

FIGURE 5.16E - Construction Scenario, Step 5, February 2008 to June 2010



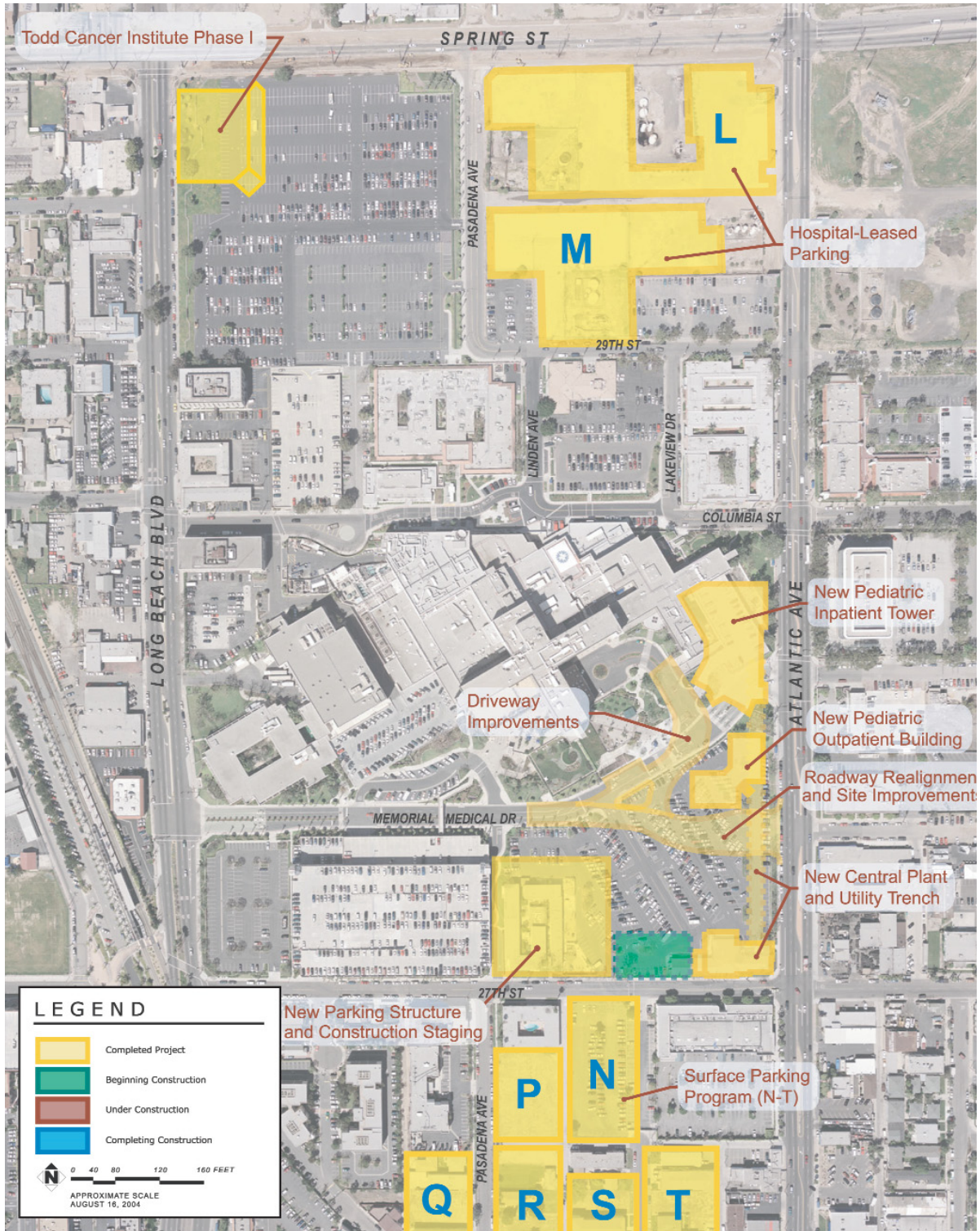


FIGURE 5.16F - Construction Scenario, Step 6, February 2008 to June 2010



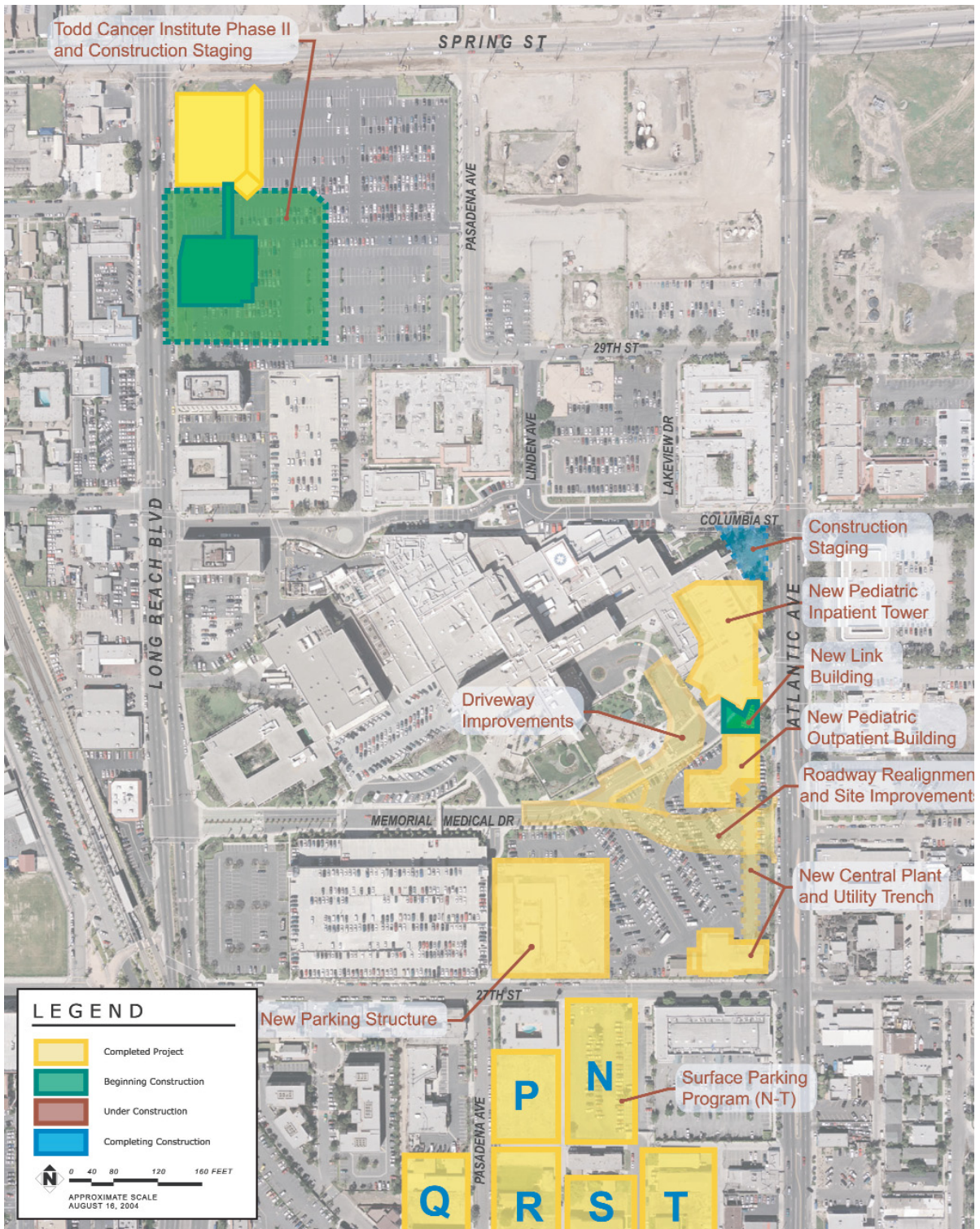


FIGURE 5.16G - Construction Scenario, Step 7, July 2010 to June 2011



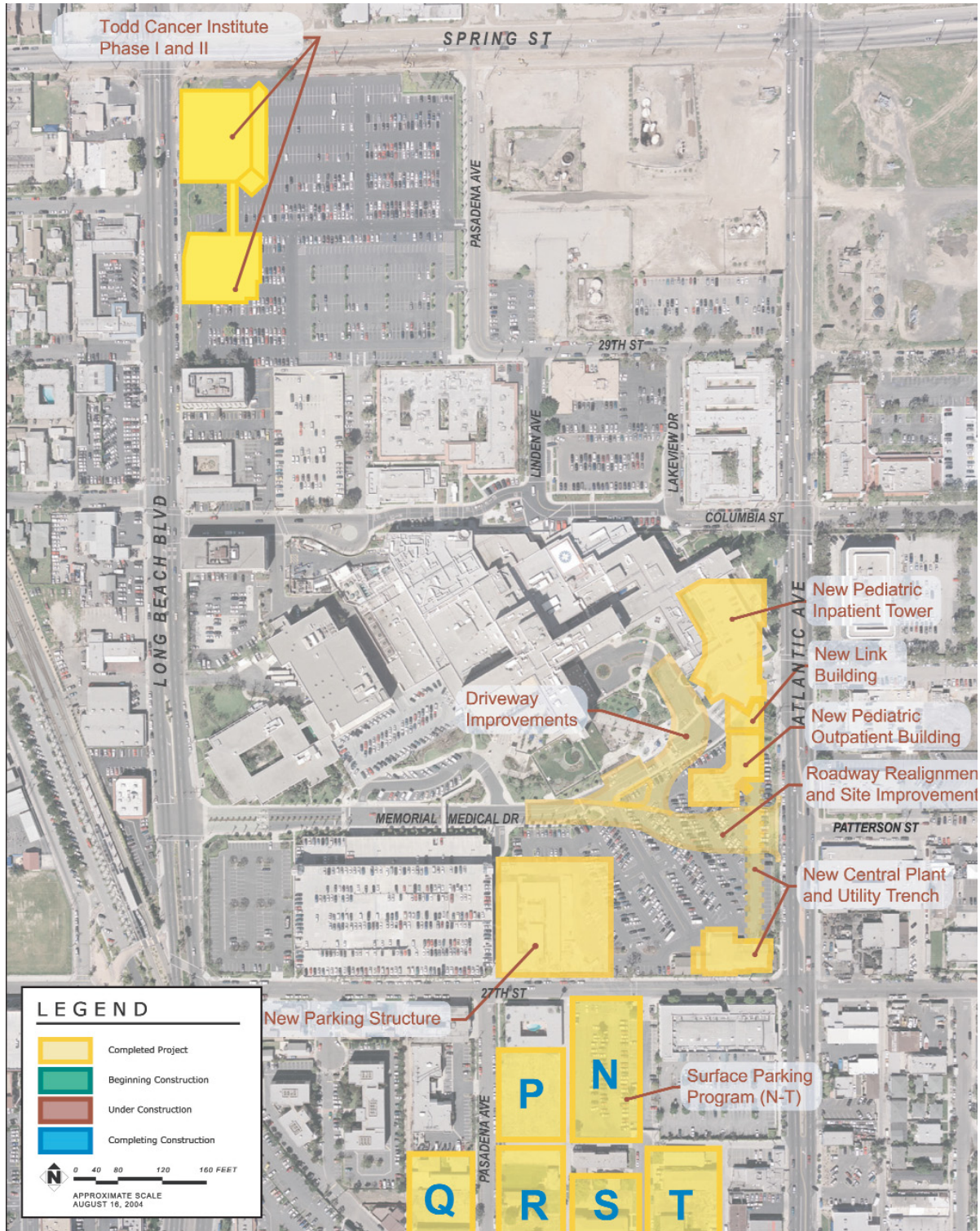


