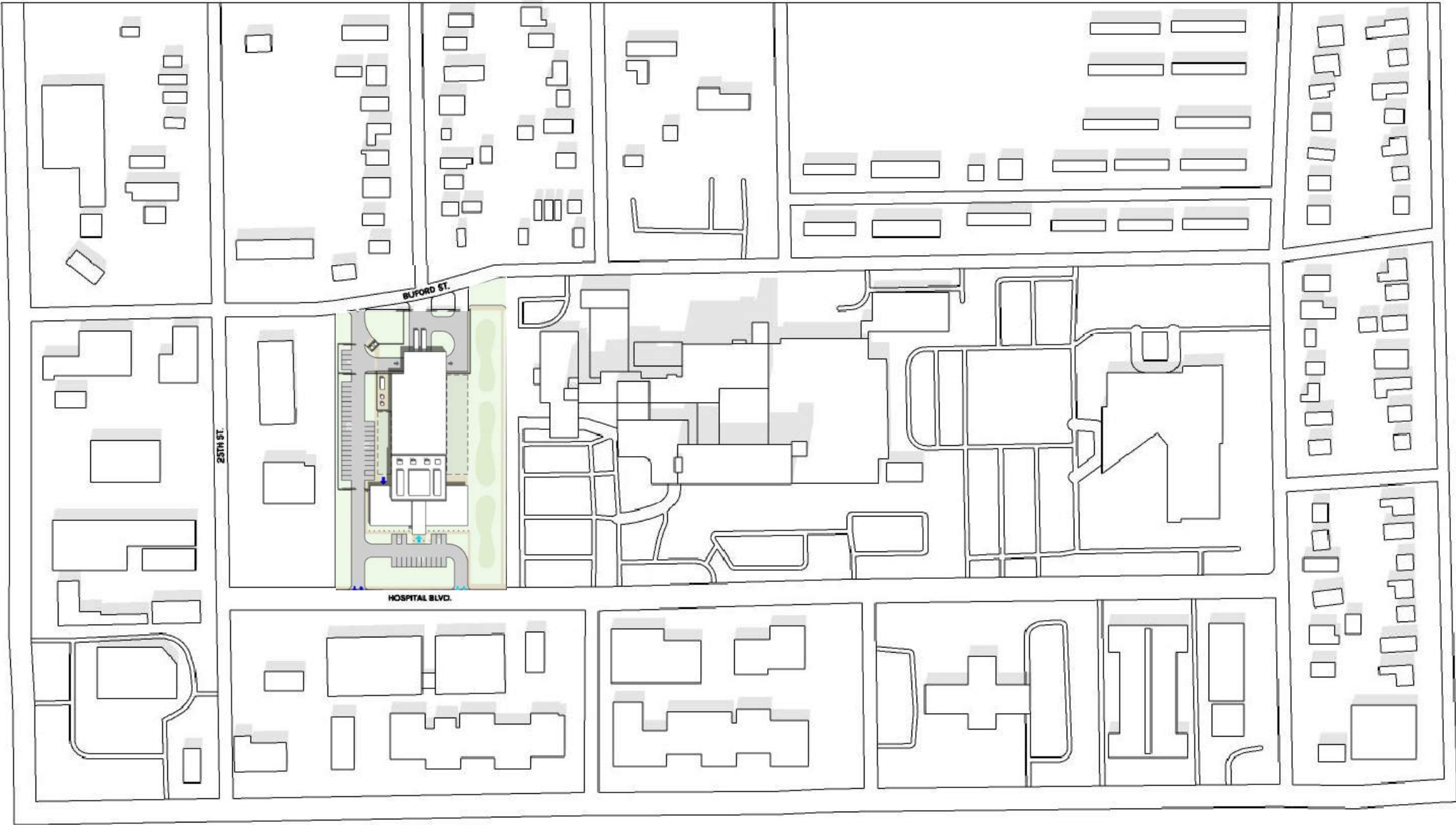
HOSPITAL DISTRICT SITE OPPORTUNITIES



