

**ATTACHMENT E**  
**PROJECT PLANS**



# CITY OF PASADENA



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HUNTINGTON HOSPITAL  
Master Development Plan Amendment  
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Huntington Hospital

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## MASTER DEVELOPMENT PLAN

### 1. Introduction.

This Master Development Plan or Master Plan represents a 20 year planning framework and development entitlement for Huntington Hospital in Pasadena, California.

A master development plan allows certain public and semi public uses in the City of Pasadena to plan for future development without the need for conditional use permits for each development project on a single site. The purposes of a master development plan are to reduce processing time and uncertainty in the development process and to ensure an orderly and thorough review of development plans, resulting in more compatible and desirable developments.

Applications for projects not consistent with this plan and which would normally require a condition use permit ("CUP") would require either a master plan amendment or a conditional use permit in accordance with Pasadena Municipal Code Chapter 17.88.

Once approved, a master development plan supersedes all other sections of Title 17, Zoning, of the Pasadena Municipal Code ("PMC"). Where there is a conflict between the provisions of a master development plan and PMC Title 17, provisions of the master development plan would prevail. Where uncertainty exists regarding the extent or interpretation of any provision of the master development plan, the zoning administrator would determine the intent of the provision. Master development plans are reviewed every five (5) years for compliance with the features of the plan and any conditions of approval.

### 2. Huntington Hospital.

Huntington Hospital (the "Hospital") is a 625 bed, not for profit hospital founded in 1892. The Hospital offers a full complement of acute medical care and community services, ranging from general medicine to specialized programs in cardiovascular services, oncology, and the neurosciences. The Hospital has the only trauma center in the region. In addition, the Hospital offers women's and children's services, state of the art orthopedic surgery, inpatient and outpatient psychiatric services and the Huntington Senior Care Network.

The main campus west of Fairmount Avenue consists of 15 structures, many of which are interconnected: La Vina Building; Valentine Building; 1938 Building; 1921 Building; Wingate Building; Hahn Building; Service Building; Della Martin Center; Childcare Center; East Tower and East Tower Annex; the Main Lobby; the West Tower; the Emergency Department and Vertical Expansion; and the Construction Management Buildings. There are four other medical structures located east of Fairmount Avenue: Huntington Medical Plaza; Medical Research Building; 10 Congress Building; Energy Plant/Boiler all owned by the Hospital. The Hospital campus also contains three parking structures and three surface parking lots which contain a total of 2,433 spaces. Internal circulation consists of the Hospital's privately owned Congress Street and Fairmount Avenue.

### 3. Existing Site And Surrounding Land Uses.

The 29.11 acre, 1,267,862 square foot campus of the Hospital is located at 100 West California Boulevard. The site is bounded by California Boulevard to the north, Fair Oaks Avenue to the east, Bellefontaine Street to the south, and Pasadena Avenue to the west. (Most of the block east of Fairmount Avenue and north of Congress Street has been ground leased to Pacific Medical Buildings for the development of the new Outpatient Pavilion, designed for outpatient services.

Directly north of the Hospital is a commercial shopping center. Land uses at the southwest corner of California Boulevard and Fair Oaks Avenue will consist of several three and four story medical office buildings. Along Fair Oaks Avenue to the east are commercial uses, medical research and offices, and light industrial uses. South of the Hospital site are medical office uses and two (2) convalescent homes. Immediately to the west are single family and multi family residential units. The Long Beach Freeway (710 Freeway) extension has been proposed in this location.

A Vicinity Map can be found on page 6. A Master Plan Boundary Map - Proposed can be found on page 7.

### 4. General Plan Designation.

The Hospital is located within the South Fair Oaks Bio Tech Center Specific Plan, as indicated on the land use map of the General Plan. The General Plan designation of properties to the north of the Hospital is Center District Specific Plan. To the east, the designation is the South Fair Oaks Bio Tech Center Specific Plan. To the south, the General Plan designations are General Commercial and Low Density Residential (0.6 dwelling units/acre). To the west, the designation is Low Density Residential.

### 5. Zoning Designation.

The Hospital is currently zoned PS (Public and Semi Public). North of the site, the zoning designations are CO (Commercial Office) and CD 12 (Central District 12 - California - Fair Oaks). To the east, the zoning designation is IG (General Industrial). To the south, the zoning designations are RS 6 (Single Family Residential District, 6 dwelling units/acre), and PD 5 (Planned Development - 5 Allesandro Place/Fair Oaks). To the west, the zoning designation is RS 4 (Single Family Residential District, 4 dwelling units/acre).

### 6. 1987 Master Development Plan and Amendments.

The 1987 Master Development Plan consisted of two phases. Phase I involved a new main hospital building, located in the center of the plan area, a psychiatric hospital, located at the southeast corner of California Boulevard and Pasadena Avenue, a 730 space underground parking garage, and demolition of certain facilities at the site of the new main hospital building. Phase II consisted of height increase and expansion of the main hospital to Pasadena Avenue, demolition of the 1921 and 1938 Buildings, and demolition of maternity and pediatrics buildings.

Because of a 55 foot setback along California Boulevard, as set forth in the 1987 Master Development Plan, the Hospital determined it was unable to construct the psychiatric hospital. Alternatively, the maternity building was vacated in lieu of demolition and retrofitted for the psychiatric hospital. The maternity ward was relocated to the main hospital building.

The 1994 Plan Amendment (the "1994 Amendment") amended Phases II and created a new Phase III Plan. The 1994 Amendment provided that the height of the main hospital building would be increased from 55 feet to 116 feet, relocating the Childcare Center from Pasadena Avenue to the northwest corner of Bellefontaine Street and Fairmount Avenue, constructing a five level parking structure, with a minimum of 259 parking spaces, located at the southeast corner of Congress Street and Fairmount Avenue, and constructing a medical office building located at the southeast corner of California Boulevard and Fairmount Avenue. In addition, Phase III of the 1994 Amendment consisted of duplicating the main hospital building along Pasadena Avenue, demolishing the 1921 and 1938 Buildings, developing a landscaping garden on the site of the 1921 and 1938 Buildings, and constructing a pedestrian bridge across Fairmount Avenue from the Wingate Building to the new parking structure.

The 2005 Amendment modified the boundaries of the Master Development Plan essentially to eliminate from the Plan boundaries any Hospital owned land in the block located east of Fairmount Avenue and north of Congress Street, and correspondingly reduced permitted floor area in conjunction with the approval of the Huntington Pavilion at Fair Oaks Avenue and California Boulevard.