FIGURE 5.16H - Construction Scenario, Step 8, Completed by December 2011



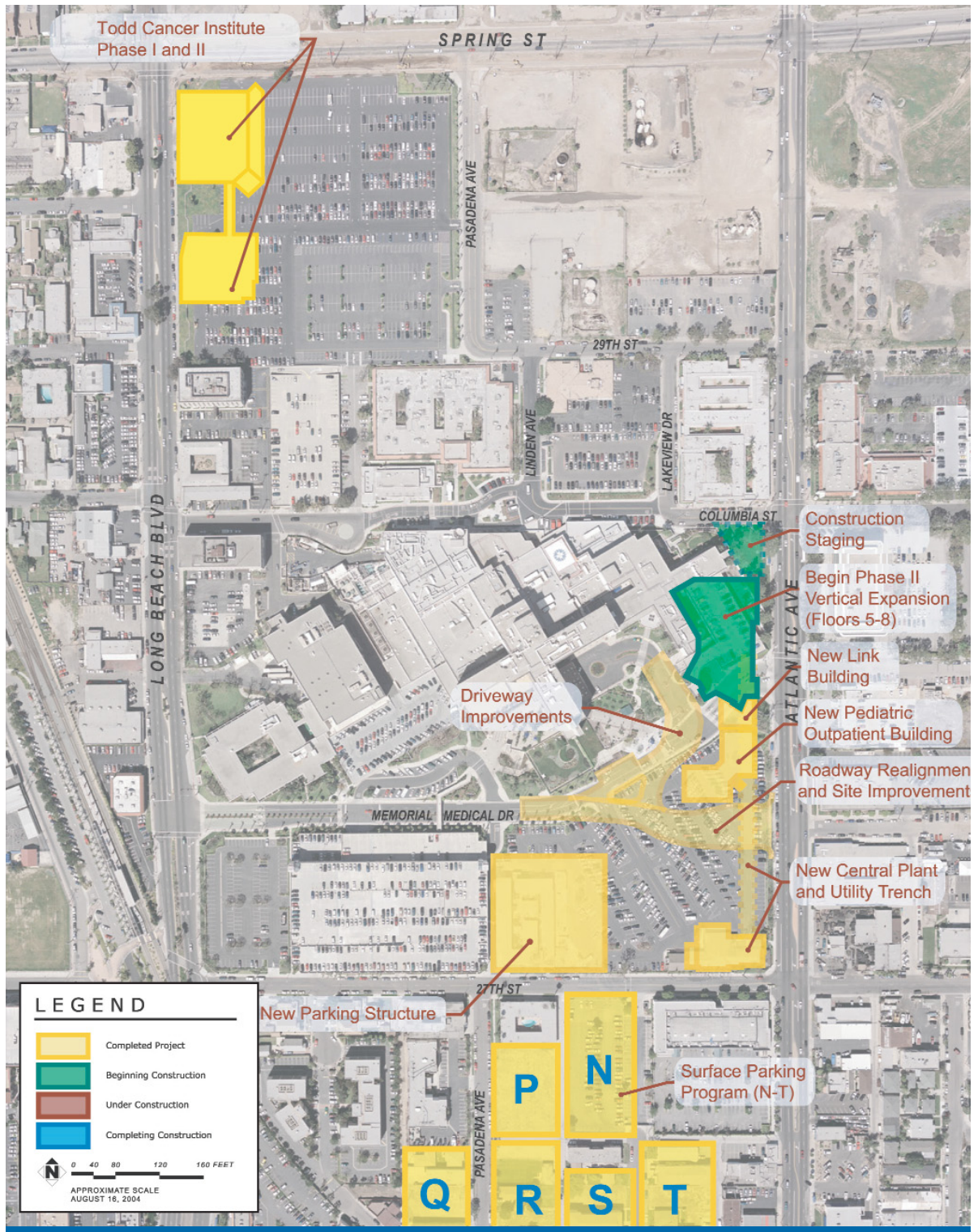


FIGURE 5.161 - Construction Scenario, Step 9, January 2012 to June 2013



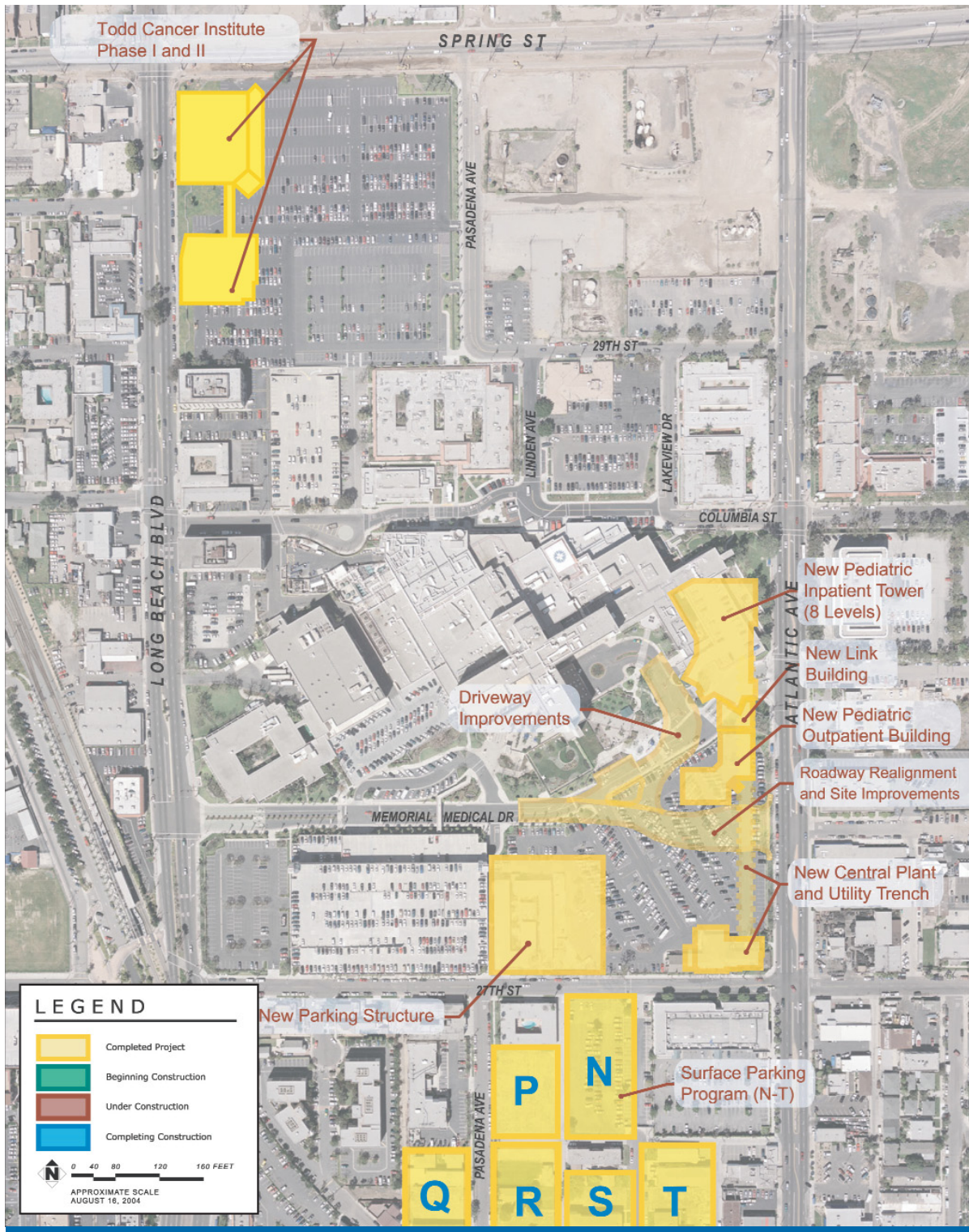


FIGURE 5.16J - Construction Scenario, Step 10, Completed by June 2013



to existing utilities, sewer facilities, and storm water drain facilities; paving; and building construction. Approximately 50 workers would be expected to be on site during peak construction activity periods. Fewer than 50 workers would be expected to be on site during nonpeak construction activity periods. Construction staging would be accomplished within the parking area of the MCH.