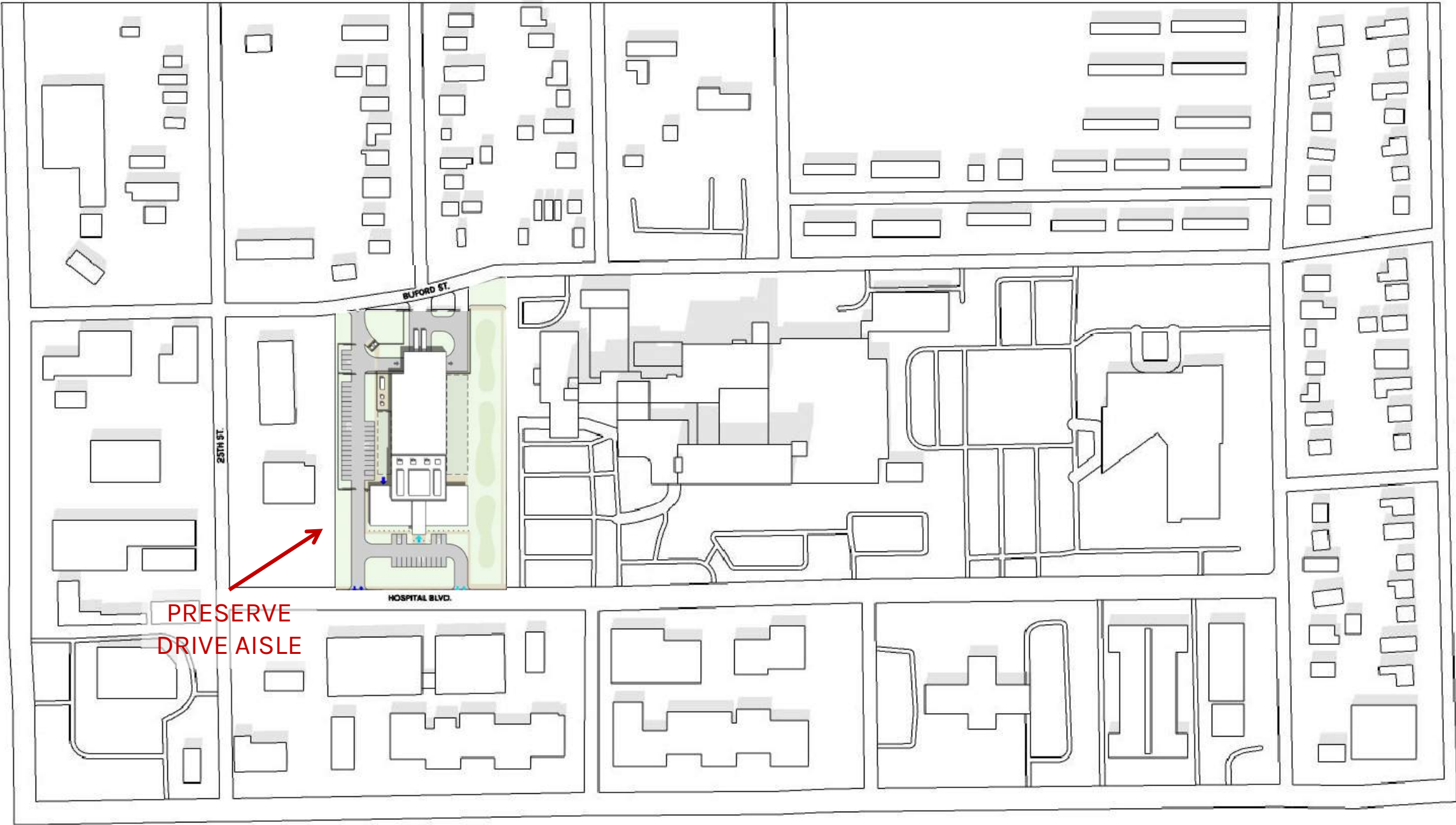
HOSPITAL DISTRICT SITE OPPORTUNITIES



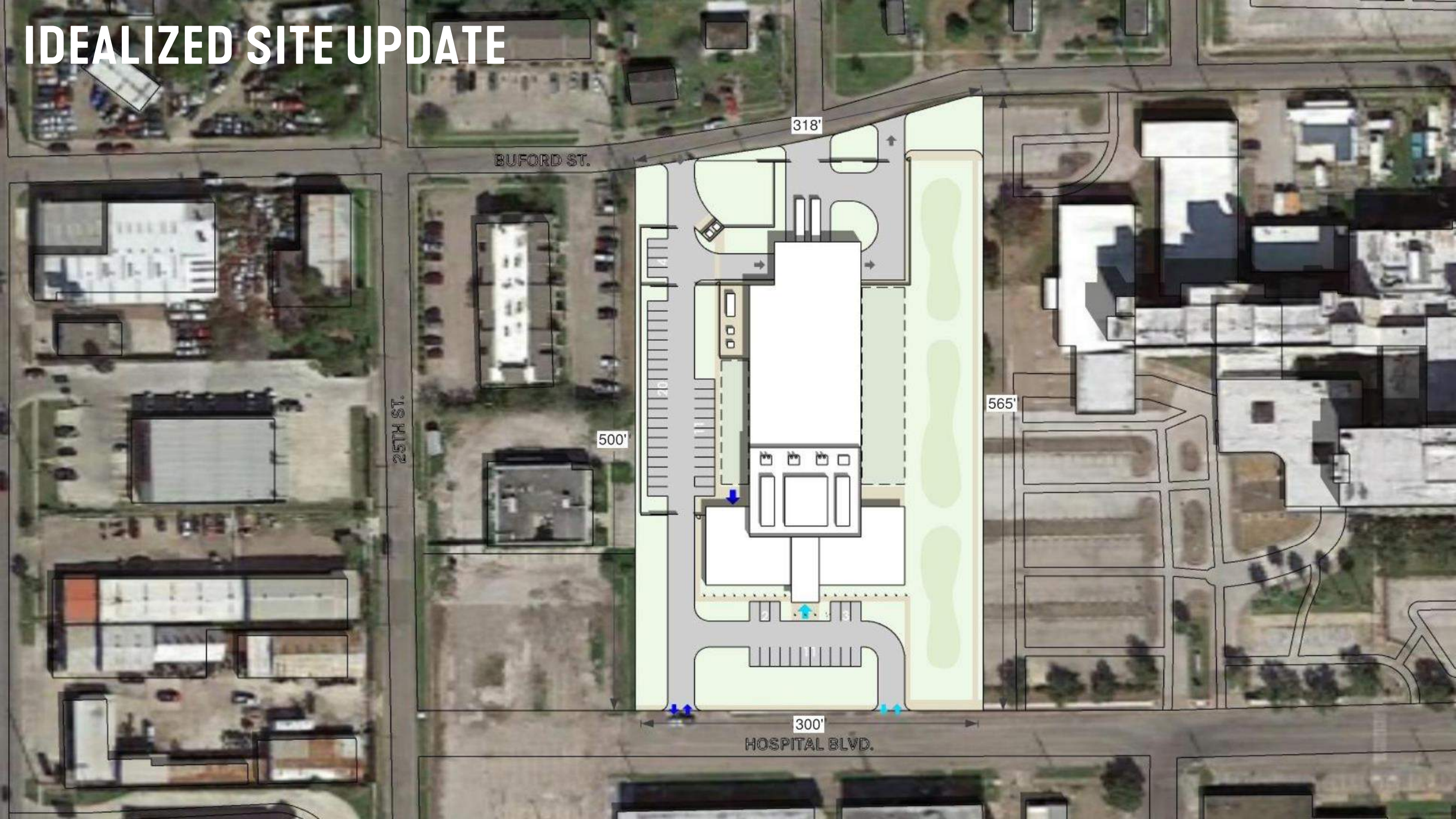
