



EXISTING CONDITIONS

Section 3

OVERVIEW

Long Beach Memorial Medical Center (LBMCC) is an established, respected institution in the Long Beach community, as well as an asset to the greater Long Beach area. LBMCC is the second largest nonprofit community hospital in the western United States, serving the community since 1914. The LBMCC campus (Campus) includes two licensed hospitals: LBMCC and Miller Children’s Hospital (MCH). Related outpatient services are provided in the licensed hospitals and other medical office buildings located on and off the Campus, whereas other services are provided in leased spaces located off the Campus. The majority of patients served are City of Long Beach residents. A variety of inpatient and outpatient services are provided to indigent families at no cost. The Campus is the second largest employer in the City of Long Beach, including 1,200 physicians and more than 3,500 employees.

LOCATION

The 2005 Long Beach Memorial Medical Center Master Plan of Land Uses (2005 Master Plan) addresses the 54-acre Campus located within the City of Long Beach, County of Los Angeles, California (Figure 3.01, *Vicinity of Long Beach Memorial Medical Center Campus*). The Campus is located less than 1 mile south of U.S. Interstate 405 (San Diego Freeway), approximately 1 mile east of U.S. Interstate 710 (Long Beach Freeway), and approximately 1 mile south

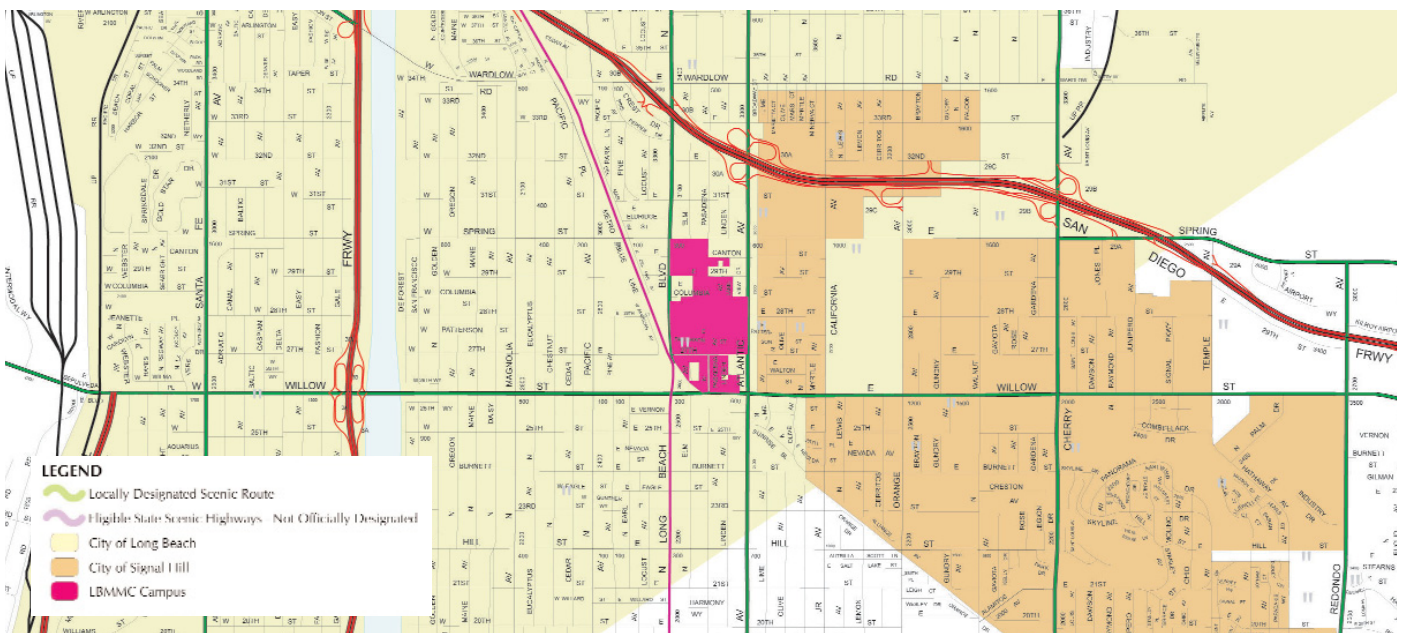


FIGURE 3.01 - Vicinity of Long Beach Memorial Medical Center Campus



of State Route 1 (Pacific Coast Highway). The Campus is located approximately 3.5 miles northeast of the Port of Long Beach, approximately 1 mile east of the Los Angeles River, and approximately 1 mile west of the Long Beach Airport. The elevation of the Campus ranges from 19 feet above mean sea level (MSL) to 67 feet above MSL.

The 54-acre Campus is bounded on the north by East Spring Street, on the east by Atlantic Avenue, on the south by Willow Street, and on the west by Long Beach Boulevard. The Campus owns additional properties in the adjacent City of Signal Hill that were not included in this 2005 Master Plan due to their separation from the main Campus by Atlantic Avenue and other known

environmental and planning constraints (Figure 3.02, *Property Ownership*). This Master Plan is limited to those properties that are owned by the LBMMC and MCH within the City of Long Beach.

GENERAL PLAN LAND USE DESIGNATION

The Campus is designated as Land Use Designation (LUD) No. 7 Mixed-Use District in the Land Use element of the City of Long Beach General Plan (Figure 3.03, *General Plan Land Use Designation*). This District is intended for use in large, vital activity centers such as medical facilities that, by their nature, involve mixed uses. The Master Plan area is located within and is consistent with the redevelopment goals of the Central Long Beach Redevelopment Area.