#### Miller Children's Hospital Pediatric Outpatient Building

The MCH pediatric outpatient building would provide approximately 80,000 gross square feet. The pediatric outpatient building would consist of a five-story, B-occupancy, medical office building housing an array of pediatric care clinics and support services. Construction of the pediatric outpatient building is contingent on the identification of funding, philanthropy, and lease agreements with private physician groups that would be anticipated to be constructed in an 18-month time period initiated for construction no sooner than January 2006. Construction of the pediatric outpatient building would require connection to existing utilities, sewer facilities, and storm water drain facilities; paving; building construction; landscaping; and fencing. Approximately 144 workers would be expected to be on site during peak construction activity periods. Fewer than 140 workers would be expected to be on site during nonpeak construction activity periods. Construction staging would be accomplished within the parking area of the MCH.

#### Parking Program

A phased parking program would be designed to accommodate up to 2,986 parking stalls in surface parking areas on property owned by LBMMC, nearby off-site surface parking areas that could be leased by LBMMC, and possible future construction of one or more parking structures when justified by total demand. If it is determined to be necessary, a multilevel parking structure capable of accommodating up to 400 spaces per level would be sited in an area designated for long-term parking. For each element of the proposed project, sufficient parking would be constructed to accommodate any existing parking spaces displaced by construction, and sufficient additional parking would also be constructed to accommodate the parking demand generated by the construction of the proposed project element.

Construction of parking facilities would require connection to existing utilities, sewer facilities, and on-site storm water pollution prevention devices; paving; and possible construction of a parking structure. Approximately 75 workers would be expected to be on site during peak construction activity periods. Fewer than 75 workers would be expected to be on site during nonpeak construction activity periods. Construction staging would be accomplished within the parking area of the MCH.

## PROJECT ENTITLEMENTS

The City of Long Beach is the Lead Agency under the California Environmental Quality Act (CEQA). This 2005 Master Plan is subject to review and recommendation by the Planning Commission, subject to final action by the Long Beach City Council, including consideration of related entitlements:

- Long-Range Development Plan (Master Plan) Approval
- Site Plan Review
- Zoning District Change
- Conditional Use Permit (utility relocation)
- Parking Variance

Specific capital improvements may be subject to additional permits (Table 5.08, *Permit Requirements*).

## DESIGN GUIDELINES

These design guidelines promote high-quality development within a single overall design concept in the long-range development of the Campus. These design guidelines provide for continued integration of affordable and pragmatic building design and aesthetically pleasing landscape, streetscape, pedestrian corridors, outdoor spaces, and wayfinding and signs that serve the community's needs for health care and well-being. These design guidelines are intended to protect and enhance the Campus's clear identity in a manner that is compatible with the surrounding community it serves, strengthening adjacent neighborhoods and stimulating revival of adjacent areas.

The overall concept is centered on well-designed public buildings, strategically placed within the 54-acre Campus to provide convenient and efficient health care to serve the





needs of the community. The overall experience of patients, visitors, medical staff, and employees is further enhanced through the use of landscaping and signs that create an inviting and readily navigable Campus.

**BUILDINGS**

The two primary buildings where inpatient services are provided, LBMMC and MCH, set the architectural tone for the Campus. As with many public buildings constructed during the Kennedy-Johnson-Nixon-Ford years, LBMMC, MCH, and the other existing buildings of the Campus have a variety of forms that were developed to meet the code and health care delivery needs at that time when they were constructed. Thus, patient and visitor wayfinding is best facilitated by well-designed buildings that are easily distinguishable. The recommended capital improvements have been designed to retain the primary height and massing in the center of the Campus, bounded by Columbia Street to the north, Atlantic Avenue to the east, 27th Street to the south, and Long Beach Boulevard to the west (Figure 5.17, *Massing Diagram*).

*Building Setbacks*

Building setbacks will conform to applicable specifications of the City of Long Beach Zoning Code.

*Building Materials*

This 2005 Master Plan envisions construction of structures in four locations within the Campus: (1) expansion of the MCH through the construction of three buildings south of the existing MCH, southwest of the intersection of Columbia Street and Atlantic Avenue; (2) construction of a central plant building to support the pediatric inpatient tower, northwest of the intersection of Atlantic Avenue and 27th Street; (3) construction of a new dedicated outpatient building, southeast of the intersection of Spring Street and Long Beach Boulevard; and (4) construction of a parking structure adjacent to the existing parking structure located on 27th Street. The conceptual design of the expansion of the MCH integrates key design features of the existing LBMMC and MCH, including strong geometric lines, glass, and exterior sheathing (Figure 5.18, *MCH Conceptual Design*). The pediatric inpatient tower will be

Agency	Permits and Approvals	How to Obtain Permit
U.S. EPA	Asbestos and Lead-Based Paint Abatement	Application
Cal/OSHPD	Plan Approval	Application
Cal/OSHA	Demolition Permit	Application
Cal/OSHA	Asbestos Worker Notification	Application
California EPA, Department of Toxic Substances Control	Asbestos Abatement Notification	Application
California Department of Toxics Substance Control	Health Risk Assessment and Work Plan	Application
State Department of Oil and Gas Resources	Oil Well Abandonment Permits	Application
Regional Water Quality Control Board	NPDES Permit	Application
South Coast Air Quality Management District	Notification	Application
City of Long Beach	Demolition Permit	Application
City of Long Beach	SWPPP Drainage Permit	Application
City of Long Beach	Road Encroachment Permit	Application
City of Long Beach	Truck Haul Permit	Application
City of Long Beach	Grading Permit	Application
City of Long Beach	Building Permit	Application

NOTES:  
 Cal/OSHA = California Division of Occupational Safety and Health  
 Cal/OSHPD = California Office of Statewide Health Planning and Development  
 EPA = Environmental Protection Agency  
 NPDES = National Pollutant Discharge Elimination System  
 SWPPP = Storm Water Pollution Prevention Plan

TABLE 5.08 - Permit Requirements





FIGURE 5.17 - Massing Diagram

distinguished from the existing MCH building through the use of architectural details, including distinct patterning of glass and sheathing, flagpoles and banners, exterior artwork featuring children and children's activities, sculpture, and gardens. The MCH link building and pediatric outpatient buildings would use similar architectural details to provide compatible, yet distinguishable, exterior building facades.