# CITY OF PASADENA FORMS & PROJECT DATA

# 1



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The 2008 Amendment allowed for a 4 story Emergency Department and vertical expansion addition to the East Tower, with a redesigned emergency vehicle loading area and rerouting of Fairmount Avenue.

A2009 Site Plan can be found on page 8.

#### **7. Seismic Requirements.**

The Hospital's long-term facilities planning is guided largely by building seismic requirements. State mandates for seismic upgrades to California hospital buildings identified in SB 1953 require all non-compliant hospitals to be upgraded seismically, both structural and non structural, by January 1, 2013. Subsequent to this mandate, legislation was passed twice to allow a two year extension to January 1, 2015, if plans were submitted to OSHPD by January 1, 2009, subsequent legislation was passed changing this date of January 1, 2015 to January 1, 2020, which stays as the master plan targeted date. New risk analysis systems developed by FEMA, known as HAZUS (Hazard United States) also may be adopted in the near future by the State's Building Standards Commission on recommendation by OSHPD. HAZUS is a complex computer simulation program that considers a building's proximity to active fault lines and underlying soils conditions/composition.

#### **8. Existing Facilities Conditions.**

As indicated earlier, the main campus consists of 15 current structures. The condition of these facilities and their seismic ratings are as follows.

**a. La Vina Building.** The La Vina Building constructed in 1984, is a 6 story, steel framed, non-structural pre-cast concrete building, totaling 97,050 building gross square feet (BGSF). The SB 1953 compliance ratings for La Vina are SPC3 and NPC2. SPC compliance at this level allows this building to be used as an acute care building until 2030. NPC compliance at this level requires La Vina to be brought up to NPC3 or better prior to 2020.

**b. Valentine Building.** The Valentine Building constructed in 1988 is a 6-story concrete and steel building totaling 99,285 BGSF. The SB 1953 compliance ratings for this building is SPC1 and NPC2. SPC and NPC compliance at this level allows Valentine to be used as an acute care facility until January 1, 2020. After this date, the building will be downgraded to a non acute status for non clinical use. Valentine currently connects to the 1938 Building to the east and to the La Vina Building to the west. Depending on future needs and applicable seismic rules, the Hospital believes that this building would be a good candidate for demolition.

**c. 1938 Building.** The 1938 Building constructed in 1938 is a 6 story concrete structure clad in stucco, with major portions of its roof covered in clay tile. The building totals 69,032 BGSF and is connected to the 1921 Building to the south, to the Wingate Building to the east, and to the Valentine Building to the west. The SB 1953 compliance ratings for the 1938 Building are SPC1 and NPC2. SPC and NPC compliance at this level allows the 1938 Building to be used as an acute care facility until January 1, 2020. After this date, the 1938 Building will be downgraded to a non acute status for non clinical use. This building is slated for early demolition.

**d. 1921 Building.** The 1921 Building constructed in 1921 is a 7 story cast in place concrete structure stucco clad and clay tile roof, totaling 62,810 BGSF. The 1921 Building is connected to the Hahn Building to the east, the 1938 Building to the north, and connects to the Della Martin Center and the Service Building through tunnels on the ground floor. The SB 1953 compliance ratings for this building are SPC1 and NPC2. SPC and NPC compliance at this level allows the 1921 Building to be used as an acute care facility until January 1, 2020. After this date, the building will be downgraded to a non acute status for non clinical use. This building is slated for early demolition.

**e. Wingate Building.** The Wingate Building constructed in 1961, is a 6 story concrete and steel frame building, totaling 93,087 BGSF. The SB 1953 compliance ratings for this building are SPC1 and NPC2. SPC and NPC compliance at this level allows the Wingate Building to be used as an acute care facility until January 1, 2020. After this date, the building will be

downgraded to a non acute status for non clinical use. The Wingate Building connects to the Hahn Building to the south, the 1938 Building to the west, and also to the east parking deck via walkway on the second floor.

**f. Hahn Building.** The Hahn Building, constructed in 1971, is a 6 Story concrete and steel framed structure, totaling 112,739 BGSF. The SB 1953 compliance ratings for this building are SPC1 and NPC2. SPC and NPC compliance at this level allows the Hahn Building to be used as an acute care facility until January 1, 2020. After this date, the building will change to a non acute status for non clinical use. The Hahn Building connects to the Service Building to the south, the 1921 Building to the west, and the Wingate Building to the north.

**g. Service Building.** The Service Building constructed in 1969, is a 3 story structure concrete steel framed structure with brick cladding, totaling 93,896 BGSF. The SB 1953 compliance ratings for this building are SPC1 and NPC2. The Service Building houses the Hospital's loading docks to the south end of the ground floor level. The Service Building connects to the Hahn Building on all three levels and is connected by tunnel on the ground floor to the Della Martin Center and the 1921 Building.

**h. Della Martin Center.** The Della Martin Center constructed in 1956 and is a 2-story concrete structure, stucco and clay tile roof building, connected to the rest of the Hospital only by a utility tunnel on the ground floor. The Della Martin Center totals 42,000 BGSF. The building is designated as an acute psychiatric facility and thus exempt from compliance with SB 1953.

**i. Childcare Center.** The Childcare Center is comprised of two separate buildings which total approximately 8,500 BGSF and was built in 1957.

**j. East Tower and East Tower Annex Tower.** The East Tower (Main Building (East Tower Phase I and Main Building East Tower Phase II)) and the East Tower Annex were constructed in 1990 and 1997. This complex is a 7 story, stucco clad structure, with clay roof tile accents, totaling 348,454 BGSF.

The SB 1953 compliance ratings for this building are SPC4 and NPC3. SPC compliance at this level allows the East Tower to operate as an acute care facility until 2030. The existing East Tower is connected to the new West Tower through the Main Lobby and to the Wingate Building via a tunnel on the ground floor level.

The East Tower Annex, is a 3 story, stucco structure which adjoins the north parking deck and the East Tower. The SB 1953 compliance ratings for this building are SPC3 and NPC2. SPC compliance at this level allows the East Tower Annex to be used as an acute care facility beyond 2030. NPC2 compliance requires that the East Tower Annex be brought in line with NPC3 or better prior to 2020.

**k. Main Lobby.** The Main Lobby of the Hospital, gift shop and patient registration are located between the East and West Towers.