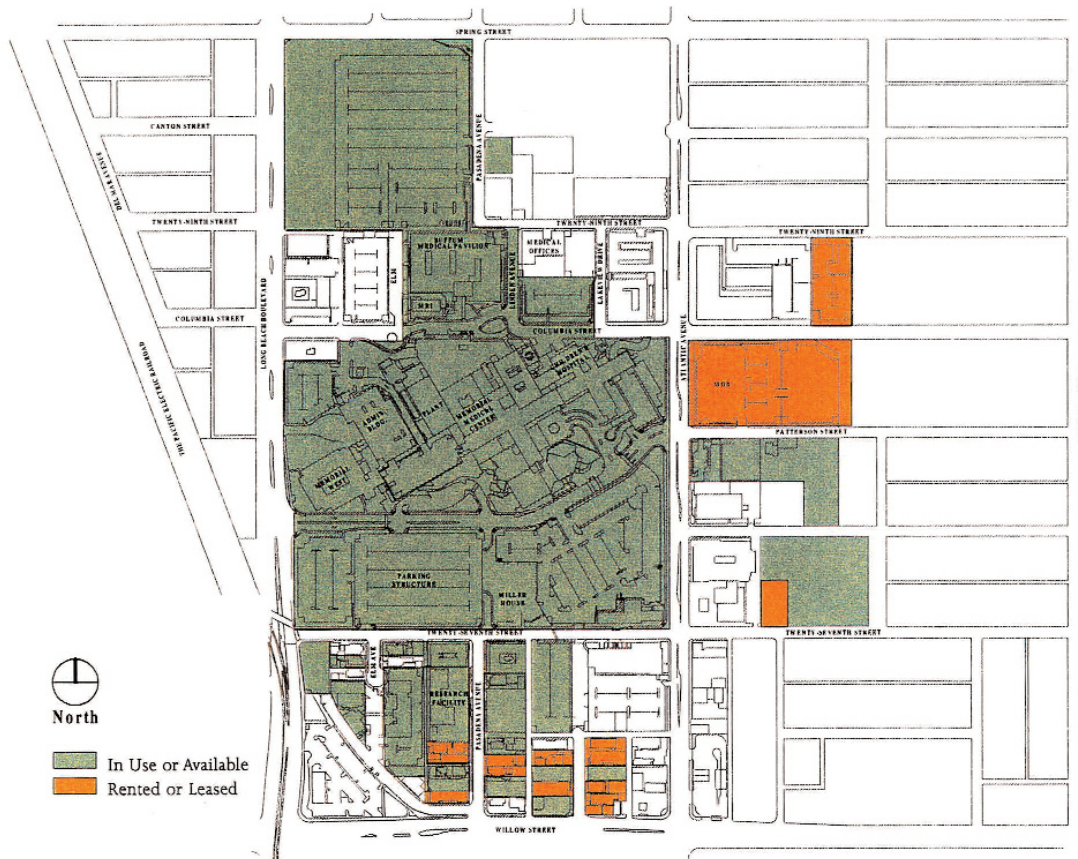
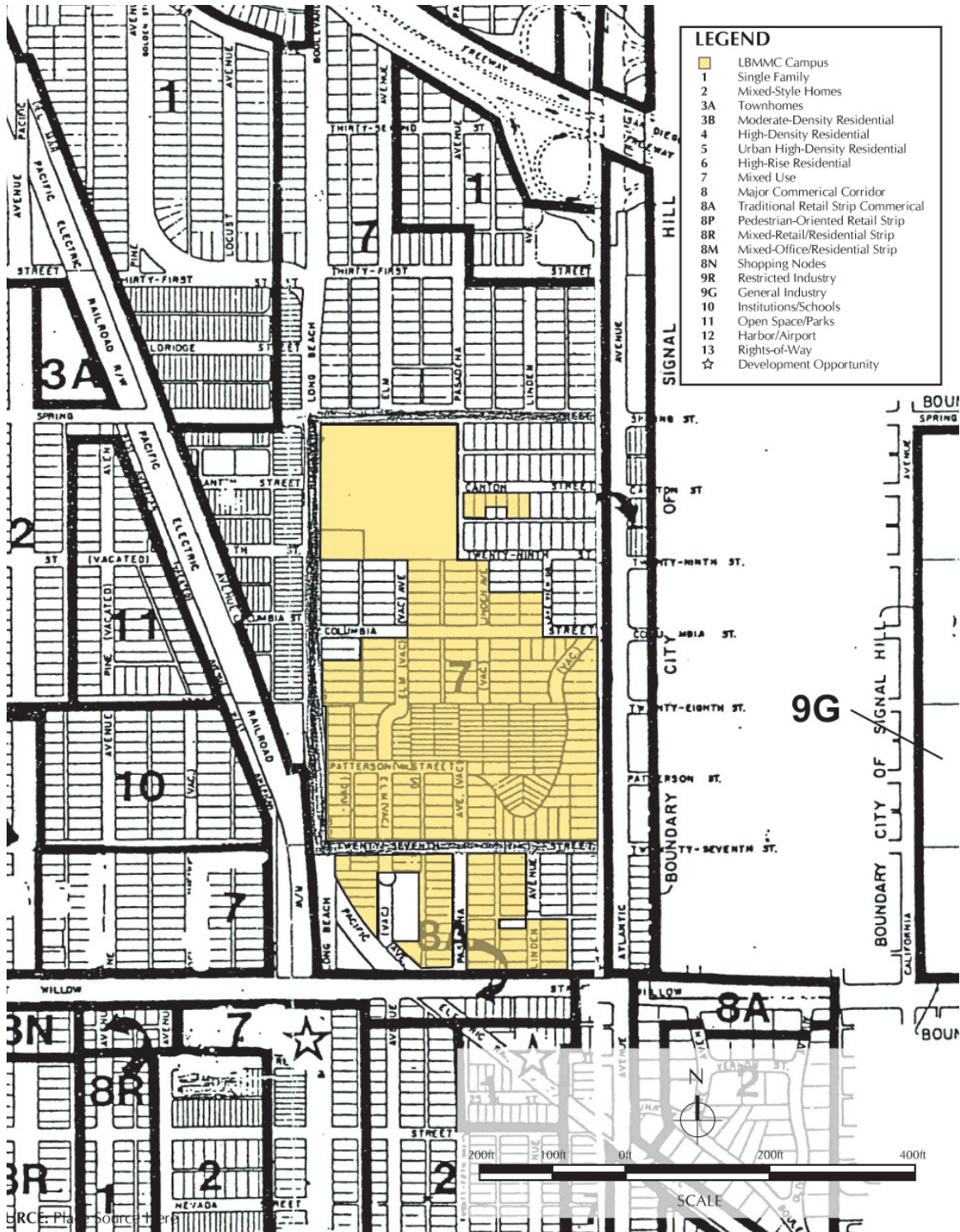


FIGURE 3.02 - Property Ownership





ZONING

In 2004, there were four zoning designations in place on LBMMC-owned properties within the Campus (Figure 3.04, *2004 Zoning Districts*):

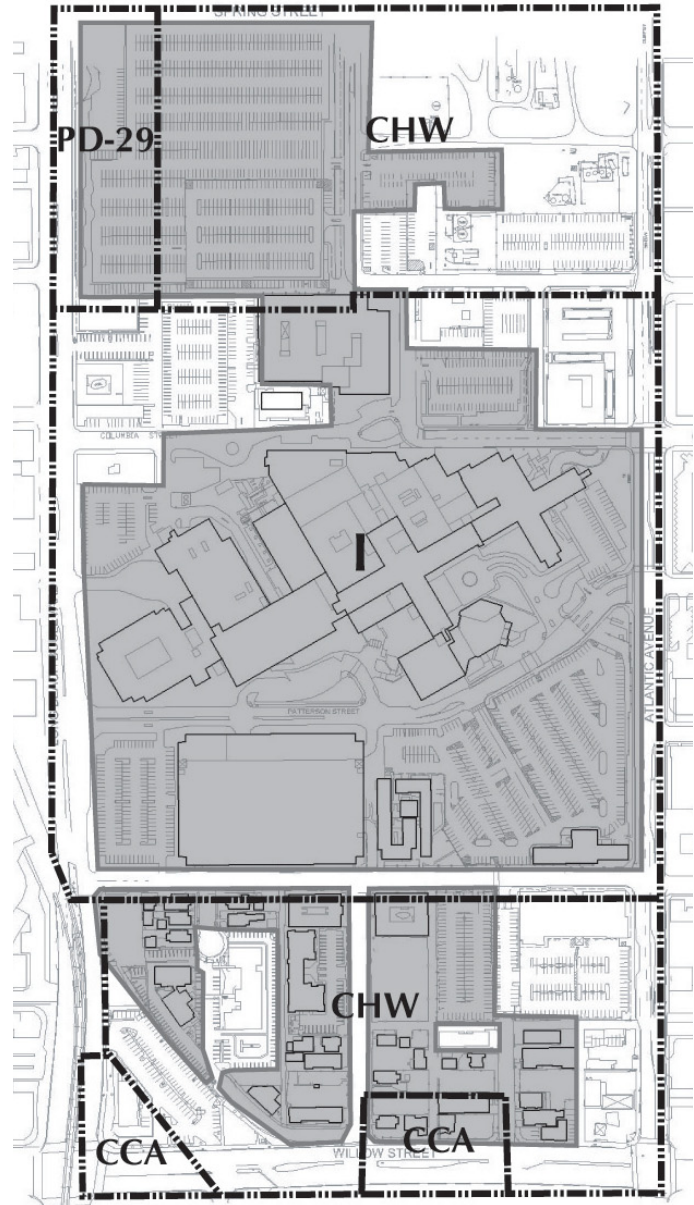
- I: Institutional
- CCA: Community Automobile-Oriented
- CHW: Regional Highway Commercial
- PD-29: Long Beach Boulevard Planned Development District