The central plant building would be designed with massing, geometry, and exterior finish comparable to other secondary buildings within the Campus, such as the Buffum's Plaza (Figures 5.10A and 5.10B).

Like the MCH pediatric inpatient tower, the design of the TCI would include the use of strong geometric lines, glass, and exterior sheathing (Figure 5.18); however, the massing of the building and relation to the landscaping would be comparable to other existing secondary buildings within the Campus such as the West Facility.

It is anticipated that a parking structure may be constructed east of the existing parking structure, located south of

Memorial Drive/Patterson Street (Figure 5.19, *Parking Structure Screened with Landscaping*). It is anticipated that the parking structure will be comparable in design and massing to the existing parking structure. Parking areas shall be differentiated by use (e.g., visitor, employee, and physician). The location for the parking structure was selected to support the primary facilities, LBMCC and MCH, with the greatest number of related trips.

#### Service Areas

The design of the MCH central plant building and its location has been developed in a manner that is consistent with the concerns of the City of Long Beach. In regard to the location of a utility building in proximity to the major streets, the building design strives to put its best face toward Atlantic Avenue and 27th Street. The building masses are broken up into several smaller forms with varying heights and finishes, reducing the apparent overall scale and humanizing the elements and form of the building (Figure 5.11). Another benefit of this design approach is that it allows the buildings to be clad in various complementary finishes. Landscaped setbacks soften the building. The





View of MCH Expansion  
from Intersection of  
Columbia Street and Atlantic Avenue



View of MCH Expansion  
from Atlantic Avenue



View of MCH Expansion  
from Parking Lot K



View of MCH Expansion  
from LBMCC

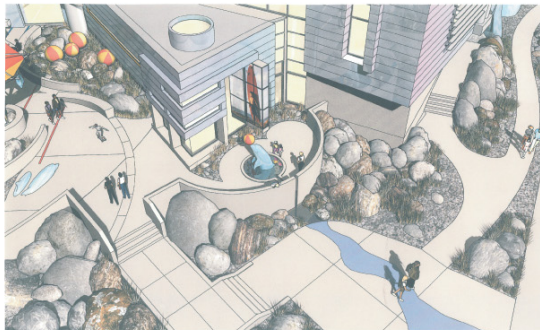


FIGURE 5.18 - MCH Conceptual Design





FIGURE 5.19 - Parking Structure Screened with Landscaping

combination of landscaped setbacks and proposed monument signage at the corner help to establish this building as an anchoring element of the Campus.

### LANDSCAPING

The capital improvements recommended in conjunction with this 2005 Master Plan will be integrated into Campus with landscaping, including selective plantings of mature trees and shrubs to create a pleasant and secure environment for medical staff, employees, patients, and visitors. As with the existing landscaped elements of the Campus, the proposed capital improvements will be designed to define the Campus boundaries, reinforce pedestrian and vehicular entry points, provide pleasant paths of travel for pedestrians, screen parking area, and treat building edges and courtyards to provide attractive

vistas from the surrounding community and public right-of-ways (Figure 5.20, *Conceptual Landscaping Plan*).

Five general categories of landscape treatment will be applied to capital improvements, recommended as part of this 2005 Master Plan: (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. The edge of the MCH expansion building, pediatric inpatient tower, link building, pediatric outpatient building, and central plant building will be treated in a manner that is comparable to the existing Campus edge and streetscape along Long Beach Boulevard and Atlantic Avenue. The Campus edge will be treated with a white, wrought-iron fencing set back with groundcover consisting of low-lying shrubs or grass and trees in the foreground