IDEALIZED SITE UPDATE



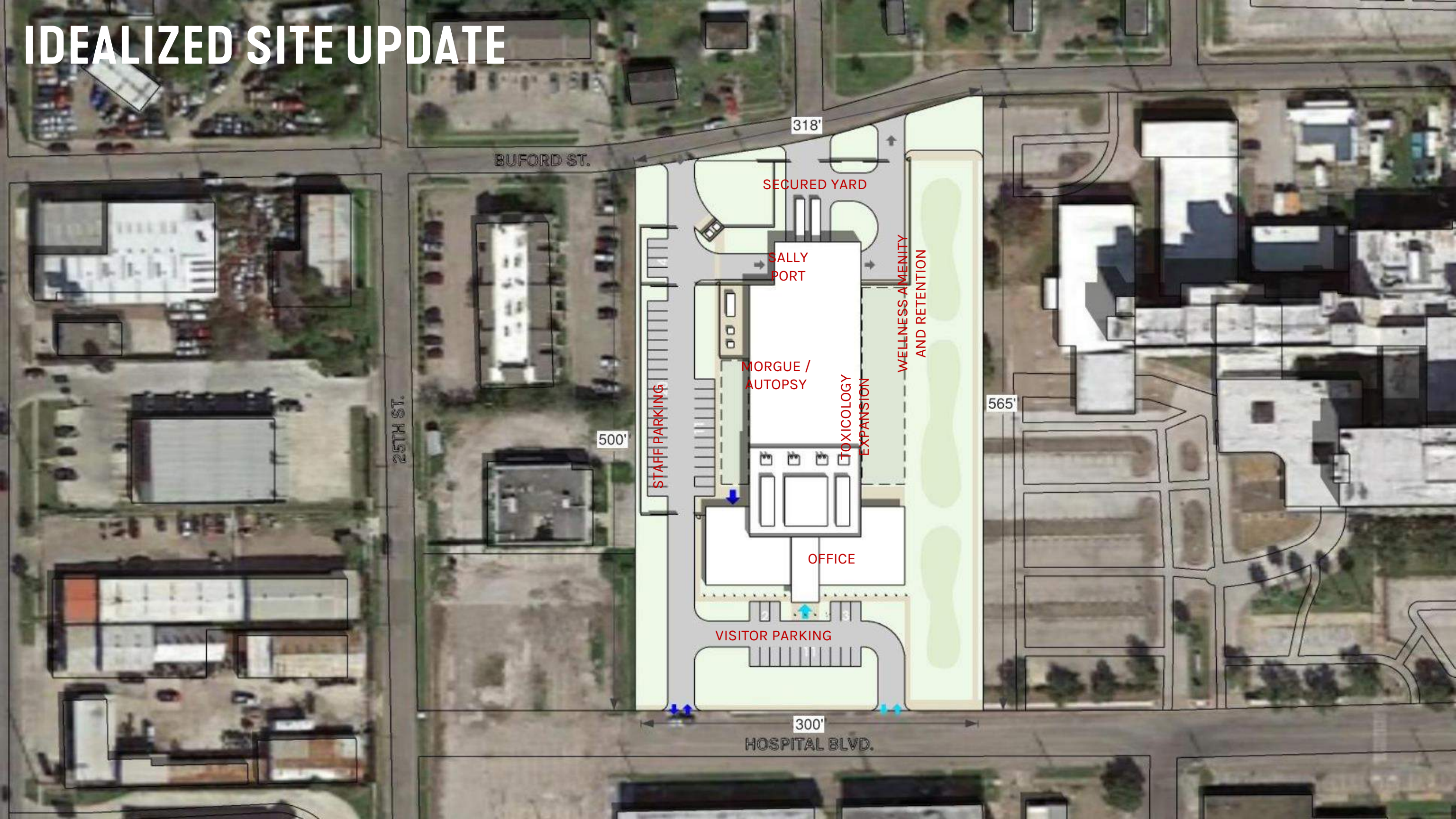
IDEALIZED SITE UPDATE