The core of the existing inpatient services within the Campus, bounded by East 29th Street to the north, Atlantic Avenue on the east, East 27th Street on the south, and Long Beach Boulevard on the west, is zoned Institutional (I). The majority of the adjacent parcels to the north and south of the core area of inpatient services are zoned as Regional Highway Commercial (CHW) Districts, which also allow for Institutional land uses. The CHW District is a commercial use district for mixed-scale commercial uses along major arterial streets and regional traffic corridors. There are two areas adjacent to Willow Street that are zoned as Community Automobile-Oriented (CCA) Districts, which permit retail and service uses that serve the entire community, including convenience and shopping goods and associated services. The northwest corner of the Campus is zoned as a Long Beach Boulevard Planned Development (PD-29) District. The PD-29 District was established to allow flexible development plans to be prepared for areas of the City of Long Beach that may benefit from the formal recognition of unique or special land use and the definition of special design policies and standards not otherwise possible under conventional zoning district regulations.

LAND USES

The 54-acre Campus is completely developed and characterized by six general land uses (Figure 3.05, *2004 Campus Land Uses*):

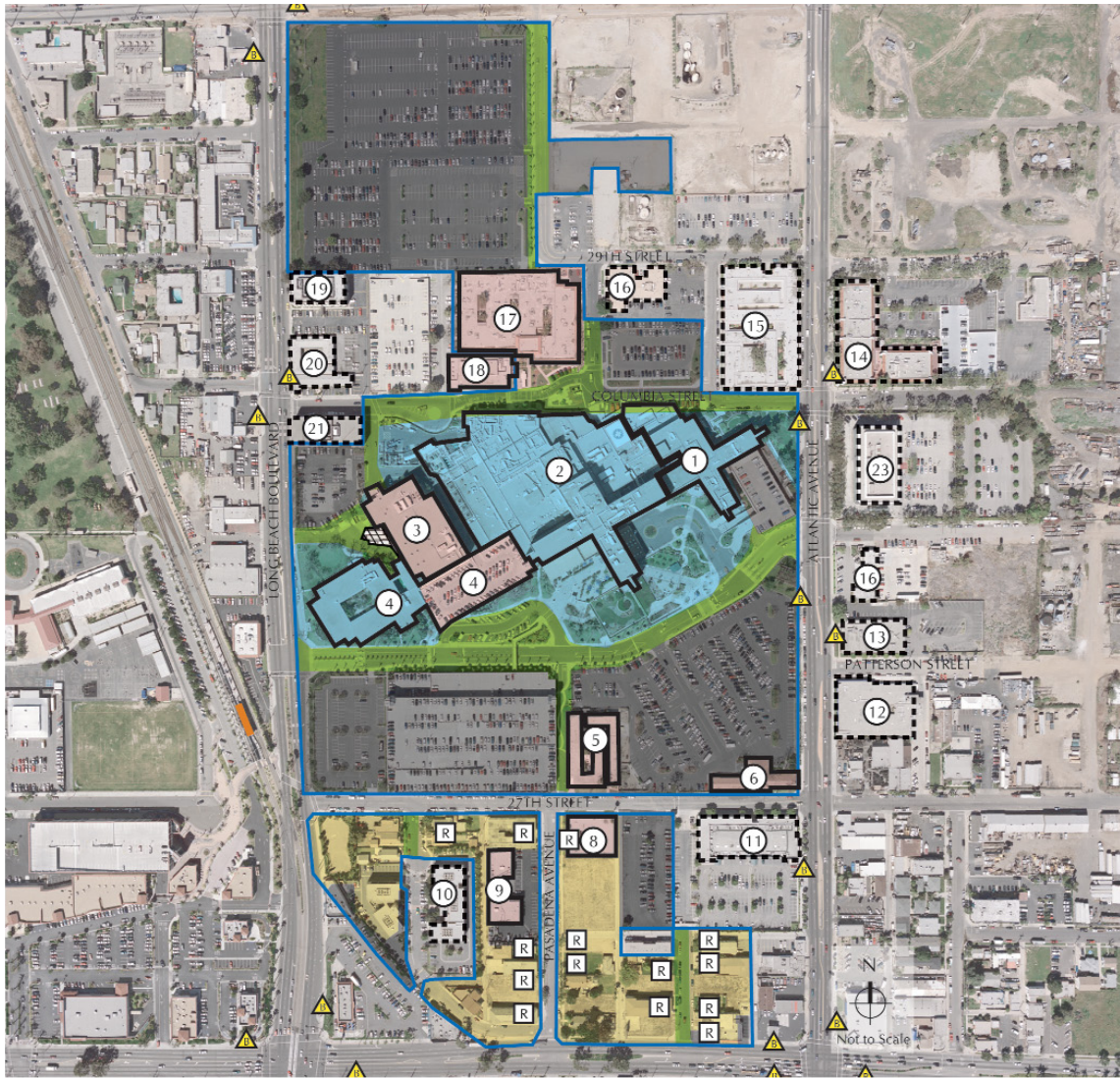
- Inpatient
- Outpatient
- Mixed Use
- Utilities
- Circulation
- Parking



LEGEND

- | | |
|-----------------------------|-------------------------------|
| Zoning Districts | Institutional |
| LBMMC Campus | Community Automobile-Oriented |
| Planned Development | |
| Regional Highway Commercial | |

FIGURE 3.04 - 2004 Zoning Districts



LEGEND

- | | | | |
|-------------------------------|---------------------------------------|----------------------------------|-----------------------------------|
| Inpatient | Buildings Controlled by Others | Ranch House / WIC Medical Center | 2-Story Atlantic MOB |
| Outpatient | Blue Line (Willow Station) | Memorial Guest Residence | Medical Office Building - 1 Story |
| Mixed Use | Bus Stop (Long Beach Transit) | Research Building | Buffums Plaza - 1 Story |
| Circulation | Miller Children's Hospital | Elm Medical Plaza | CT & MRI Center |
| Parking | Long Beach Memorial Medical Center | 3-Story Medical Office Building | Medical Office Building |
| LBMCC Boundary | Administration Building | Convalescent Home | Aloha Motel |
| Buildings Controlled by LBMCC | West Facility/Rehabilitation Building | MOB with CT & MRI Orthopedics | Medical Office Building |
| | Miller House | Hillside Medical Plaza | 4-Story Atlantic MOB |
| | | | Residential Buildings |