**l. West Tower.** The West Tower (Phase III) and Bridge were built in 2007 and is a 7 story, stucco clad building, with clay roof tile accents to match the existing East Tower. The West Tower totals 235,642 BGSF and connects to the La Vina Building via tunnel and to the East Tower on multiple levels. The East Tower pathways include two hallways under the Main Lobby, the Main Lobby, a second floor walkway and a fifth floor bridge. The SB 1953 compliance ratings for this building are SPC5 and NPC4. SPC and NPC compliance at this level allows the new West Tower to be used as an acute care facility beyond 2030.

**m. Emergency Department and Vertical Expansion.** This building is a four-story building with first level emergency department and vertical expansion to the East Tower designed for 65,615 BGSF approved under the 2008 Amendment. This building is currently constructed and existing emergency department under tenant improvement construction.

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# 2

**n. Construction Management Buildings.** The Construction Management Buildings located at 620 and 624 South Pasadena Avenue contain approximately 8,232 BGSF.

[For informational purposes, BGSF is the total area of each facility, including outside walls, mechanical spaces, and canopies. As a rule of thumb, net usable or rentable square feet-which is more customarily used for determining human occupancy and related environmental impacts-is approximately one-half (1/2) of BGSF.]

In addition, the facilities located on the east side of Fairmount Avenue (on the southeast corner of the campus) include: Outpatient Surgery Building located at 797 South Fair Oaks Building, with associated outpatient parking, garage and deck; Huntington Medical Plaza Building located at 800 Fairmount Avenue; Central Energy Plant, Medical Research Building, included in the Master Development Plan with 18,045 BGSF; East Parking Structure; and 10 Congress Building. Only the Medical Research Building, 10 Congress and the Central Energy Plant are owned by the Hospital.

Building Gross Square Footage of the buildings on the campus can be found on page 8 on the 2009 Site Plan.

#### **9. Vehicular Access and Parking.**

The Hospital campus parking consists of three (3) parking structures and three (3) surface parking lots.

**a. Structure Parking.** The north structure has 665 spaces, with vehicular access from the main entry off California Boulevard and a second access off Fairmount Avenue. The east structure has 691 spaces, with vehicular access from Fairmount Avenue for patients/visitors, and from Congress Street for physicians. The south structure has 811 spaces, which is used primarily by staff, with vehicular access from Bellefontaine Street, Fairmount Avenue and Pasadena Avenue.

**b. Surface Parking.** The northeast and CMD temporary surface lots have 86 spaces, with vehicular access from Fairmount Avenue. The south surface lot has 101 spaces, with vehicular access from Fairmount Avenue and Bellefontaine Street. The Pasadena Avenue surface lot has 79 spaces, with vehicular access from Pasadena Avenue.

The total campus parking capacity is 2,433 spaces. A Campus Parking Space Map can be found on page 12.

#### **10. Plan Objectives.**

The Plan was guided by the following principles: utility planning and relocation; inpatient bed unit growth and location; future access enhancement; operational improvements; and phasing.

**a. Utility Planning and Relocation.** A review of the engineering of the existing facilities and their utilities provided a framework for decisions with respect to major infrastructure capital renewal, and future expansion and relocation of engineering facilities.

**b. Inpatient Bed Unit Growth and Location.** The proposed Plan provides for locating all inpatient acute care nursing units on the north side of the campus. Over time, acute care beds would be relocated from the 1938, Wingate, Hahn and Valentine Buildings to the La Vina Building and to be constructed West Tower Annex, to be located on the north side of the West Tower. These relocations would occur over the next 20 years and would allow for the eventual demolition of the 1921, 1938 and Valentine Buildings. After these buildings have been demolished, the creation of open space in the center of campus could be created.

**c. Future Access Enhancement.** As the Plan is implemented, acute care services will be consolidated within the East Tower, East Tower Annex, West Tower and the future West Tower Annex buildings. Outpatient services will be consolidated in the new Huntington Pavilion and in the Wingate and Hahn Buildings. Patient and visitor flow also will be organized and improved. The development of outpatient services on the east side of the campus will enhance access from the Gold Line station and

from a new parking deck associated with the new Huntington Pavilion. Access for both visitors and inpatients also will be improved, with additional parking developed as part of the future West Tower Annex buildings.

**d. Operational Improvements.** Major emphasis has been placed on improving existing and future operations with the implementation of the new Plan. The proposed Plan provides opportunities to improve operating efficiencies that will assist in improving patient and staff satisfaction, and the quality of care. These opportunities are represented in the following planning initiatives:

- ambulatory care services will be consolidated;
- interventional procedures will be consolidated and located near critical nursing units;
- inpatient surgery expansion will occur near the planned interventional suite adjacent to the existing surgery suite;
- critical access patient care support services will be located on the ground floor of the new West Tower Annex;
- medical staff functions, education and patient medical records will be relocated and consolidated;
- administrative functions with minimum patient interaction will be relocated to off campus;
- and, the Primary Data Center will possibly be relocated.

**e. Phasing.** Implementation of the Plan must be achieved with minimal disruption to ongoing operations. The renovation and relocation of departments must be planned carefully to minimize costs, maintain continuous operation, and emphasize one time movement wherever possible. Phasing recommendations will concentrate on vacating older, seismically non conforming buildings that are scheduled for demolition, and filling these areas with exterior garden amenities.

**f. Off Campus Opportunities.** Off campus opportunities included in the Plan consist of four separate areas. These include the Huntington Pavilion with Hospital-leased space for outpatient services, existing parking lot for 10 Congress which could conceivably be converted to outpatient and retail use with a replacement parking lot and three or four story office/retail structure, the 10 Congress Building which could be used for Plan implementation swing space that eventually could serve as a permanent location for administrative and support services, and additional Hospital owned property located on the east side of Fair Oaks Avenue for future ancillary functions.

#### **11. Plan Overview.**

The proposed new construction for the Plan includes, an expansion of the La Vina Building for the pediatric unit relocation, the addition of the West Tower Annex and the creation and expansion of a green space plaza to be located in the space vacated by the demolition of the 1921 and 1938 Buildings, and the Valentine Building.

**a. Emergency Department and Shell Space.** New construction of the planned Emergency Department, totaling 65,615 BGSF, anticipated to be completed by 2014, includes an extension of the existing Emergency Department of 22,120 BGSF, and two additional floors above the Emergency Department of 16,180 BGSF each. Additional shell space floors will be up fitted as part of the short to mid ranged strategic line initiatives.

