

Cedars-Sinai, Playa Vista Physician Office & Urgent Care

Playa Vista, CA



SQ FT
31,532 BGSF



OWNER/AFFILIATION
Cedars-Sinai



ARCHITECT(S)
ZGF



COMPLETION DATE
2018



LOBBY



"LIVING ROOM" WAITING



CASUAL SEATING NOOKS



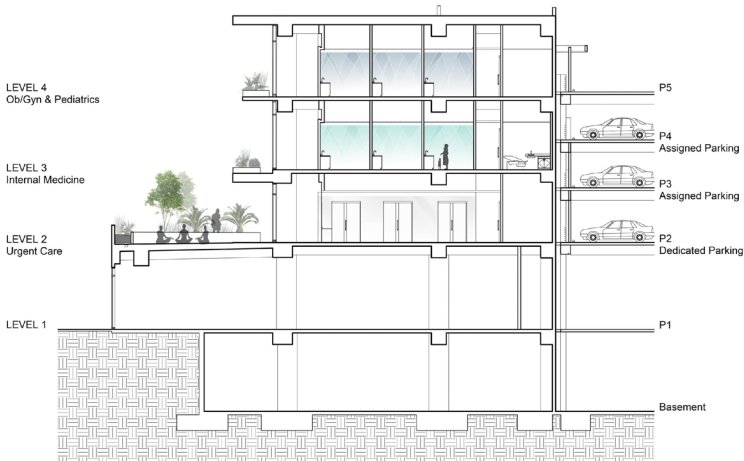
SITE MAP

ABOUT | DESIGN INTENTIONS

Located in the Playa Vista neighborhood of Los Angeles, the clinic is designed to appeal to the diverse demographics of the adjacent tech community of "Silicon Beach" by providing convenient access to **high-quality, patient-centered services** close to where people live and work. Located on the second, third, and fourth levels of a centrally located building at Runway, an outdoor mall, the clinic is **surrounded by restaurants, shops, and a movie theater.**



CHILDREN'S "LIVING ROOM" WAITING



BUILDING SECTION

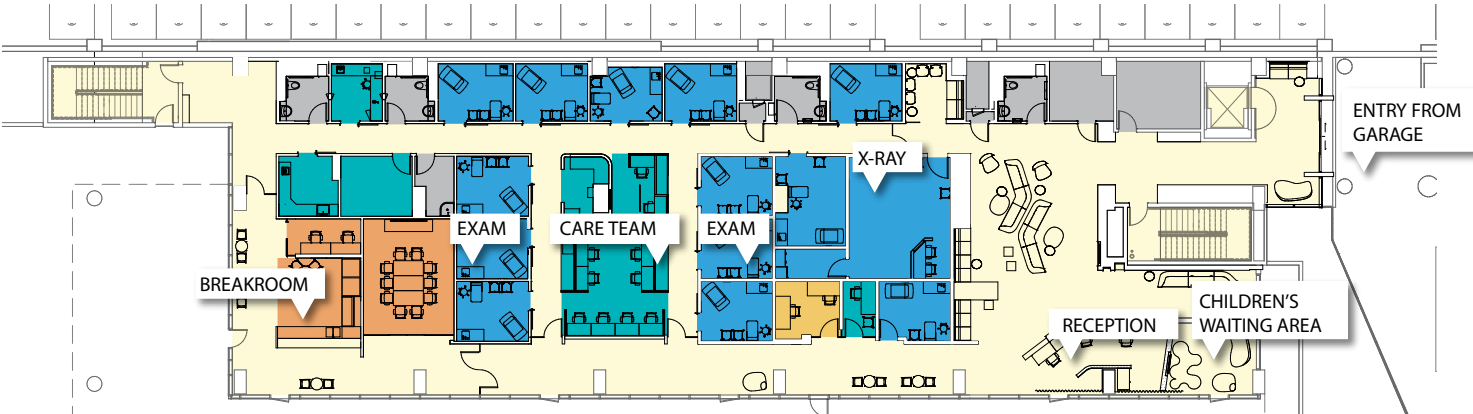
Cedars-Sinai, Playa Vista Physician Office & Urgent Care