FIGURE 3.05 - 2004 Campus Land Uses



As of August 20, 2004, there are approximately 1,213,945 square feet of conditioned space located within the Campus (Table 3.01, *Existing Conditions: Gross Floor Areas*). There are two licensed hospitals within the Campus, LBMMC and MCH, which provide a combined total of 743 licensed beds. These facilities are centrally located on the Campus, north of 27th Street, east of Long Beach Boulevard, south of Columbia Street, and west of Atlantic Avenue. In addition to inpatient services, outpatient services are provided in the eight structures located north and south of the LBMMC and MCH, including a child care center, nutrition programs, and outpatient clinics. The southern portion of the campus is characterized by mixed use, including residential properties. Approximately 1.93 acres are dedicated to circulation within the Campus, not including public right-of-ways. Parking is provided for physicians, employees, patients, and visitors in parking structures and surface parking lots.

INPATIENT

The two licensed hospitals, LBMMC and MCH, comprise 11 buildings constructed between 1960 and 1994 (Figure 3.06, *2004 Inpatient and Appurtenant Buildings*):

- 1. Main Tower: This was constructed in 1960 as a six-story building, with two stories added in 1970.
- 2. Memorial West: This was constructed in 1965. The two-story building was originally designed for two additional stories.

- 3. Rehabilitation Unit: This is a one-story building at the lower level of the hospital, with doctor parking above. It was constructed in 1965.
- 4. Miller Children’s Hospital: This is a four-story building constructed in 1969.
- 4a. Old Pathology: This building was constructed within a courtyard created by existing buildings.
- 5. X-Ray Addition: This is a three-story building.
- 6. Center for Health Education: This is a one-story building at the lower level of hospital, with a plaza and landscaping above. It was constructed in 1973.
- 7. Surgery Addition: This was constructed in 1975 as a two-story building, with one story added in 1985 and another in 1994.
- 8. Doctor’s Dining and Administration: This three-story building was constructed in 1985.
- 8a. Original Coffee Shop: This two-story building was constructed in 1962.
- 9. Outpatient Surgery: Three stories were originally constructed in 1985, and one story was added in 1994.

Building Number per Existing Building Plan ¹	Building	Gross Floor Areas (Square Foot)
1	Miller Children’s Hospital	175,162
2	Long Beach Memorial Medical Center	697,630
3	Administration Building	129,531
4	Memorial West Facility (Rehab) ²	107,622
5	Miller House	25,000
6	Ranch House / WIC Medical Center	12,000
8	Memorial Guest Residence Hotel	12,000
9	Research Building	20,000
17	Buffums Plaza	35,000
	Total	1,213,945

NOTE:
¹ Building numbers as shown on diagram. Source: Taylor, July 2004. “Existing Buildings.” Contact: Taylor, 2220 University Drive, Newport Beach, CA 92660.
² Gross floor area of the Memorial West Facility includes the Rehab center (31,167 square feet).

Table 3.01 - Existing Conditions: Gross Floor Areas



10. Cancer Center: This one-story building is located at the lower level of the LBMMC, with a plaza and landscaping above. It was constructed in 1985.

11. Emergency Power Area: This was originally constructed in 1984, with additions in 1994.

OUTPATIENT

Six additional buildings located north and south of two licensed hospitals support outpatient services: Miller House, Ranch House/WIC Center, Memorial Guest Residence Hotel, Research Building, Buffum’s Plaza, and Rehab.

MIXED USE

The portion of the Campus located between 27th Street and Willow Street is characterized by mixed use. The Memorial Guest Residence is located southeast of the intersection of 27th Street and Pasadena Avenue. The Research Building is located southwest of that same intersection. This area includes 15 residential land use parcels (70 residential dwelling units) and 18 vacant lots.

UTILITIES

Utility support for LBMMC and MCH is partially located within the footprint of the buildings. Additional utilities are

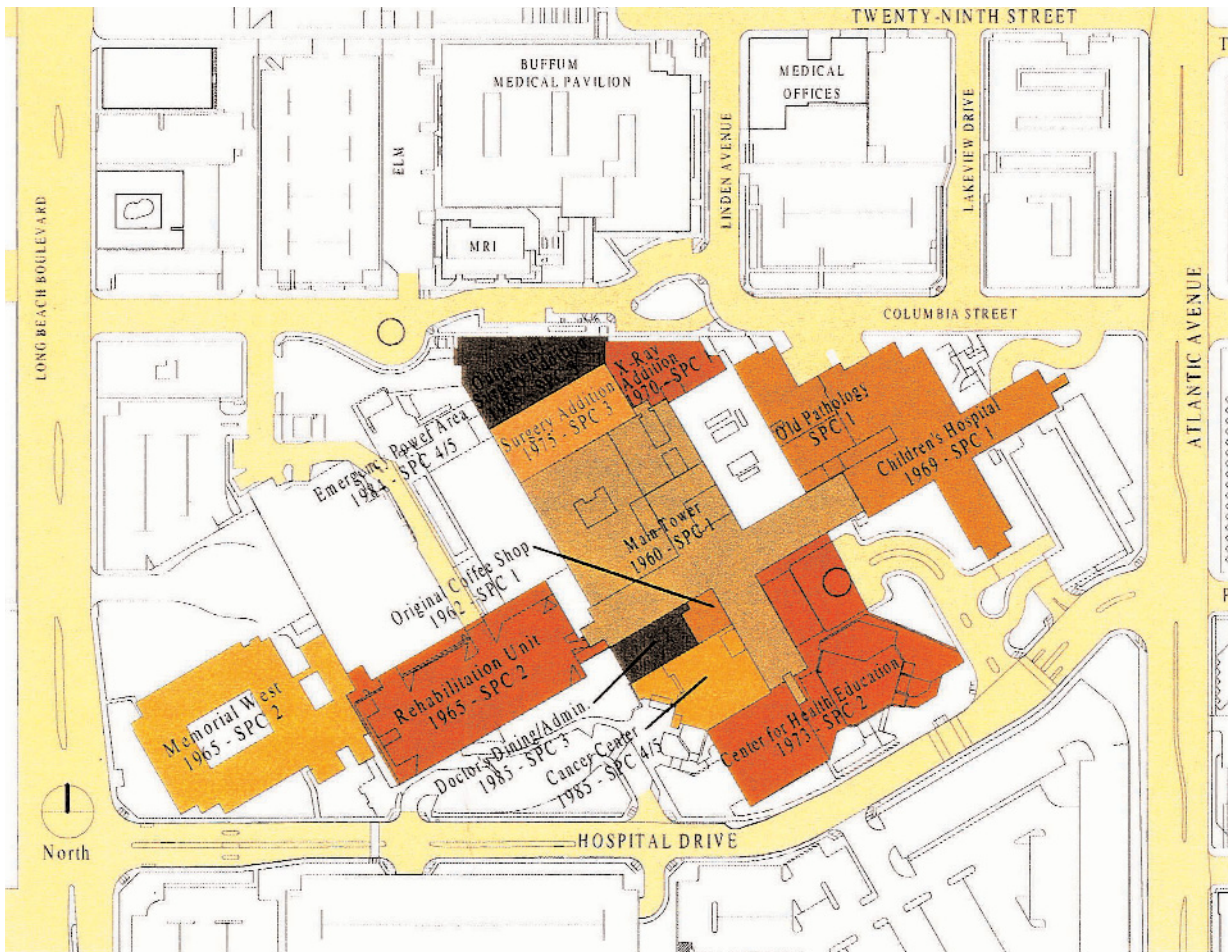


FIGURE 3.06 - 2004 Inpatient and Appurtenant Buildings



located north of the West Facility and west of the Administration Building.