**b. Expansion of 2nd Floor East Tower shell space** for new Surgical Services Department Operating Rooms, Catheterization Labs, EP and Interventional Labs. Refurbishment of current existing Operating Rooms.

**c. Campus Utilities / Infrastructure Upgrades** to correct NPC deficiencies at La Vina East Tower, and East Tower Annex; add redundant fiber; Data Center; Improve Mechanical Systems and Plumbing systems.

**d. La Vina Building, Expansion,** face lift and addition of separate elevator towers to La Vina Building for Pediatric Care Unit (PCU) and Pediatric Intensive Care Unit (PICU); infrastructure upgrades; Adult Med Surgical at 3rd and 4th floor. To facilitate the proposed move of the pediatric nursing unit and the pediatric intensive care unit (PICU), an 8,500 BGSF addition is proposed. This expansion serves to handle the demolition of the adjacent building, creating new access elevators that will serve all floors of the La Vina Building.

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**e. Independent Utility Relocation/ Re-routing:** Existing mechanical, electrical, plumbing, and data systems will be re-routed from the buildings to be demolished per final future master plan. Proposed utility re-routing is based on the fact that the Central Utility Plant will require a new chiller and cooler tower to provide adequate capacity to not only provide cooling, power and water to new West Tower Annex, but to sustain the rest of the campus during construction of West Tower Annex.

**f. West Tower Annex A and West Tower Annex B Building Additions:** Proposed West Annex A building is a 3 story building with basement below, providing a minimum of 96 patient beds. Proposed West Annex B is a two story building with two subterranean parking levels below, providing a minimum of 64 patient beds for combined total beds of 160 beds. Excluding the subterranean parking, the proposed patient care areas are within the maximum 200,000 Building Gross Square Footage. This design facilitates meeting community requests we are providing two building at a much lower height between California Blvd. and the existing West Tower. We are proposing to set West Annex B to 10'-0" from the property line at California Blvd. to maximize the area between our West Tower, West Annex A and West Annex B. This will provide gracious separations of roughly 49 feet between the buildings, to remove the "canyon" affect & bring sunlight into these areas, open garden areas visually accessible from Pasadena Ave, and needed separation between approximately 120 Patient Rooms on each floor that face each other.

a.) Maintaining the scale and size of the West Tower dimensions, we propose each story stacking diagram for these building purposes of 32,000 CSF per floor. This places the east west dimension at a maximum of 245 feet and a north south dimension of 142 feet to reach a 32,000 CSF base footprint. We also assume the building will align with the floor stacking of the West Tower.

b.) Parking/Export: Based on the need for 350 minimum parking spaces, our approach is to include under West Annex B two subterranean parking levels with an expanded footprint to accommodate parking design and still retain the Basement Mechanical space under West Annex A to facilitate infrastructure pathways to both buildings. We anticipate grading required will export approximately 65,000 cubic yards for both proposed Annex Buildings.

c.) The patient care floors will be designed to handle patient rooms for medical surgical services, critical care services and other service lines required for Huntington Hospital's future needs to serve the community.

**g. Renovation and Relocation projects:** Existing inpatient services in 1921, 1938, Valentine, Wingate, Hahn, and La Viña Building will be relocated to West and East Tower, East Tower Annex, and La Viña Building. Purpose of this phase is to prepare decanting of the buildings to be used for Outpatient and Administrative functions. In the future demolished and to consolidate services to northern part of the campus. Proposed renovation and relocation are as following: (1) Labor and Delivery and NICU will be relocated from East Tower to West Tower Annex. (2) PHRU and maternity unit will be relocated from East Tower Annex to West Tower Annex. (3) Medical Surgical Unit will be relocated within West Tower. (4) Pediatric Service, and PICU will be relocated from Wingate to La Vina Building. (5) Medical Unit will be relocated from Valentine Building to La Viña Building. (6) Surgery Unit will be relocated from West Tower to West Tower Annex. (7) Surgical Unit will be relocated within East Tower. (8) Orthopedic Unit and Neurology Unit will be relocated within East Tower. (9) Neurology, Stroke, and Clinical Observation Unit (COU) will be relocated from La Viña Building to East Tower. (11) Cardiothoracic Unit will be relocated from Valentine to East Tower Annex.

**h. Decanting and Demolition of 1921, 1938, Valentine Building, Child Care, and Construction Management Department:** Following through the renovation and relocation of the departments, decanting of 1921, 1938, and Valentine is to prepare demolition is proposed. Existing Child Care Building (6,203 S.F.) and Construction Management Department buildings (8,262 S.F.) can be demolished before commencement of West Tower Annex buildings. 1921 Building (69,261 S.F.), 1938 Building (74,191 S.F.), Valentine Building (96,889 S.F.), and portion of Wingate Building (1,500 S.F.) are proposed to be demolished after the occupancy of West Tower Annex buildings. After the demolition, the new exterior skin is proposed at La Viña, Wingate and Hahn Building where the demolished buildings have been connected. New entry lobby of 4,800 S.F. is proposed to be added to Wingate Building. This will remove 151 beds from patient bed capacity.

**i. Central Garden/ Site Work and Pedestrian Link from Fillmore Station:** Proposed demolition of 1921, 1938, and Valentine allows an opportunity to convert the void into landscaped extension of existing Green Space Plaza. Wingate and Hahn

Buildings will function as outpatient and/or administrative buildings. Pedestrian link with overhead structure is proposed from Fair Oaks Ave. to Wingate Building lobby. Intent of the pedestrian link is to attract and emphasize the entrance to the outpatient buildings for pedestrians coming from Fillmore Station and Fair Oaks Ave. The pedestrian link on Fair Oaks Blvd. will not only allow convenient access from public transportation, but also assists traffic loads on California Blvd.

**j. Renovation Initiatives:** The following proposed renovation initiatives are predicated on the vacation of the 1921, 1938 and Valentine Buildings due to their inability to reuse these structures for acute services in the near future. Renovation of existing facilities would be undertaken to support: 1) consolidation of outpatient services on the east side of the Hospital campus; 2) coordination with nursing services concerning patient unit designation and bed allocation; 3) moving diagnostic and treatment services; 4) relocation of materials, patient or nursing unit-related services, and consolidation of medical staff, education and medical records. These renovations will occur as current lease space becomes available and departments are relocated to the ground and first floor of the West Tower Building. Renovation of existing facilities would also include new emergency power and seismic upgrades to the East Tower Annex, the East Tower, and the La Vina Building, which will be upgraded to comply with SB 1953.