Playa Vista, CA

SECOND LEVEL

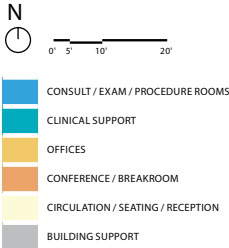
Urgent Care

The Urgent care resides on level 2 as the entrance is flush with the grade level, providing easier access for gurneys and wheelchairs. Inside the clinic entrance, dark wood paneling and linear light fixtures illuminate the way, leading visitors around the corner and into the main lobby for check-in at the reception desk. The lobby, with its warm wood tones and classic neutrals, highlighted with pops of color, offers a variety of comfortable seating options. Beyond the main reception area, an 8,500 SF terrace that extends around to the west side of the building provides a visual distraction and place of respite for patients and staff, as well as serves as an open space for staff gatherings, events, and wellness classes.



Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

SECOND LEVEL:

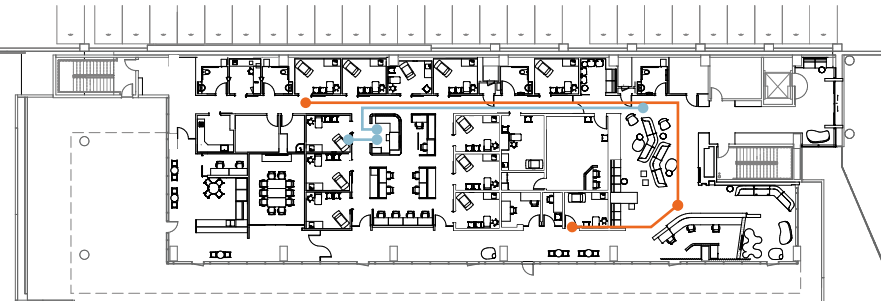


STAFF CONFERENCE ROOM

TRAVEL DISTANCE ANALYSIS



STAFF BREAKROOM



Design Consideration

Exam rooms surround the care team area, which serves as a central work zone for the facility's clinical staff, on three sides. To comply with Cedar-Sinai's new organizational standard, the exam rooms on all levels have the same furniture and equipment layout as other new outpatient clinics, but with only one door in and out. The care team space includes workstations for providers shared printers and copiers, a locker area for personal belongings, storage, and a medication supply area. Level 2 also includes x-ray, a triage room, an office, a conference room, a specimen handling room, and a quiet room for staff.

KEY SPACES:

- ▶ Exam Rooms (148sf - 172sf)
- ▶ X-Ray (577sf)
- ▶ Staff Conference Room (422sf)

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross	N/G Ratio
Patient Care	3374 NSF	4633 GSF	1.37
Registration/Waiting	1922 NSF	3129 GSF	1.62
Staff Work Area	2723 NSF	4154 GSF	1.52
Department	8019 DNSF	11916 DGSF	1.49

TRAVEL DISTANCE ANALYSIS

- Patient 48ft - 161ft
- Staff 13ft - 78ft

Cedars-Sinai, Playa Vista Physician Office & Urgent Care

Playa Vista, CA

THIRD LEVEL

Primary Care

The same material introduced to visitors on level 2 are intertwined into the design of the spaces on the levels above, while taking into consideration the varying patient types. **On level 3, a small staircase leads visitors from the glass entryway, featuring graphics inspired by the area's native grasses, into the Primary Care reception area.** The waiting area, though smaller than that of the Urgent Care, incorporates the same wood paneling, dark gray marble, white Corian, and back-painted glass. The **Primary Care** level includes consult and exam rooms, a specimen handling room,



Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

TRAVEL DISTANCE ANALYSIS



Design Consideration

These smaller seating spaces, or **living rooms**, provide additional patient privacy away from the main reception. The floor-to-ceiling windows along the southern hallway allow natural light to flow into the spaces, infusing a mix of natural tones, blues, yellow, and oranges, and **incorporates a beachy, ocean element into the hospitality feel.**

KEY SPACES:

- ▶ Exam Rooms (164sf - 172sf)
- ▶ Living Room Waiting (463sf)
- ▶ Consult Room (172sf - 211sf)