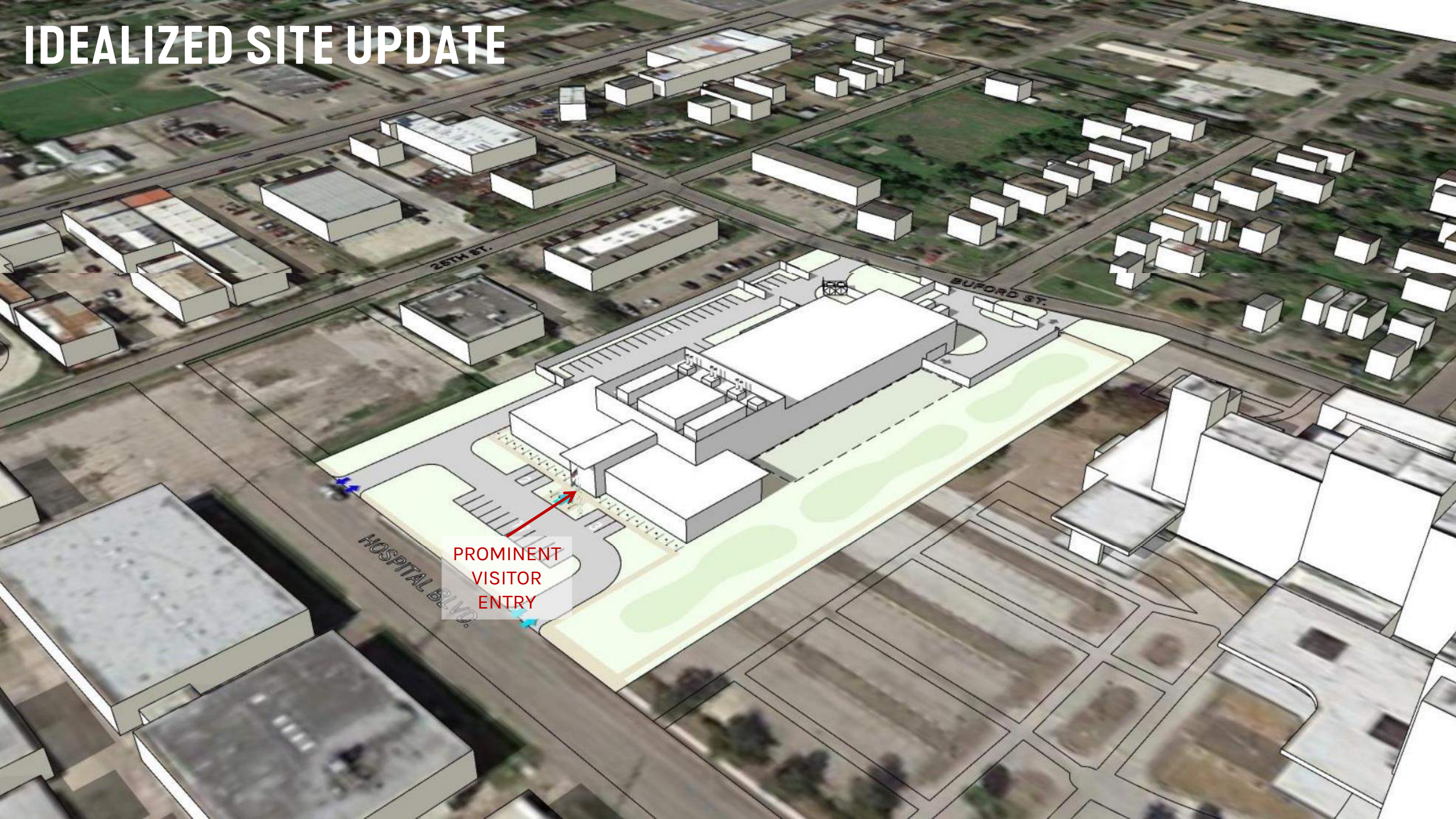
IDEALIZED SITE UPDATE



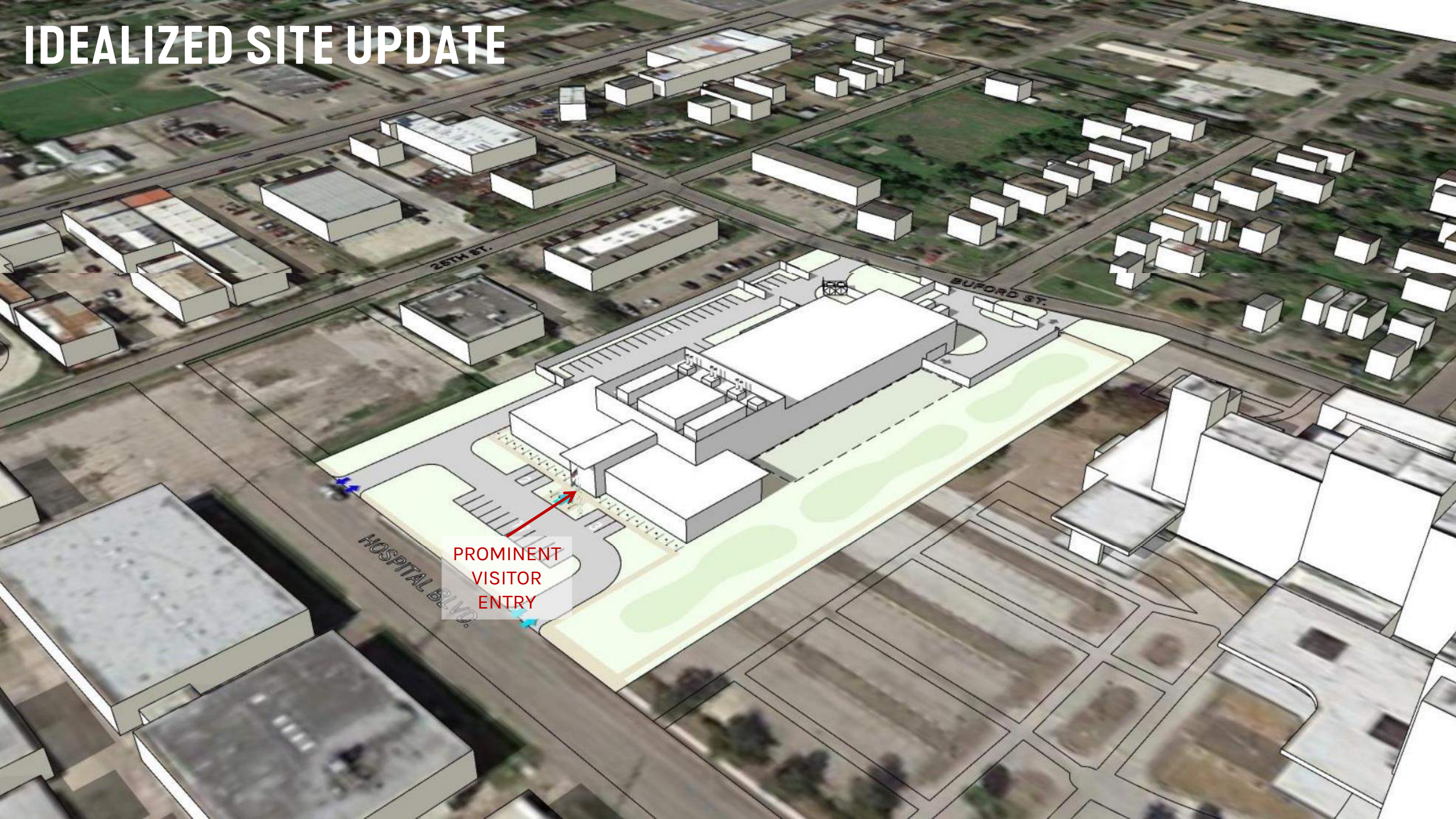