**k. Reconfiguration of the Master Development Plan Boundary:** The proposed amendment to the Master Development Plan would include an adjustment of the Plan area boundaries to remove 2.3 acres and add 0.61 acres for a revised total area of 27.4 acres. The 0.61-acre parcel at 620-624 South Pasadena Avenue, currently occupied by two construction management buildings, would be incorporated within the Master Development Plan boundary with a change in zoning from CO (Commercial Office) to PS (Public and Semi-Public). The 2.3-acre portion of the existing Master Development Plan area that encompasses the Huntington Medical Plaza to 800 S. Fairmount Avenue and the Huntington Outpatient Surgery Center at 797 S. Fair Oaks Avenue, at the northwest corner of Fair Oaks Avenue and Bellefontaine Street, will be removed from the Master Development Plan boundary.

A Proposed New Site Plan can be found on page 18.

12. Phasing Schedule. The long term implementation schedule for the Plan is categorized into eight (8) non-consecutive phases. The implementation schedule is planned to begin immediately, with completion in the late 2020's. The eight (8) phases were developed for each specific project.

a. Phase 1: Expansion of 2nd Floor East Tower shell space & Surgical Services Department for new Operating Rooms, Catheterization Labs, EP and Interventional Labs. Refurbishment of current existing Operating Rooms.

b. Phase 2: Campus Utilities / Infrastructure Upgrades to correct NPC deficiencies at La Vina Building, East Tower and East Tower Annex; add redundant fiber; Data Center; Improve Mechanical Systems and Plumbing systems.

c. Phase 3: Expansion, face lift and addition of separate elevator towers to La Vina Building for Pediatric Care Unit (PCU) and Pediatric Intensive Care Unit (PICU); infrastructure upgrades; Adult Med Surgical at 4th floor.

d. Phase 4 Independent Utility Relocation/ Re-routing: Two segments of exist utility tunnel requires NPC 3classifications. Bring compliant utility infrastructure to the LaVina building. Provide independent infrastructure utilities to all non-acute non-compliant buildings Services to retained buildings will be provided in accordance with OSHPD and City requirements.

e. Phase 5 Building West Tower Annex buildings : This Phase involves the future development of two annex buildings A & B, as described in item F page 4. As established in the E.I.R. the patient bed capacity is limited to an increase of 17 beds for a revised patient bed capacity of (625+17) 642. The loss of 151 beds and addition of 160 beds will stay within the maximum patient bed capacity of 642.

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f. Phase 6 Renovation and Relocation: Renovation and relocations will be carefully considered to maximize utilization and move management to produce the minimum of disruption to the Hospital ongoing activities. Examples are: Relocate L&D / NICU from level 1 of East Tower to level 1of West Annex. PHRU/ Maternity from Level 1 of East Annex to Level 1 and Level 2 of West Annex buildings. Relocate Med-Surg from Level 4 of West Tower to Level 6 of West Tower. Relocate Medical beds from Level 4 of Valentine to Level 4 of La Vina. Relocate surgery from Level 5 of West Tower to Level 4 of West Annex. Relocate surgery from Level 5 of East Tower to Level 6 of East Tower. Relocate Ortho/ Neuro from Level 6 of East Tower to Level 5 of East Tower. Relocate Cath Lab/Cardio from Level 2 of La Vina to Level 1 of East Tower. Relocate Neuro/Stroke/COU from Level 3 of La Vina to Level 1 and Level 5 of East Tower. Relocate Cardiothoracic from Level 3 of Valentine to Level 1 of East Annex.

g. Phase 7 Decant and Demolition of 1938, 1921, and Valentine: Decant 1938, 1921 and Valentine to Wingate/ Hahn/ La Vina. Demolition of 1938, 1921 and Valentine. Adding exterior skin of La Vina, Wingate and Hahn.

h. Phase 8 Finish remaining utilities and sitework: Finish remaining utilities. Finish sitework and pedestrian ways. Finish central garden

### 13. Circulation and Signage.

Vehicle access to the campus will remain unchanged, with existing service off of Pasadena Avenue to the west, California Boulevard to the north, Fairmount Avenue to the east, and Bellefontaine to the south. Access to the proposed West Tower Annex parking is proposed through existing ingress and egress points within the parking structures. The Plan incorporates the newly planned Emergency Department construction to be built and placed in service. Traffic studies and flow considerations will be in place to accommodate the realignment of Fairmount Avenue, which includes public and EMS vehicle traffic flow and parking associated with the Emergency Department expansion. The Emergency Department design project also has integrated a parking analysis to improve discharge capacity from all campus parking structures to minimize public traffic during peak traffic times.

The Circulation Plan can be found on page 12.

### 14. Conditions of Approval/Mitigation Measures.

As of the commencement of the Master Development Plan Process, the Hospital facilities in the Plan area contain a total of 1,480,226 BGSF. The Plan envisions new additional facilities totaling 225,602 BGSF, comprised of the West Tower Annex with 200,000 BGSF, the La Vina Expansion of 8,570 BGSF, Wingate Building 4,800, Central Plant 4,000. The Plan further contemplates the demolition and thus elimination of facilities totaling 256,279 BGSF, comprised of the Construction Management Buildings of 8,230 BGSF, the 1921 Building of 69,261 BGSF, the 1938 Building of 74,194 BGSF, Child Care Center 6,203, Wingate 1,500 and the Valentine Building of 96,889 BGSF. As a result of this Plan, the Hospital facilities will experience a net decrease in BGSF of 30,677. At the conclusion of the Plan, the total BGSF for the Hospital facilities will be 1,449,549.