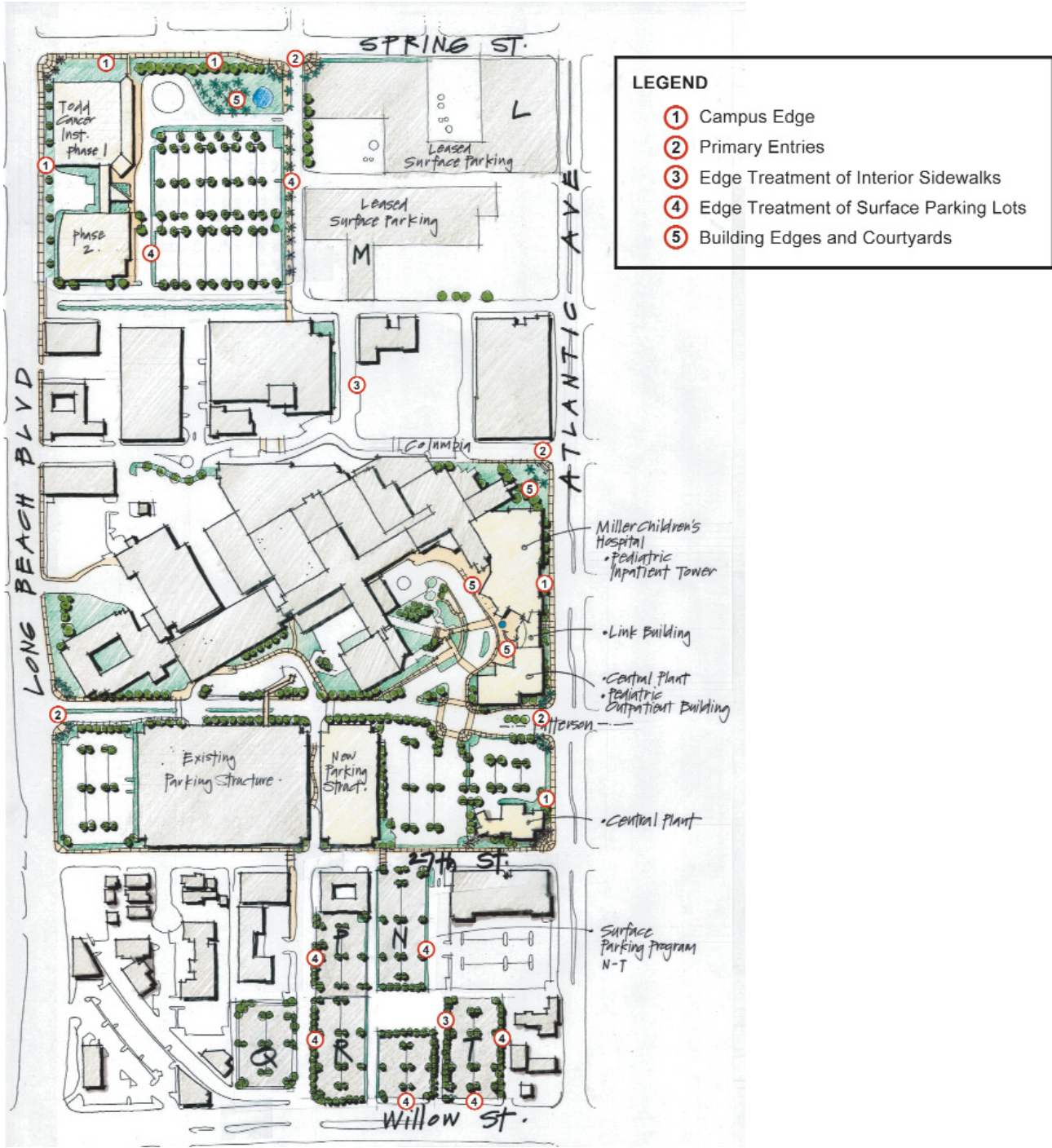


FIGURE 5.20 - Conceptual Landscaping Plan





(Figure 5.21, *Campus Edge Landscaping*). The relocated primary Campus entrance on Memorial Center Drive/Patterson Street at Atlantic Avenue will be treated with tubular fencing landscaped with alternating pine and ficus trees, flowering shrubs, groundcover, and turf (Figure 5.22, *Primary Entry Landscaping*). The edges of pedestrian walkways linking the TCI and surface parking areas to the interior of the Campus will be treated with turf, occasional trees, hedges, and occasional hardscape such as concrete masonry walls to separate walkways from adjacent buildings (Figure 5.23, *Edge Treatment of Interior Sidewalks*). Planting will be organized such that security lighting is not impeded. The edges of surface parking lots will receive comparable treatment to interior walkways with some combination of turf, shrubs, and trees (Figure 5.24, *Edge Treatment of Surface Parking Lots*). In addition, lighting will be provided within parking lots and structures in accordance with the security plan on file with the City of Long Beach Police Department. New buildings, including the MCH pediatric inpatient tower, link building, MCH outpatient building, central plant building, and TCI will have landscaping between the sidewalk edge and the building, as well as landscaped courtyards (Figure 5.25, *Building Edges and Courtyards*). These building landscape areas will typically consist of turf, clusters of trees such as ficus and palm, and clusters of shrubs.

## SIGNS

The proposed capital improvements will be integrated into the Campus through the application of the existing three-tiered sign program: (1) gateway signs, (2) building signs, and (3) directional signs. Gateways will be identified through the installation of large, rectangular stone or concrete placards approximately 4 feet in height, with

“Long Beach Memorial Medical Center” annotated in raised san serif lettering. It is anticipated that gateway monuments will be installed at three locations in conjunction with this 2005 Master Plan: (1) the realigned intersection of Memorial Drive/Patterson Street and Atlantic Avenue, (2) the intersection of Columbia Street and Atlantic Avenue, and (3) the intersection of Spring Street and Long Beach Boulevard (Figure 5.26, *Conceptual Sign Program*). The monument at the realigned roadway will be completed prior to operation of the roadway. The monument of the intersection of Columbia Street and Atlantic Avenue will be completed prior to operation of the MCH pediatric inpatient building. The monument at the intersection of Spring Street and Long Beach Boulevard will be installed prior to the operation of the TCI (Figure 5.27, *Entry Sign for LBMMC on Atlantic Avenue*). The three additional primary inpatient and outpatient treatment buildings will be treated with commercial-grade backlit signs identifying the respective buildings as part of the “Miller Children’s Hospital” or the “Todd Cancer Institute.” Identification signs will be mounted near the cornice of the building, at a location where the sign will be visible from surrounding public routes of travel. The signs will be finished in san serif lettering. The signs will be uplit or backlit to facilitate nighttime identification of the facilities (Figure 5.28, *Neon Sign for MCH on Top of the Main Building*). Directional signs will be installed to direct drivers to on-site and leased off-site parking areas and to direct pedestrians from parking areas to the TCI and MCH expansion (Figure 5.29, *Directional Signage*). Directional signs will be placed at locations that are readily visible from a distance of 100 feet. The signs will be completed with san serif lettering in a color that creates a distinctive contrast to the background color.