CIRCULATION

The Campus is equally accessible from the two major north-south adjacent public roadways: Atlantic Avenue on the east and Long Beach Boulevard on the west. Vehicular and pedestrian circulation within the Campus is supported by a network of public streets and sidewalks, further augmented by landscaped and lighted private driveways and sidewalks maintained by the LBMMC (Figure 3.07, *2004 Hospital-Owned Streets*). There are opportunities to apply this same approach to future development to facilitate safe paths of travel for patients, patrons, visitors, medical staff, and employees.

There are 13 major public/patient entries into the Campus facilities (Figure 3.08, *2004 Hospital Entries*). These entries provide convenient access to inpatient and outpatient services from parking areas, surrounding public sidewalks, and nearby public transit stops.

PARKING

The Campus currently provides 259 parking spaces in excess of the City of Long Beach Code parking requirement (Table 3.02, *City Code Parking Compliance for Existing Development*). There are a total of 3,452 parking spaces located in 11 locations, 2 parking structures, and 9 surface parking lots throughout the Campus (Figure 3.09, *2004 Parking Facilities*; Table 3.03, *2004 Parking Census*).

DESIGN SETTING

BUILDINGS

There are 10 conditioned structures within the Campus that provide a wide variety of inpatient, outpatient, and appurtenant health care services (Figure 3.10, *Conditioned Structures*). The buildings where health care services are provided were constructed between 1956 and 1985; modifications to some buildings were undertaken in the 1990s. The visual character of the Campus is dominated by the eight-story main tower of LBMMC (1960, modified in

1970) and the four-story MCH (1960), which are characteristic of the architecture of public buildings constructed in the Kennedy-Johnson-Nixon-Ford years.¹ The two cruciform buildings are set back from the two nearest primary arterials, Long Beach Boulevard and Atlantic Avenue. This practice was common for the time period and a departure from earlier periods where public buildings were often aligned with, and the primary facade faced, the primary street. The strong geometric lines, glass,



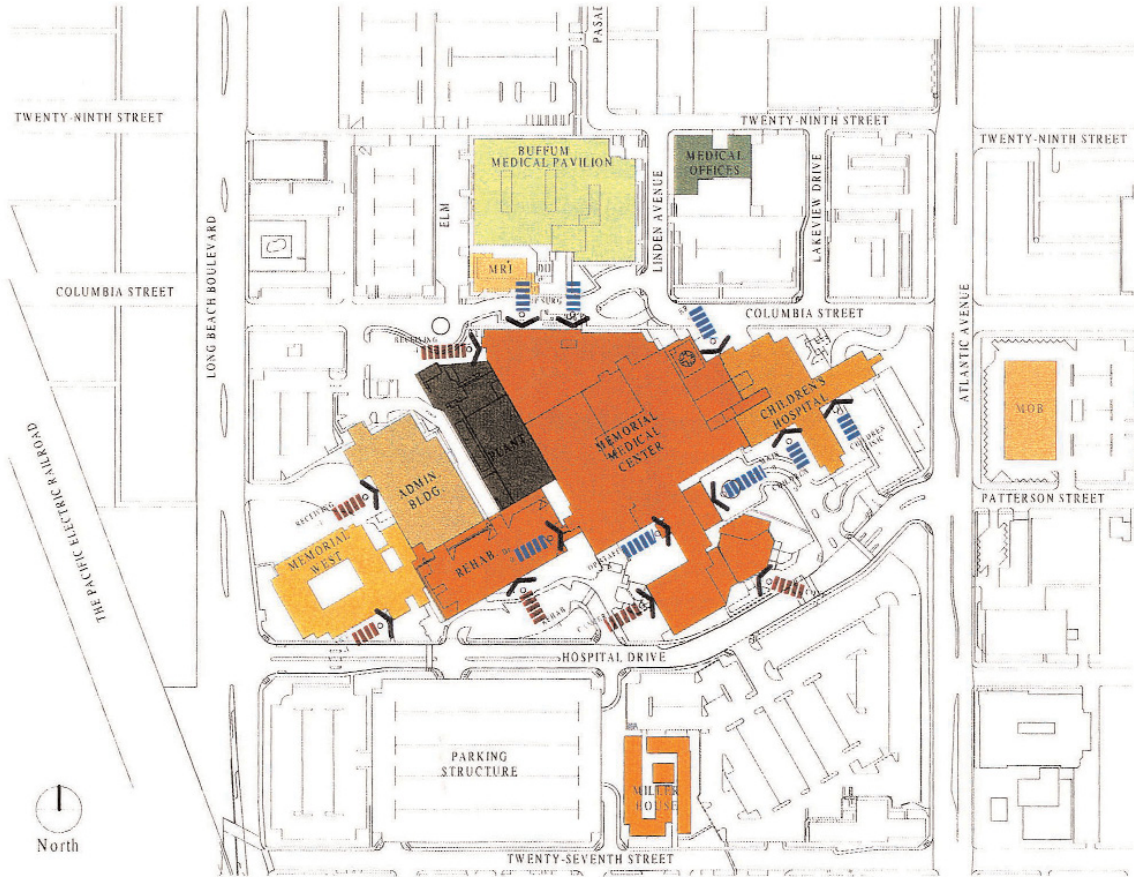
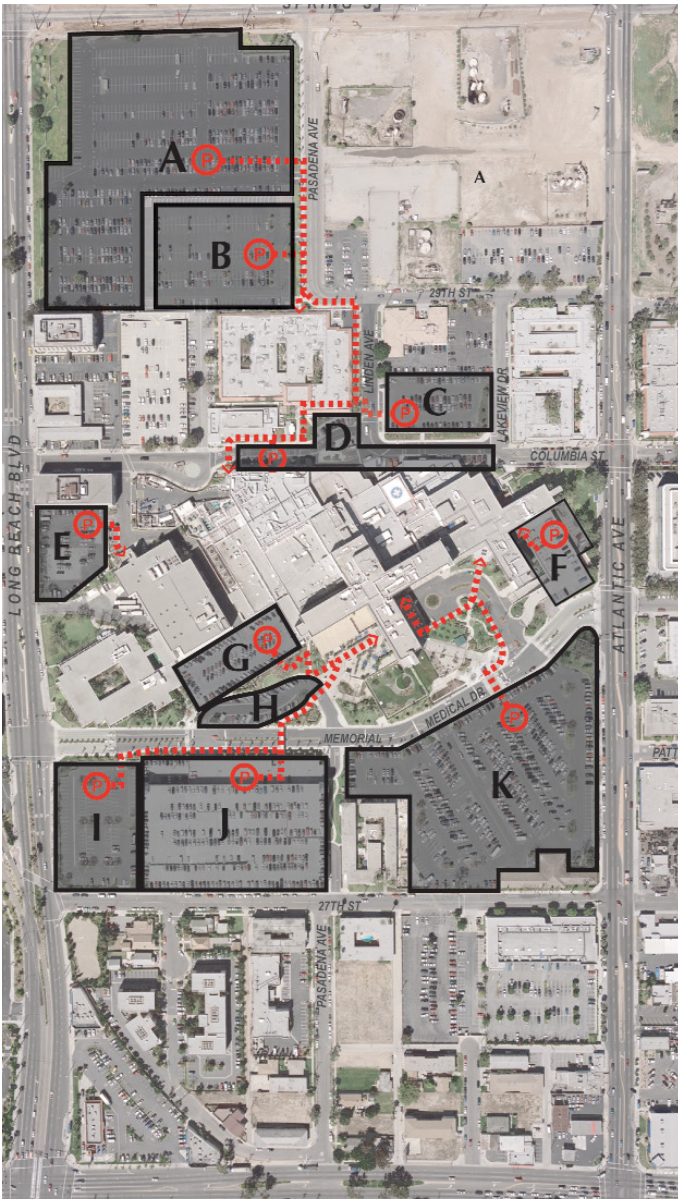