### 15. Site Development Constraints.

a. Development within the Master Development Plan Area will be subject to the following constraints, in addition to City imposed conditions of approval and applicable environmental mitigation measures.

b. Public and semi public uses shall be limited to those reasonably constituting or ancillary to the functioning of the hospital use, as determined by the Zoning Administrator.

c. The total licensed hospital beds at the Hospital shall not exceed 700 beds. Master Development Plan proposes to add no more than 65 new beds

d. Prior to any demolition of the 1921 Building, the 1938 Building, or the Valentine Building, plans for the same shall be submitted to, and approved by, the Historic Preservation Commission.

e. Total SF of buildings in the Master Plan Area shall not exceed 1,449,549 square feet.

f. Landscape Areas as a percentage of the site shall be a minimum of 13.5%.

g. Hardscape Areas as a percentage of the site shall be a maximum of 41%.

h. The West Tower Annex A shall not exceed a height of 60 feet/ West Tower Annex B shall not exceed a height of 42'-0" and shall have a minimum setback along California Boulevard of 10 feet/ along Pasadena Avenue minimum setbacks of 5 feet along the ground floor, and 25 Feet for subsequent floors. Combined BGSF shall not exceed 200,000 BGSF, and shall have an associated parking garage of no less than 350 spaces. The Building Addition footprints shall not exceed 40,000 BGSF. The proposed Building Addition as percentage of the site shall not exceed 2.8%.

i. The La Vina expansion shall not exceed 13,200 BGSF. The proposed Building Addition Footprint shall not exceed 8,500 BGSF. As previously stated, the expansion serves merely to handle the demolition of the adjacent building, creating new access elevators that will serve all floors of the La Vina Building. The proposed Building Addition percentage of the site shall not exceed 0.5%

j. Parking spaces at the Hospital shall not be less than 2,671 spaces nor more than 2,783 spaces.

k. In connection with the removal of the 1921 and 1938 Buildings, and the Valentine Building, the Hospital shall develop a "green space" in the heart of the campus along a north/south space. The tree canopy will exceed the tree canopy removed as part of the Emergency Department and Vertical Expansion Project. Future considerations for campus building development shall endeavor to respect this green space.

l. The Hospital shall work with City Staff to develop significant pedestrian corridors, linking the Hospital campus to public transportation nodes, including the Fillmore Gold Line Transit Station to the east. The Transportation Demand Management Status Report is attached on page 13.

m. The Hospital shall implement and maintain its landscaping plan as soon as reasonably practicable and as phased with the construction of new improvements and the demolition of existing improvements. The Tree Inventory starts on page 24.

a. Planting installation for trees and shrubs shall allow for adequate root growth and good drainage

b. All street trees in the right of way shall be a minimum 24 inch box. The height of palm trees should be selected based upon the type of available palm.

c. All trees in paved areas shall have a root barrier collar to prevent root intrusion to sidewalks and streets.

d. All planting areas that require shrubs and ground cover areas shall be automatically irrigated except for trees which may be manually watered until established.

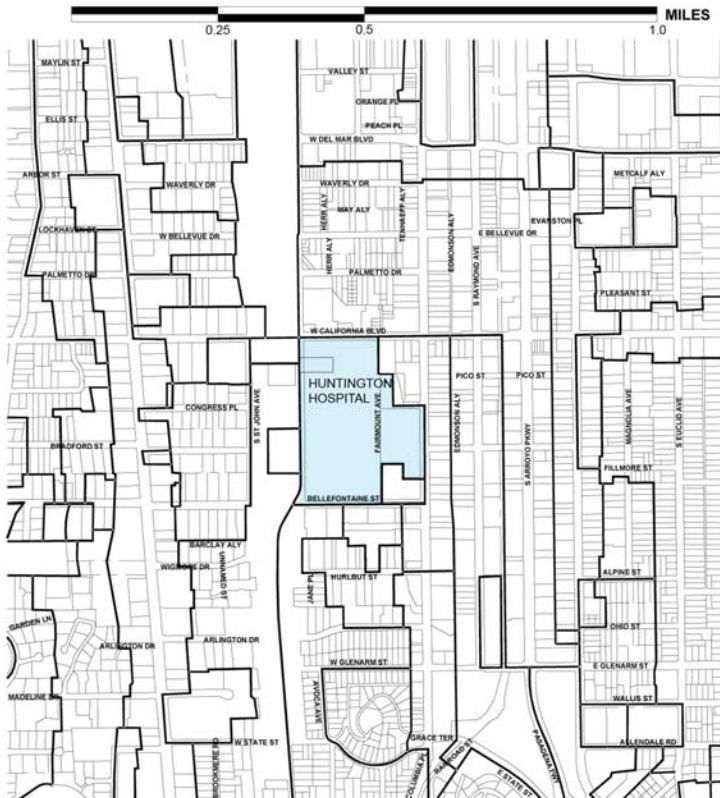
n. The Hospital shall use its best efforts to cause emergency helicopter flights landing at the Hospital to fly over non residential areas and reduce noise, as reasonably possible.