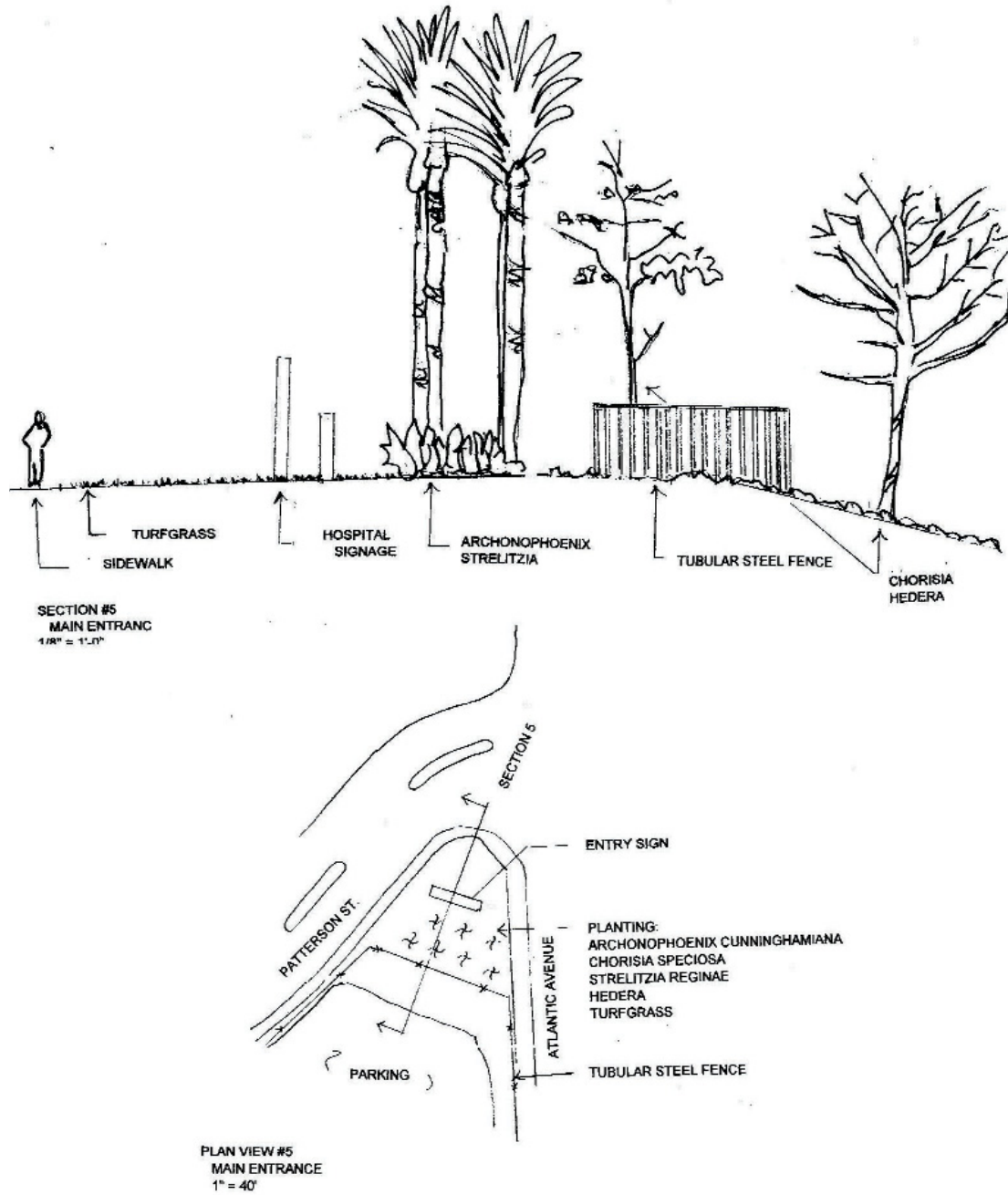


FIGURE 5.21 - Campus Edge Landscaping

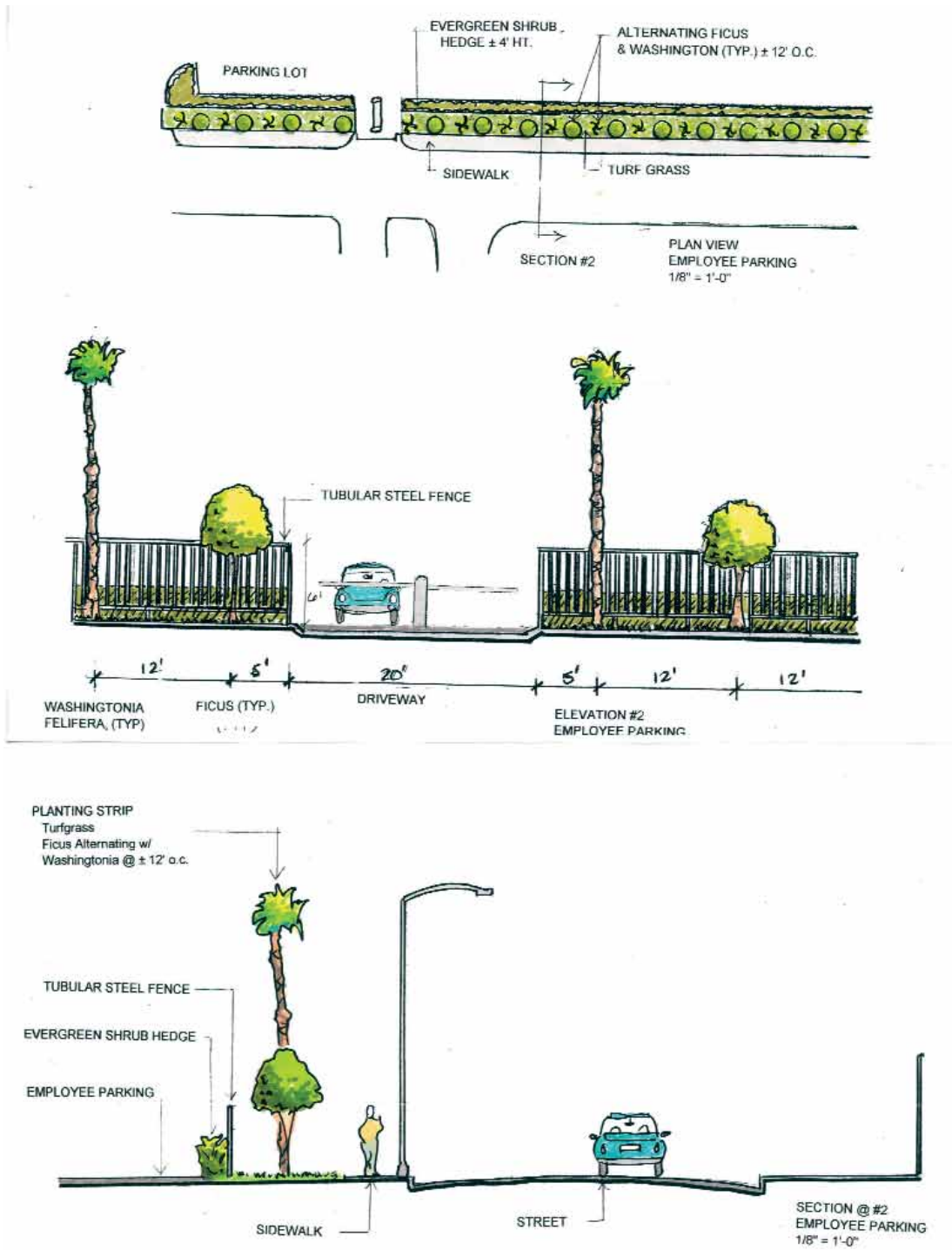


FIGURE 5.22 - Primary Entry Landscaping





FIGURE 5.23 - Edge Treatment of Interior Sidewalks

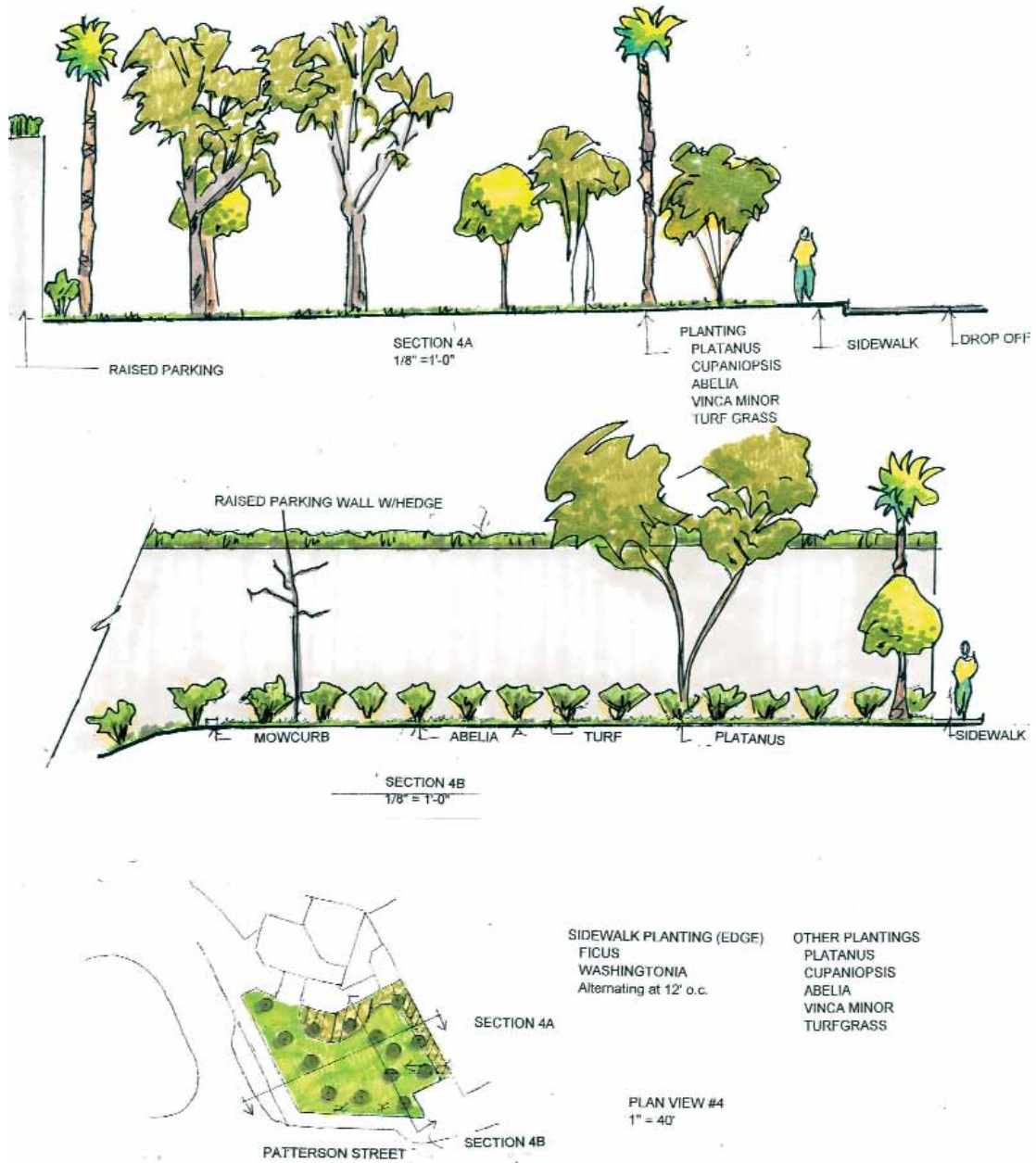


FIGURE 5.24 - Edge Treatment of Surface Parking Lots