FIGURE 3.08 - 2004 Hospital Entries

Building	Size	City of Long Beach Code Parking Ratio	Spaces Required
1. Miller Children's Hospital (284 licensed beds)	175,162 SF	2 spaces per bed	568
2. Long Beach Memorial Medical Center (459 licensed beds)	697,630 SF	2 spaces per bed	918
3. Administration Building	129,531 S1'	5 spaces per 1,000 S1'	648
4. Memorial West Facility	76,515 S1'	5 spaces per 1,000 S1'	383
5. Miller House	25,000 S1'	5 spaces per 1,000 S1'	125
6. Ranch House / WIC Medical Center	12,000 S1'	5 spaces per 1,000 S1'	60
8. Memorial Guest Residence Hotel	12,000 S1'	5 spaces per 1,000 S1'	60
9. Research Building	20,000 S1'	5 spaces per 1,000 S1'	100
17. Buffums Plaza Rehabilitation	35,000 S1' 31,107 S1'	5 spaces per 1,000 S1' 5 spaces per 1,000 S1'	175 156
Total Project Square Footage	1,213,945 SF	Total Parking Requirement	3,193
		Existing Parking Supply	3,452
		Parking Surplus/Deficiency (+/-)	259

Table 3.02 - City Code Parking Compliance for Existing Development



LEGEND

- | | |
|---|------------------------------------|
| Accessible Pedestrian Path from Parking Lot to Building Entry | Patient |
| Parking | Doctor |
| Staff/Employee | Patient/Visitor |
| Patient/Visitor | Staff/Employee |
| Patient | Staff/Employee and Patient/Visitor |
| Doctors | Patient/Visitor |
| Staff/Employee | |

FIGURE 3.09 - 2004 Parking Facilities

and exterior sheathing of the buildings are also characteristic of public buildings constructed during this time period. There are an additional 14 residential structures that were constructed at various times between 1909 and 1959. None of the buildings on the Campus have been identified as significant architectural features in the City of Long Beach.²

There is a wide variety in massing within the Campus buildings, from the eight-story, 697,630-square-foot LBMCC to the one-story, 122,000-square-foot Ranch House/WIC Medical Center. The massing of the buildings is largely related to three factors: the diversity of services provide, equipment requirements, and medical service capacity. The inpatient facilities vary in height from two to eight stories. Outpatient facilities are typically one to two stories (Figure 3.10). Public building entrances are readily identifiable from parking areas and linkages to adjacent streets.

There are a wide variety of exterior building finishes; however, the primary exterior finishes are poured concrete, stucco, metal, and glass. Most of the exterior facades are painted in light, earth-toned facades with low potential for glare. All health care buildings are equipped with exterior lighting.

LANDSCAPING

The Campus is landscaped with selective plantings of mature trees and shrubs to create a pleasant and secure environment for medical staff, employees, patients, and visitors (Figure 3.11, *Landscaping*). Most recently, in the mid-1990s, LBMCC completed \$16.5 million dollars in streetscape and landscape improvements. Typical trees consist of palm, ficus, Brazilian pepper, and eucalyptus. A variety of evergreen shrubs are planted throughout the Campus. Plantings are maintained to provide a level of transparency at eye level that allows viewing from adjacent areas around or on the Campus.

There are five general categories of landscape treatment at the Campus: (1) Campus edge, (2) primary entries, (3) edge treatment of interior sidewalks, (4) edge treatment of surface parking lots, and (5) building edges and courtyards.



	Staff/Employee Spaces	Patient/Visitor Spaces	Doctor Spaces	Total Spaces
Existing Parking Demand				3,193
Existing Parking Supply				3,452
Lot A	675	—	—	675
Lot B		217		217
Lot C	—	74	—	74
Lot D	—	—	28*	28
Lot E	85			85
Lot F **	—	26	60	86
Lot G **	—	—	87	87
Lot H		29		29
Lot I	150	—	—	150
Lot J **	1,430	164	—	1,594
Lot K	—	427	—	427
Subtotal	2,340	937	175	3,452
Existing Parking Surplus				259

NOTE:

* Spaces shared with patients and visitors.

** Structural parking areas

Table 3.03 - 2004 Parking Census

The Campus edge and streetscape along Long Beach Boulevard and Atlantic Avenue is treated with a white wrought-iron fencing set back with groundcover consisting of low-lying shrubs or grass and trees in the foreground (Figure 3.11). Primary Campus entries on Memorial Center Drive/Patterson Street are treated with alternating pine and ficus trees, flowering shrubs, groundcover, and turf (Figure 3.11). The edges of pedestrian walkways located interior to the Campus are treated turf, occasional trees, hedges, and occasional hardscape such as concrete masonry walls to separate walkways from adjacent buildings (Figure 3.11). Plantings are organized such that security lighting is not impeded. The edges of surface parking lots receive comparable treatment to interior walkways with some combination of turf, shrubs, and trees (Figure 3.11). In addition, lighting is provided within parking lots and structures in accordance with the security plan on file with the City of Long Beach Police Department. Larger buildings typically have some area dedicated to landscaping between the sidewalk edge and the building. These building landscape area typically consist of turf, groupings of trees such as ficus and palm, and groupings of shrubs (Figure 3.11). The health care buildings and vacant lots located between 27th Street and Willow Street have limited landscape material and are relatively austere, comparable to