## PROJECT DATA

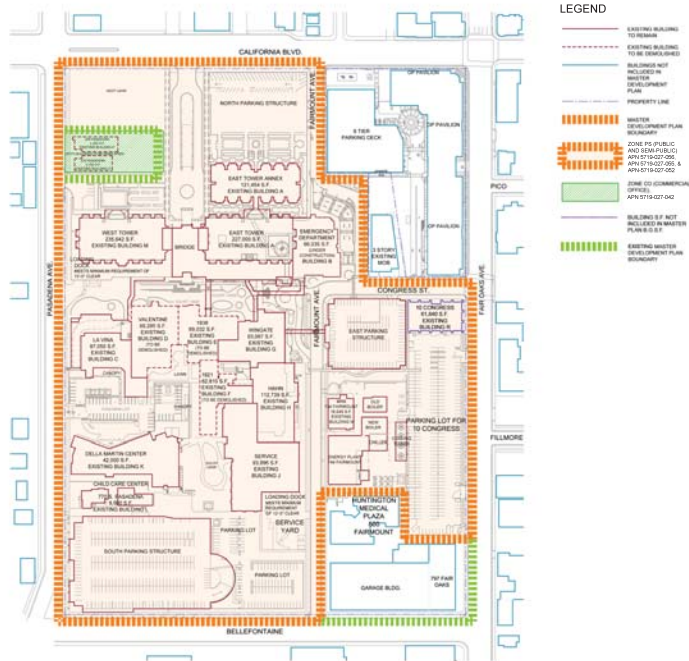


HUNTINGTON HOSPITAL  
Master Development Plan Amendment



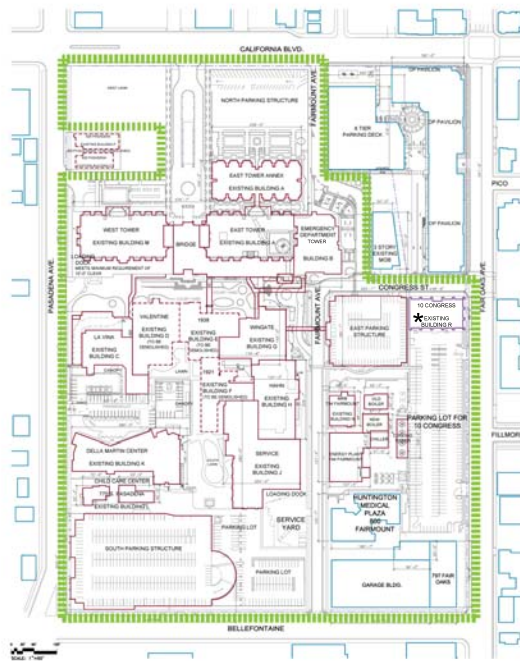


# HALF-MILE VICINITY MAP & AERIAL PHOTO



# MASTER PLAN BOUNDARY MAP - PROPOSED

# 7



**LEGEND**

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- BUILDINGS NOT INCLUDED IN MASTER DEVELOPMENT PLAN
- PROPERTY LINE
- EXISTING MASTER DEVELOPMENT PLAN BOUNDARY
- BUILDING NOT INCLUDED BY MASTER PLAN B.G.S.F.

**BUILDING SQUARE FOOTAGE**

BUILDING	SQUARE FEET
BUILDING A: EAST TOWER ANNEX	273,806
BUILDING B: EMERGENCY DEPARTMENT	65,615
BUILDING C: LA VINA BUILDING	105,712
BUILDING D: VALENTINE BUILDING	96,889
BUILDING E: 1958 BUILDING	74,194
BUILDING F: 1921 BUILDING	69,261
BUILDING G: WINGATE BUILDING	92,570
BUILDING H: HAHN BUILDING	113,415
BUILDING J: SERVICE BUILDING	100,117
BUILDING K: DELLA MARTIN CENTER	57,740
BUILDING L: CHILD CARE CENTER	6,203
BUILDING M: MEDICAL RESEARCH BUILDING	18,045
BUILDING O: 603 PASADENA	3,782
BUILDING P: 624 PASADENA	4,450
<b>TOTAL:</b>	<b>1,480,226</b>
* BUILDING R: 75 CONGRESS (NOT INCLUDED IN CAP.B.G.S.F. MASTER PLAN SQUARE FOOTAGE)	61,840



# 2009 SITE PLAN



HUNTINGTON HOSPITAL  
Master Development Plan Amendment





Bldg. ID	Building Name	Year Built	Number of Floors	Existing Floor Area Within Master Development Plan Boundary Area (Sq. Ft.) *	Proposed Expansion of Inclusion of Existing Buildings (Sq. Ft.)	Proposed Demolition or Exclusion from Master Development Plan Boundary Area (Sq. Ft.)	Proposed Net Total (Sq. Ft.) *
<b>Existing and Proposed Buildings Within Master Development Plan Boundary</b>							
A	East Tower (Phase 1)	1990 (Phase 1)	7	273,806	0	0	273,806
A	East Tower Annex (Phase 2) <sup>†</sup>	1997 (Phase 2)	3	88,608	0	0	88,608
B	Emergency Department and Vertical Expansion	(under construction)	4	65,615	0	0	65,615
C	La Vina Building	1981	6	105,712	0	0	105,712
C	La Vina Building Addition	proposed	2	0	8,500	0	8,500
D	Valentine Building <sup>‡</sup>	1968	6	96,889	0	-96,889 <sup>c</sup>	0
E	1938 Building	1938	6	74,194	0	-74,194 <sup>c</sup>	0
F	1921 Building	1921	7	69,261	0	-69,261 <sup>c</sup>	0
G	Wingate Building	1961	6	92,570	4,800	-1,500 <sup>f</sup>	95,870
H	Hahn Building	1971	6	113,415	0	0	113,415
J	Service Building	1969	3	100,117	0	0	100,117
K	Della Martin Center	1956	2	54,740	0	0	54,740
L	Child Care Center	1957	1	6,203	0	0 <sup>†</sup>	0
M	West Tower	2007	7	244,921	0	0	244,921
M	West Tower Annex <sup>‡</sup>	proposed	4 <sup>‡</sup>	0	200,000	0	200,000
	Central Plant	1997	1	14,290	0	0	14,290
	Central Plant Addition	proposed	0	0	4,000	0	4,000
N	Medical Research Building	1973	2	18,045	0	0	18,045
	<b>Subtotal</b>			<b>1,418,386</b>	<b>217,370</b>	<b>-241,854</b>	<b>1,387,709</b>
<b>Buildings To Be Incorporated into Amended Master Development Plan Boundary and BGSF Cap</b>							
R	10 Congress	1973	6	61,840	0	0	61,840
	<b>Subtotal</b>			<b>1,480,226</b>	<b>217,370</b>	<b>-248,047</b>	<b>1,449,549</b>
<b>Parcels To Be Incorporated Into Master Development Plan Boundary Through Zone Change and Master Development Plan Amendment</b>							
O	Construction Management Building 620 S. Pasadena Ave. <sup>‡</sup>	1958	1	0	3,782	-3,782	0
P	Construction Management Building 624 S. Pasadena Ave. <sup>‡</sup>	1958	1	0	4,450	-4,450	0 <sup>n</sup>
	<b>Subtotal</b>			<b>1,480,226</b>	<b>225,602</b>	<b>-256,279</b>	<b>1,449,549</b>
<b>Buildings Within Master Development Plan Boundary But Not A Part Of Master Development Plan or BGSF</b>							
	Huntington Medical Plaza 800 Fairmount St. <sup>‡</sup>	1985	4	71,000	0	-71,000	0
	Outpatient Surgery Center 797 S. Fair Oaks Ave. <sup>‡</sup>	1985	1	14,121	0	-14,121	0
	<b>Master Development Plan Total</b>			<b>1,565,347</b>	<b>225,602</b>	<b>-341,400</b>	<b>1,449,549</b>

\* Gross floor area as defined by the Pasadena Zoning Code (Title 17)

a. Square footage includes all mechanical, electrical, and utility tunnel spaces.

b. New buildings Annex A and Annex B proposed as part of the Master Development Plan Amendment

c. 620 and 624 S. Pasadena Avenue are not within the current Master Development Plan boundary; however, a Master Development Plan Amendment and Zone Change are proposed to allow incorporation of this property into the Master Development Plan and BGSF Cap.

d. Buildings that are within the current Master Development Plan boundary area but are not included in Hospital campus building gross square feet (BGSF). These buildings are not subject to the requirements of the Hospital's Master Development Plan, but future development on this site is subject to the requirements of a Conditional Use Permit (CUP) as they are in the Public and Semi-Public zoning district.

e. Building to be demolished

f. Building excluded - will remain in service, Square footage retained

g. Proposed 3 stories at Annex A, not including Basement. Proposed 2 stores at Annex B not including parking.