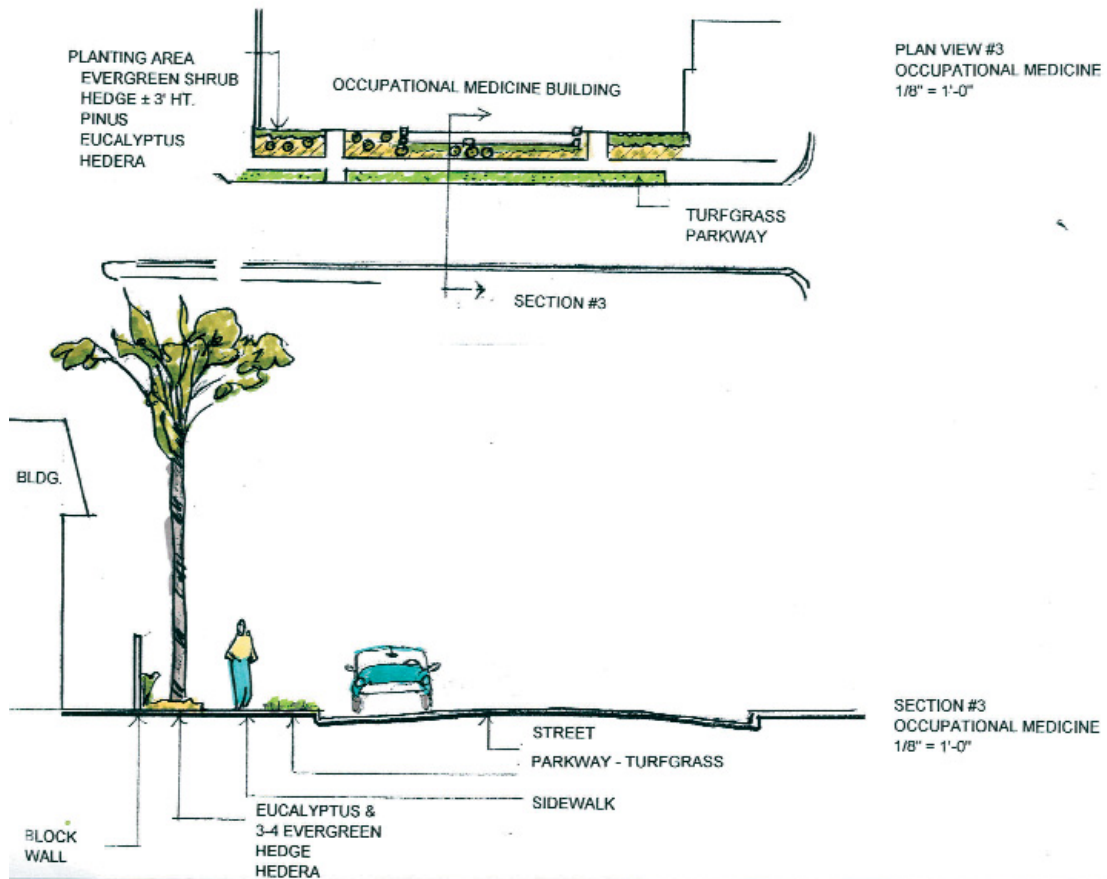


FIGURE 5.25 - Building Edges and Courtyards



FIGURE 5.26 - Conceptual Sign Program





FIGURE 5.27 - Entry Sign for LBMCC on Atlantic Avenue



FIGURE 5.28 - Neon Sign for MCH on Top of the Main Building



FIGURE 5.29 - Directional Signage