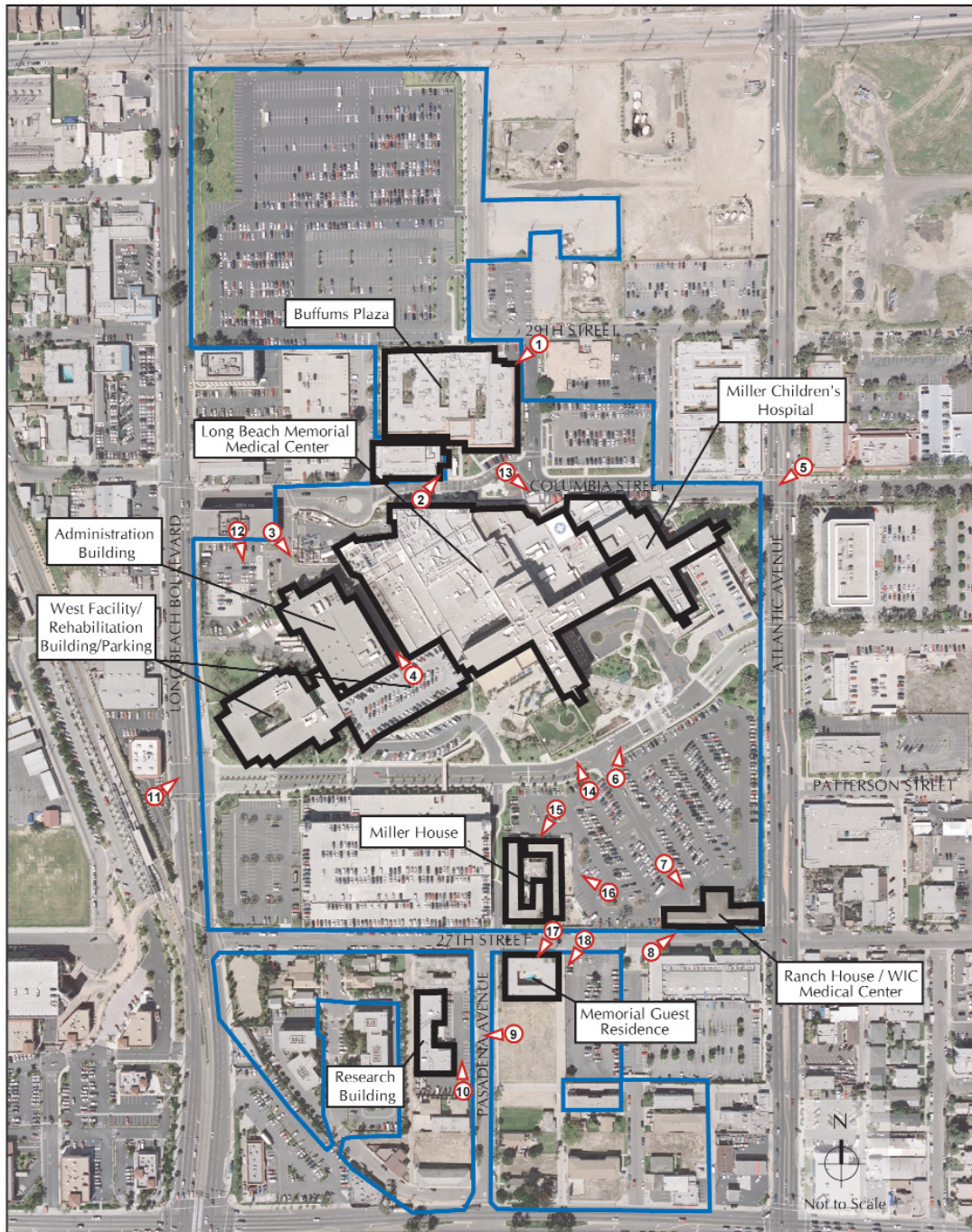
other commercial properties located in the vicinity of the Campus on Willow Street.

SIGNS

In 2004, LBMMC installed additional signs and improved existing signs throughout the Campus to facilitate site recognition and wayfinding by patients and visitors (Figure 3.12, *Signs and Monuments*). There are generally three types of signs within the Campus: (1) gateway signs, (2) building signs, and (3) directional signs. Large signs identify the primary entrances to the Campus from Long Beach Boulevard and Atlantic Avenue. The entry signs are large, rectangular stone or concrete placards approximately 4 feet in height, with “Long Beach Memorial Medical Center” annotated in raised san serif font lettering. These signs are highlighted with landscape treatment and lighting. The two licensed hospitals have commercial-grade backlit signs near the building cornice identifying the building as “Long Beach Memorial Medical Center” or “Miller Children’s Hospital” (Figure 3.12). Directional signs are located along each edge of the Campus directing vehicles to parking areas. (Figure 3.12) Additional signs are located within the Campus to direct pedestrians from parking areas to buildings dedicated to inpatient and outpatient treatment centers (Figure 3.12).

¹ Carole Rifkind. 1998. *A Field Guide to Contemporary American Architecture*. New York, NY: Penguin Group.

² David Gebhard and Robert Winter. 1994. *Los Angeles: An Architectural Guide*. Salt Lake City, UT: Gibb Smith Publisher.