IDEALIZED SITE UPDATE



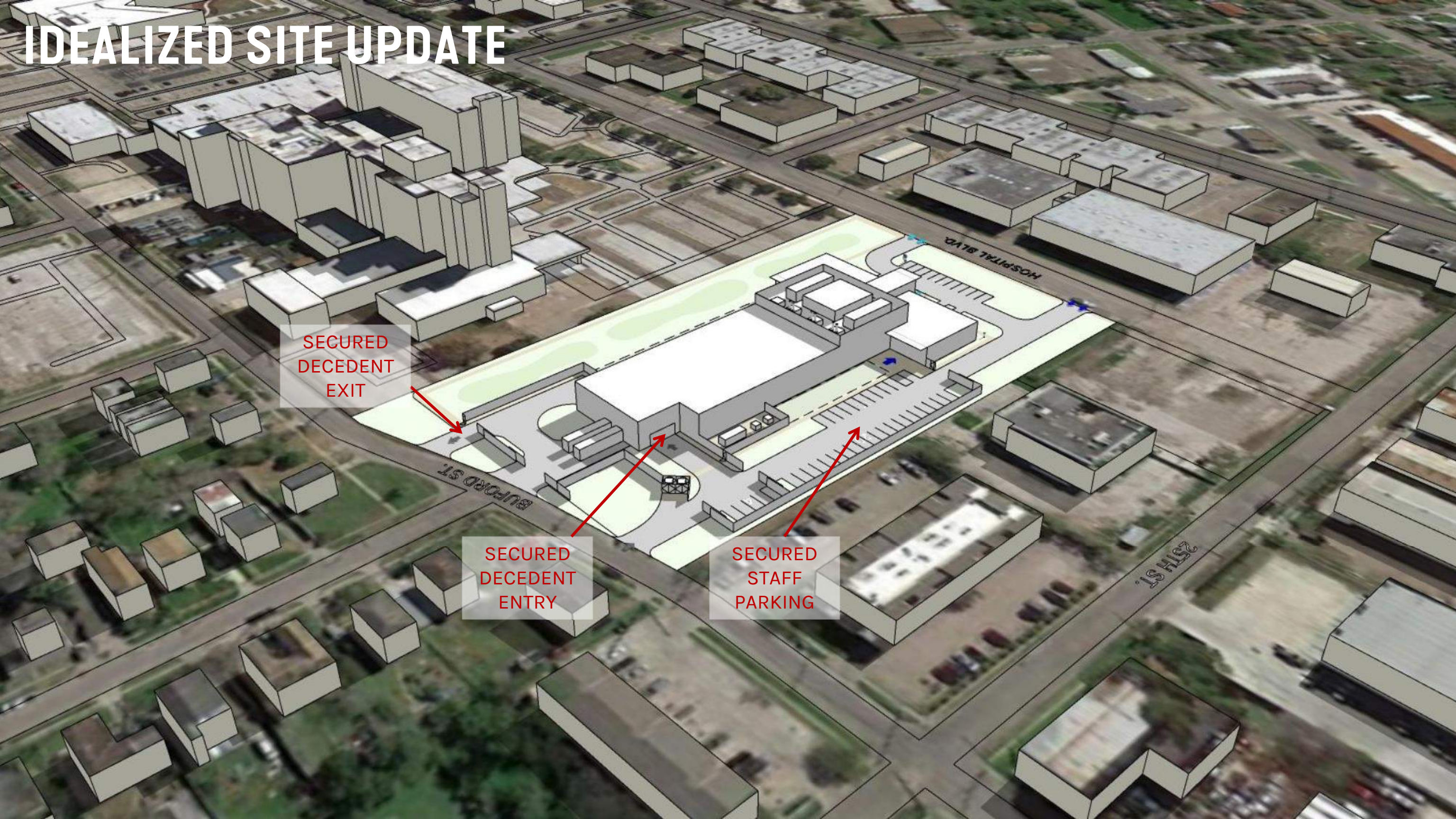
IDEALIZED SITE UPDATE