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross	N/G Ratio
Patient Care	3078 NSF	4822 GSF	1.56
Registration/Waiting	2775 NSF	4177 GSF	1.51
Staff Work Area	2579 NSF	3764 GSF	1.46
Department	8432 DNSF	12763 DGSF	1.51

TRAVEL DISTANCE ANALYSIS

- Patient 55ft - 208ft
- Staff 21ft - 56ft

Cedars-Sinai, Playa Vista Physician Office & Urgent Care

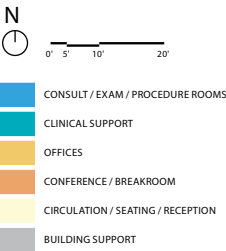
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FOURTH LEVEL

OB/GYN + Pediatrics

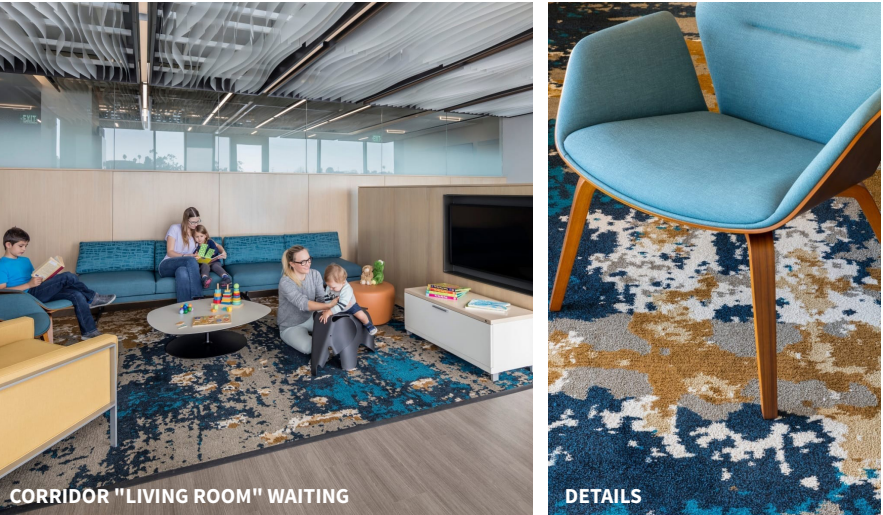
On level 4, a convenient entry ramp directs visitors from the parking garage through glass entry doors, with graphics reminiscent of the area's prevalent ocean breezes, into the **OB/GYN + Pediatrics clinic**. Similarly designed as the floors below, the reception area is curated with dark wood paneling and gray marble, white Corian, and back-painted glass.

FOURTH LEVEL:



Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

TRAVEL DISTANCE ANALYSIS



Design Consideration

Two living rooms off the southern corridor mimic the spaces on Level 3, however, incorporate more child-friendly elements, such as a television and playful furniture. The suspended wavy metal grid ceiling makes another appearance, unifying the patient waiting areas, centrally-located care team spaces, and surrounding patient exam rooms. The OB/GYN + Pediatrics clinic also **includes consult rooms, ultrasound, a specimen handling room, a coffee bar/ pantry, a call center, and four small terraces.**

KEY SPACES:

- ▶ Exam Rooms (92sf - 218sf)
- ▶ Living Room Waiting Areas (463sf)
- ▶ Consult Room (144sf)

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross	N/G Ratio
Patient Care	3131 NSF	4770 GSF	1.52
Registration/Waiting	2775 NSF	4177 GSF	1.50
Staff Work Area	2679 NSF	3914 GSF	1.46
Department	8585 DNSF	12861 DGSF	1.50

TRAVEL DISTANCE ANALYSIS

- Patient 53ft - 200ft
- Staff 21ft - 48ft

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Playa Vista, CA

Design Strategy

Given the **limited space** in the building, it was decided to move forward with an **on-stage only model**. This ensured an intuitive flow between spaces and met Cedars-Sinai's goals of providing **a collaborative team environment**, while improving their clinical processes. As a result, the clinic was designed with **a southern corridor for intimate patient areas**, whereas the **northern corridor provides a path of travel for the flow of materials, staff, and patients**. Both corridors surround an open care team area that serves as a central work zone for the clinical staff, **maximizing visibility and functionality** of clinic operations. Particular attention was paid to efficiencies in the small space, and existing architectural conditions- structural building columns, varying connections between the existing building and the attached garage, and a narrow entry area- were skilfully addressed.