LEGEND

- LBMCC Boundary
- Buildings Controlled by LBMCC
- ⑩ Photo Points

FIGURE 3.10 - Conditioned Structures



BUFFUMS PLAZA



WEST FACILITY/ REHABILITATION BUILDING/PARKING



ADMINISTRATION BUILDING



LONG BEACH MEMORIAL MEDICAL CENTER



MILLER CHILDREN'S HOSPITAL



MILLER HOUSE



RANCH HOUSE / WIC MEDICAL CENTER

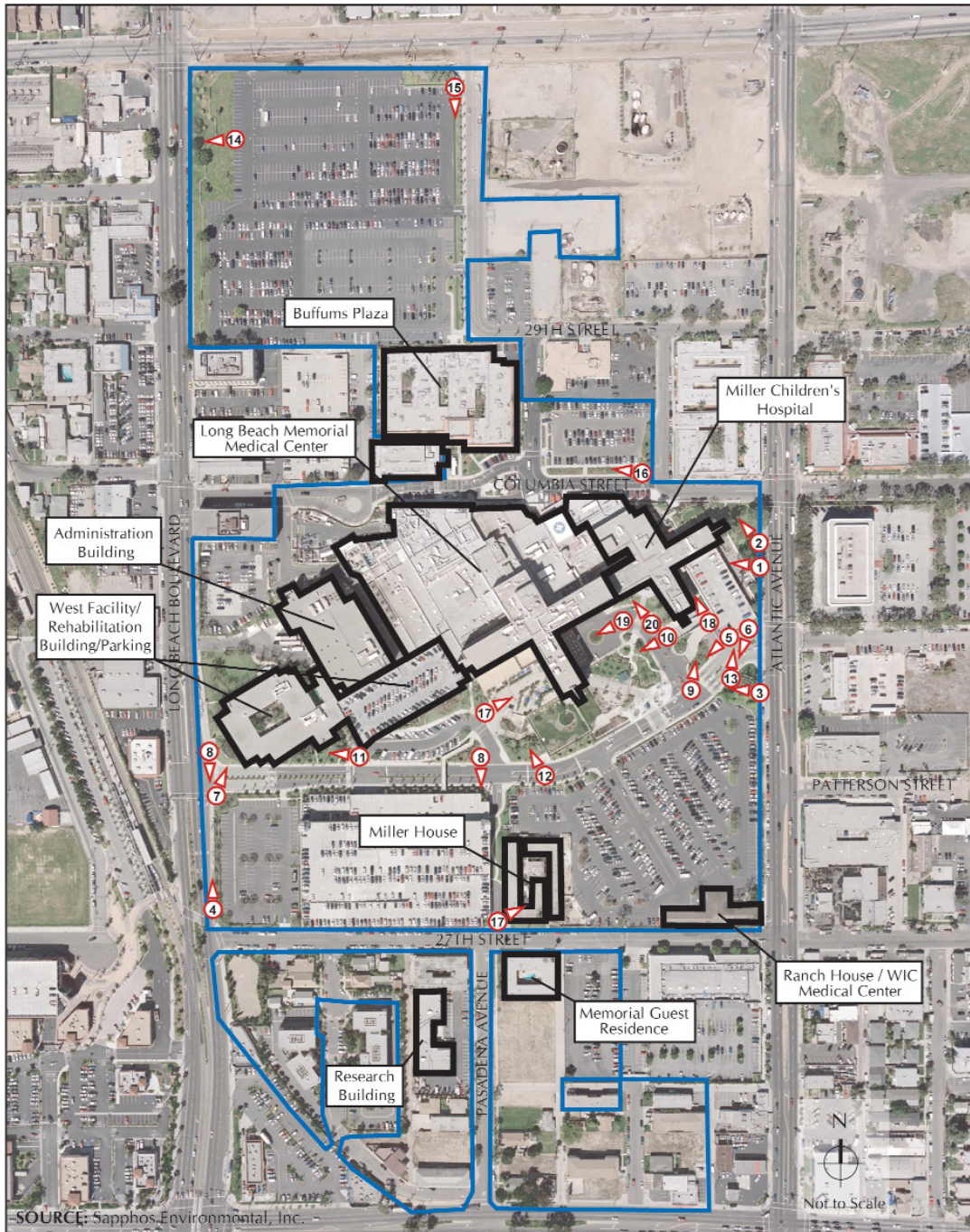


MEMORIAL GUEST RESIDENCE



RESEARCH BUILDING





LEGEND

- LBMCC Boundary
- Buildings Controlled by LBMCC
- ◀10 Photo Points

FIGURE 3.11 - Landscaping



EXTERIOR BOUNDARY OF THE CAMPUS



PRIMARY ENTRIES



INTERIOR SIDEWALK EDGE TREATMENTS

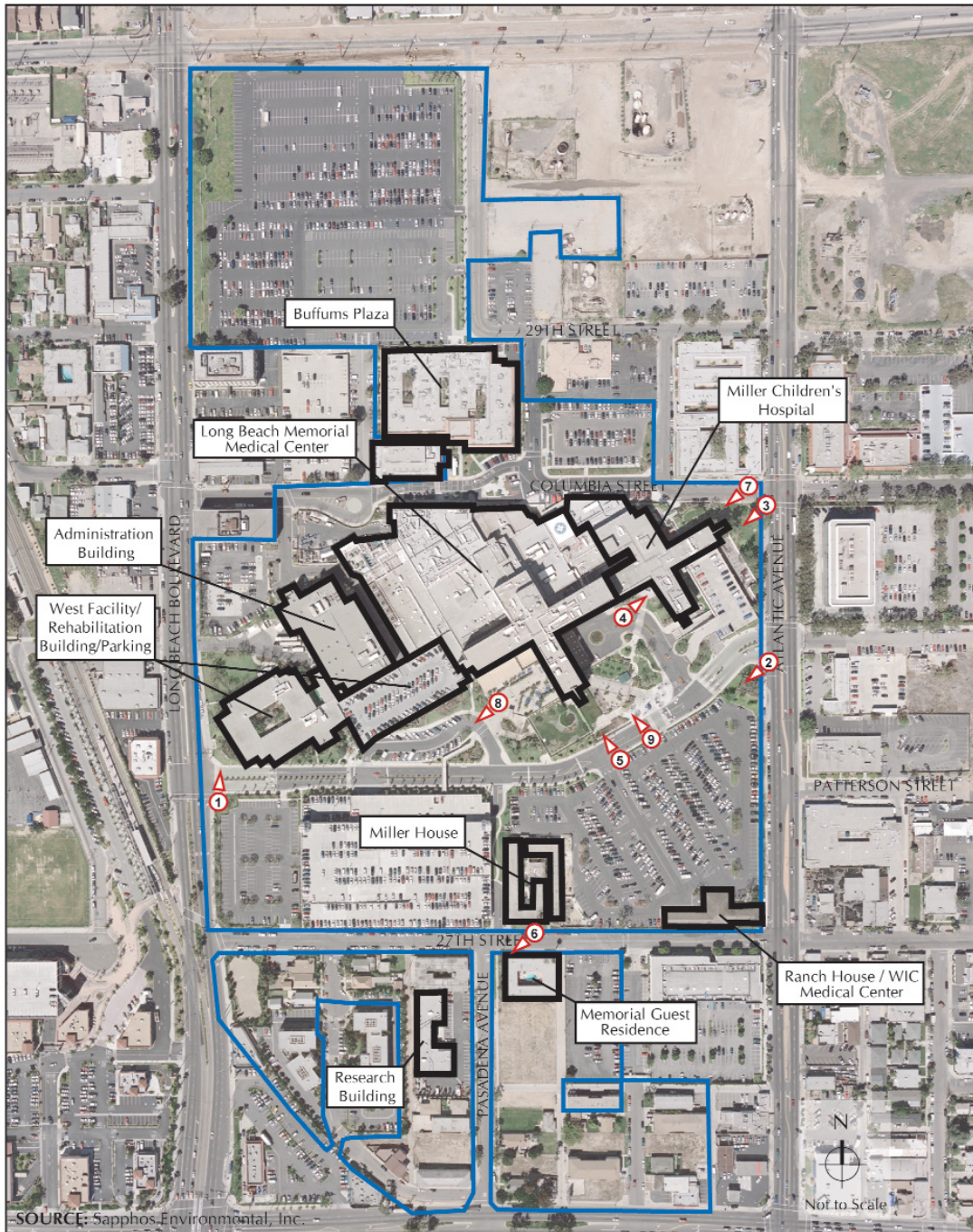


PARKING LOT EDGE TREATMENTS



BUILDING FACADES AND COURTYARDS





LEGEND

- LBMCC Boundary
- Buildings Controlled by LBMCC
- ⑩ Photo Points

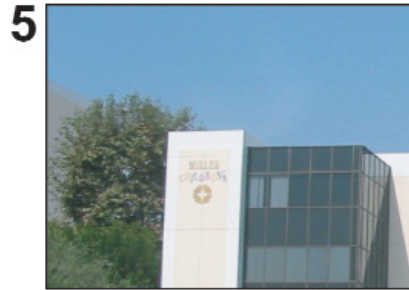
FIGURE 3.12 - Signs and Monuments



GATEWAY SIGNS



BUILDING SIGNS



DIRECTIONAL SIGNS