IDEALIZED SITE UPDATE



IDEALIZED SITE UPDATE

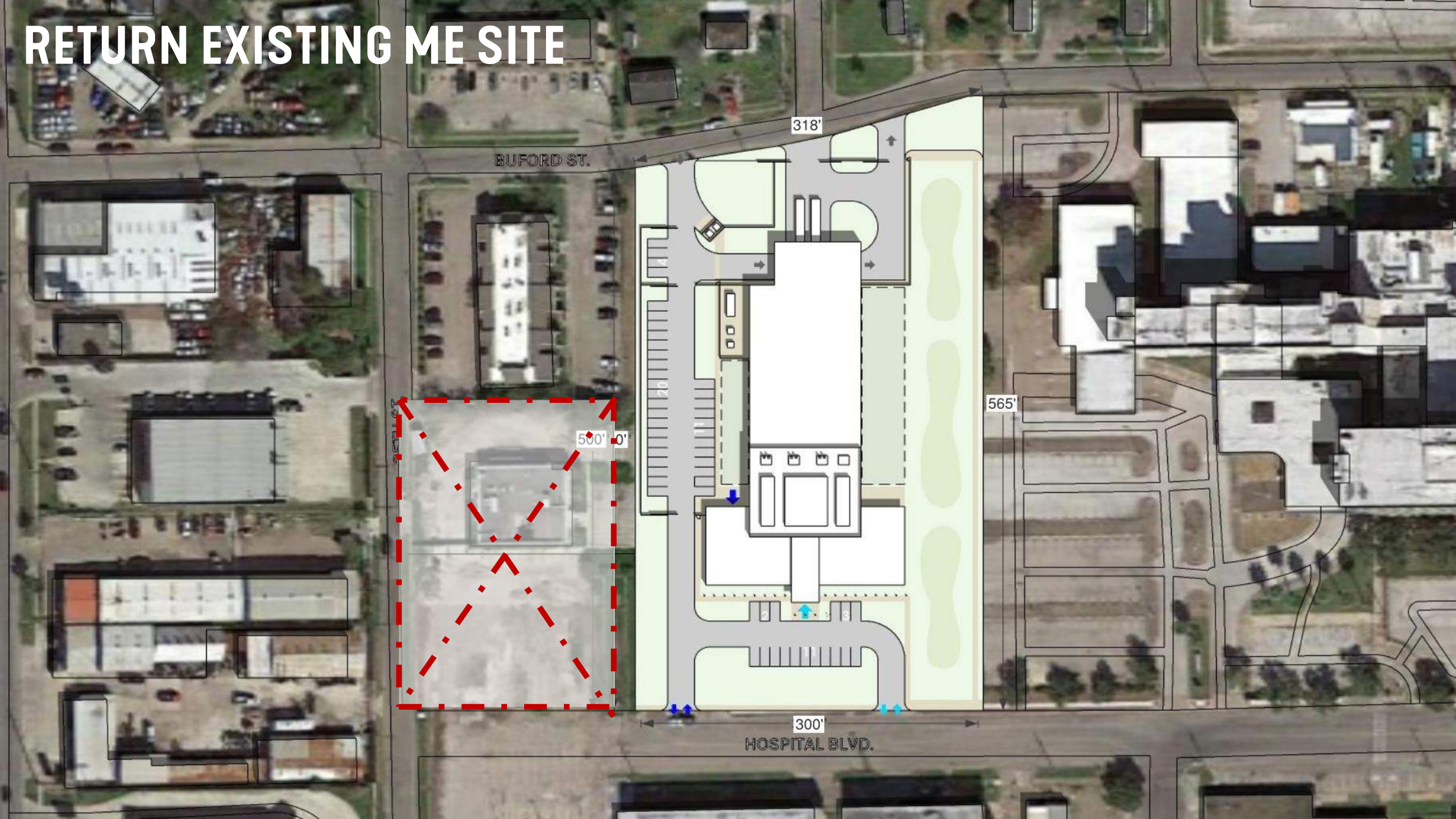


SECURED