PROJECT SUMMARY:

Project: Cedars-Sinai, Playa Vista Physician Office & Urgent Care
Project location: Playa Vista, CA
Owner/Client: Cedars-Sinai
Architect: ZGF
Construction manager:
Structural engineer: John A. Martin & Associates
General contractor: TIS Construction Services
MEP engineer: Syska Hennessy Group
Construction cost: \$11,305,000
Building area GSF: 31,532 SF
Cost per square foot: \$358.5
Construction start date: February 2017
Substantial completion date: November 2017



CLINIC CORRIDOR

AIA/AAH DESIGN AWARD WINNER

Category: Innovations in Planning and Design Research, Built and Unbuilt

JURY COMMENT

- ▶ A well designed efficient clinic open team center approach for staff.
- ▶ For patients, clear circulation and close in 'living room' waiting in each cluster, kudos for not creating the usual impersonal large waiting rooms! Nicely planned staff areas.
- ▶ Well detailed clearly articulated form, with interesting inventive finishes and sophisticated colors - more of a hospitality environment than clinical.
- ▶ Daylight appropriately given over to patients, but borrowed light for staff plus fully daylight areas for staff lounge



LOBBY WAITING

Design considerations

The Playa Vista Physician Office & Urgent Care has established a new model for delivery of care for outpatient clinics within the Cedars- Sinai organization. It integrates technology and flexibility, enabling the healthcare brand to better adapt to future changes in model of care within the existing space.

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Pod A			
Name	#	Net Sqft	Net Sqft Total
Patient Care			
Exam Room	7	191	1337
Echo Room	1	214	214
			1551

Staff Support			
Soiled Utility	1	92	92
Clean Utility	1	25	25
Care Giver Work Area	1	786	786
			903

Support			
Patient Toilet	2	88	176
			176

Pod Net			2630
Pod Gross			3349
Net/Gross Multiplier			1.27

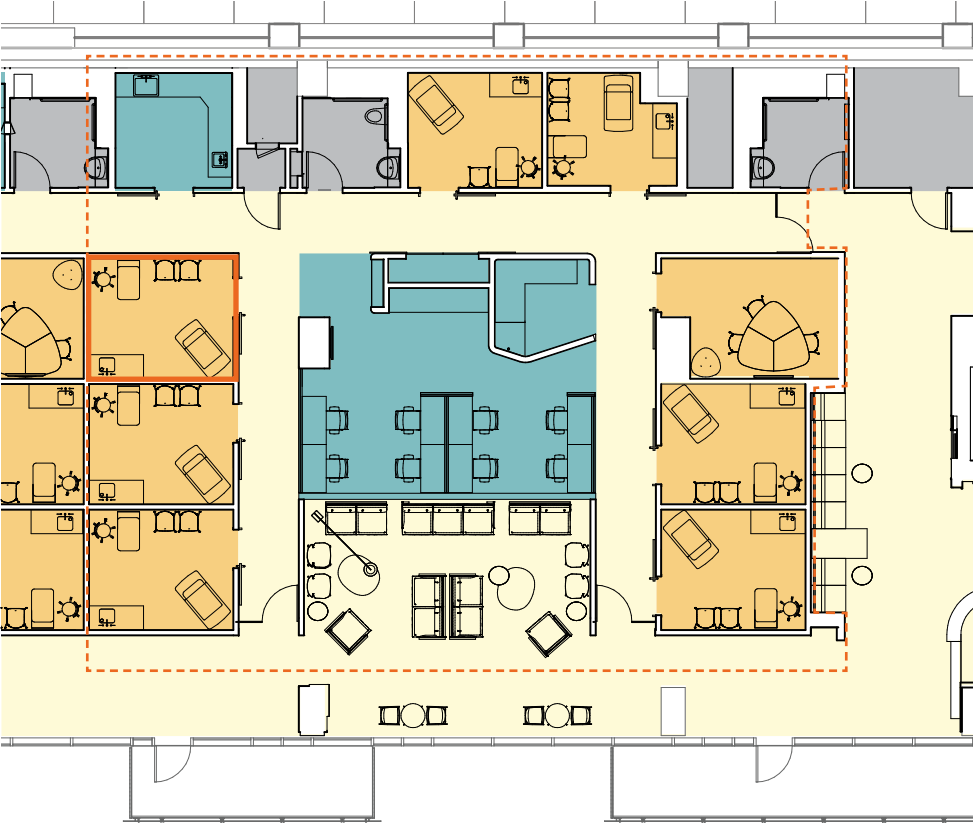
Shared Between Two Pods			
Patient Toilet	0	0	0
Shared Net			0
Shared Gross			0

Pod Net /w share			2630
Pod Gross /w share			3349

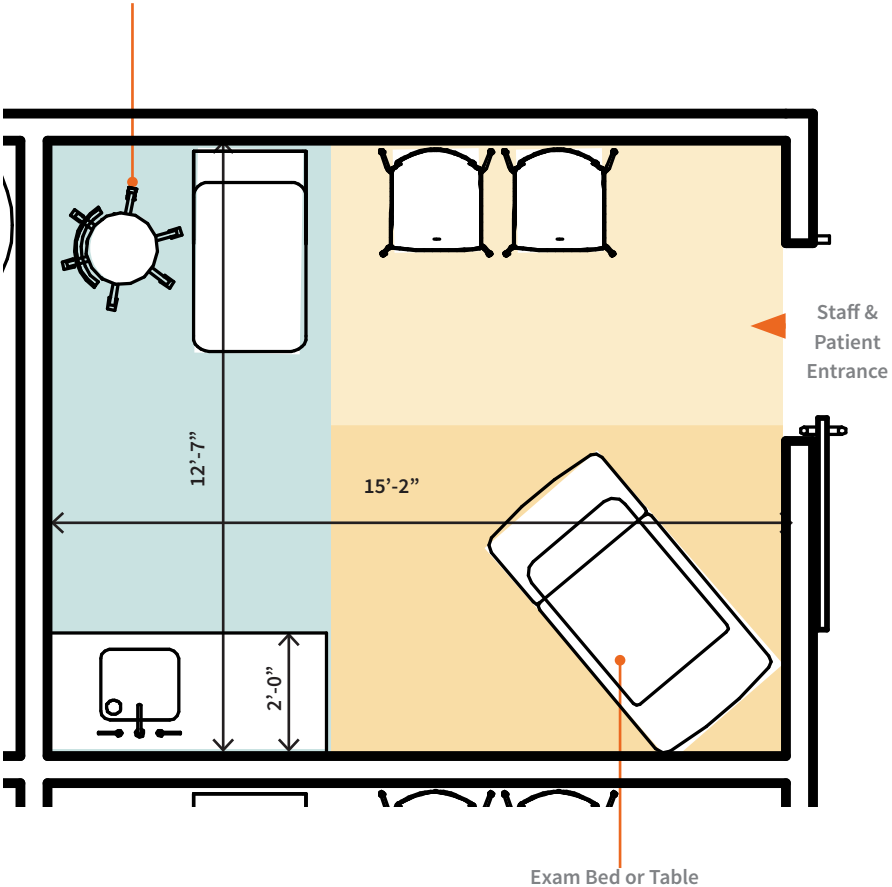
SPACE :

- Clinical
- Circulation
- Staff Work Area
- Office Support

POD A:



Staff Work Area



ENLARGED TYPICAL EXAM ROOM:

Total Area: 191 sqft

KEY EQUIPMENT:

- Exam Bed or Table
- Sink
- Storage
- Physician's Chair Or Stool
- Staff Work Station
- Two (2) Guest Chairs

ZONES:

- Patient (73 SF)
- Family (54 SF)
- Staff (64 SF)