DECEDENT
EXIT

SECURED
DECEDENT
ENTRY

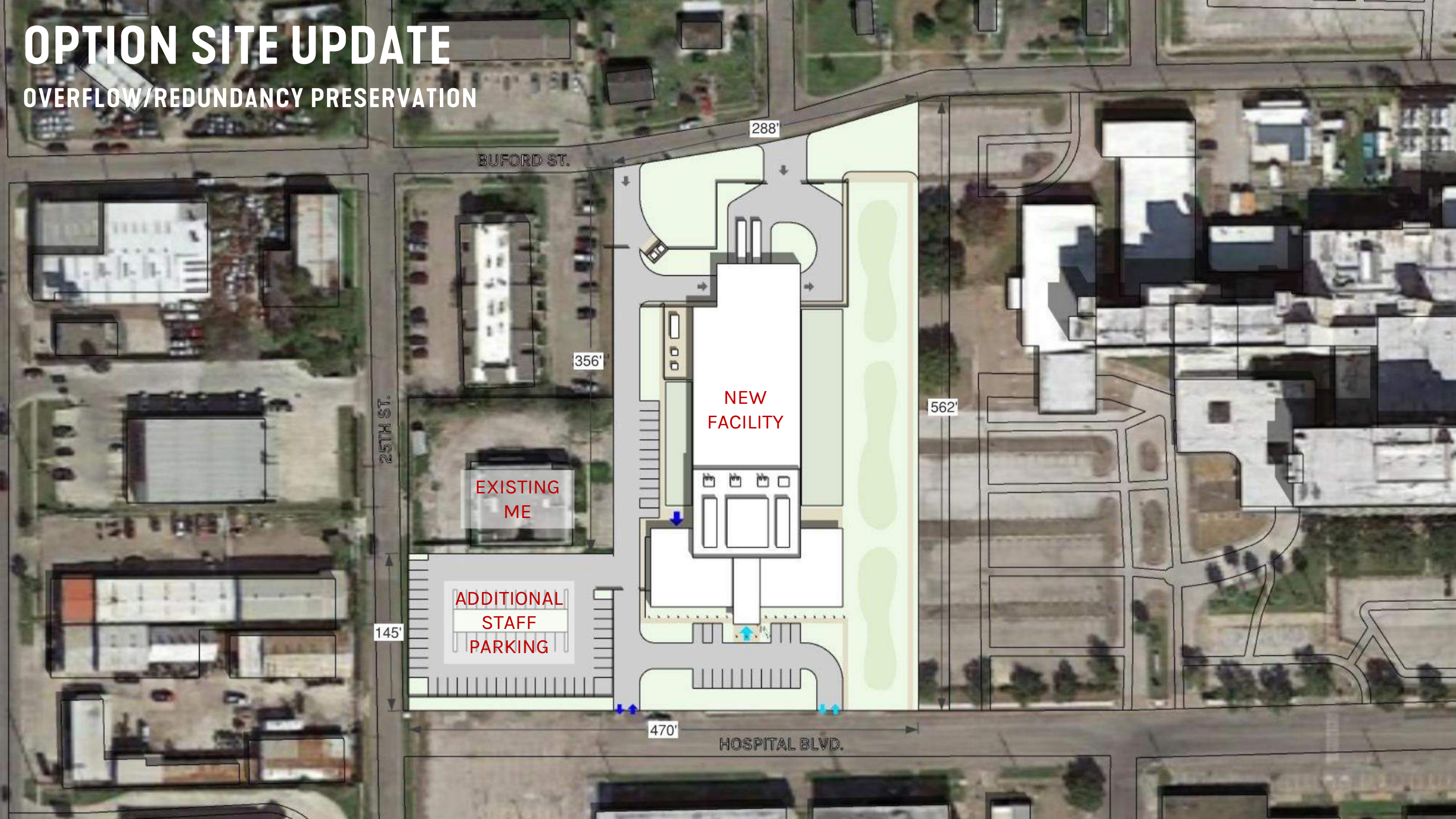
SECURED
STAFF
PARKING

RETURN EXISTING ME SITE



OPTION SITE UPDATE

OVERFLOW/REDUNDANCY PRESERVATION





WRAP-UP