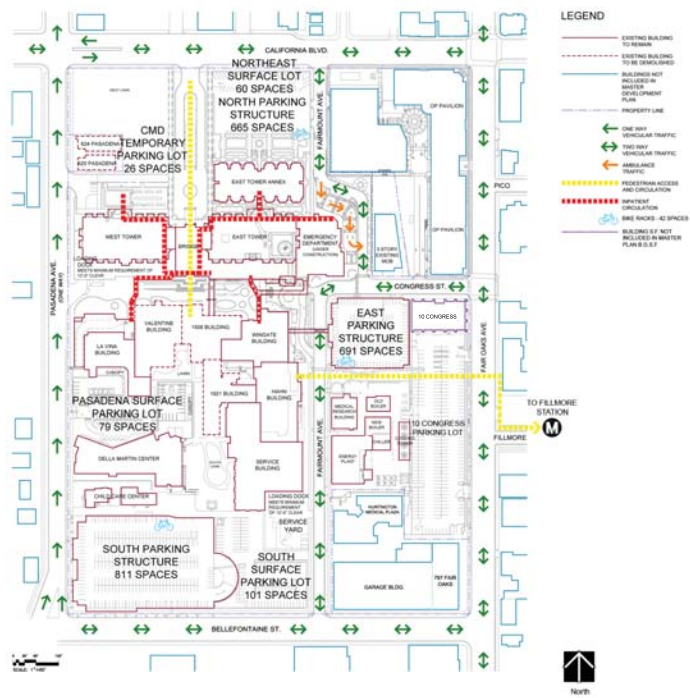
Source: Huntington Memorial Hospital, 2011.

# INVENTORY OF EXISTING FACILITIES

# 11



HUNTINGTON HOSPITAL  
Master Development Plan Amendment



# PARKING SPACE MAP & CIRCULATION MAP 12



HUNTINGTON HOSPITAL  
Master Development Plan Amendment

**TRANSPORTATION DEMAND MANAGEMENT STATUS REPORT**

July, 2008 – June, 2009

**A. EMPLOYEE INFORMATION**

Employee is defined as any full-time employee working at this work site. Property owners/developers must include all tenants and their employees (i.e., office, retail, parking attendants, and other permanent employees at the work site).

Total Number of Employees at Worksite: 3372

**Employee Survey Information:**

Date of last Employee Survey	2/02/09-2/06/09	No. of Employees Responding	Percent of Total Employees
Previous Reporting Period (Peak)	1950		85.0%
Current Reporting	1702		50.5%

**Employee Means of Transportation:**

	Previous Reporting Period 2008		Current Reporting Period 2009	
	No. of Employees *	Percent	No. Employees *	Percent
Solo Drivers	5179	76.95%	4776	76.97%
Carpool of 2	923	13.71%	848	13.67%
Carpool of 3+	303	4.50%	172	2.77%
Vanpool	61	0.91%	56	0.90%
Transit	183	2.72%	248	4.00%
Bicycle	41	0.61%	19	0.30%
Walk	40	0.60%	86	1.39%
Non-Respond	0	-	0	-
<b>TOTAL:</b>	<b>6730</b>	<b>100%</b>	<b>6205</b>	<b>100%</b>
<b>Work hours:</b>	<b>6-10 a.m. start time</b>		<b>6-10 a.m. start time</b>	

**Number of Employees Reporting to Worksite:**

Between 7 AM and 9 AM: 1840

Between 4 PM and 7 PM: Did not Survey

\*Number of employees represents the total number of drivers, carpoolers, vanpoolers, transit riders, bicycle riders, or walkers in a 5-day work week

**WEEKLY EMPLOYEE SURVEY SUMMARY:**

Percent Response: 93%

**Mode of Commute**

	Mon	Tue	Wed	Thu	Fri	Total
NSR No. Response (60-89%)	0	0	0	0	0	0
Surveys With Errors	0	0	0	0	0	0
A. Drive Alone	987	961	950	951	927	4776
B. Motorcycle	3	7	7	10	5	32
C. 2 persons in vehicle	159	170	178	180	161	848
D. 3 persons in vehicle	35	39	34	31	33	172
E. 4 persons in vehicle	13	11	11	15	14	64
F. 5 persons in vehicle	1	4	0	2	0	7
G. 6 persons in vehicle	2	2	5	2	3	14
H. 7 persons in vehicle	4	4	4	4	4	20
I. 8 persons in vehicle	2	3	3	3	3	14
J. 9 persons in vehicle	6	3	3	5	5	22
K. 10 persons in vehicle	0	0	0	0	0	0
L. 11 persons in vehicle	0	0	0	0	0	0
M. 12 persons in vehicle	0	0	0	0	0	0
N. 13 persons in vehicle	0	0	0	0	0	0
O. 14 persons in vehicle	0	0	0	0	0	0
R. 15 persons in vehicle	0	0	0	0	0	0
Q. Bus	27	28	24	25	28	132
R. Rail/plane	27	21	26	21	21	116
S. Walk	15	16	20	20	15	86
T. Bicycle	5	3	4	5	2	19
U. Zero Emission Vehicle (No Hybrid)	0	0	0	0	0	0
V. Telecommute	2	2	3	3	6	16
W. Noncommuting	11	10	11	9	7	48

**Compressed Work Week Day(s) Off**

X. 3/16 work week	33	50	41	51	36	211
Y. 4/40 work week	5	3	2	4	3	17
Z. 9/80 work week	0	0	0	0	0	0

**Other Days Off**

AA. Vacation	22	17	22	24	35	120
BB. Sick	12	13	10	8	11	54
CC. Regular Day off, Jury Duty, LOA	331	335	344	329	383	1722
DD. NSR (90% or higher response)	138	138	138	138	138	690
OO. Off-Peak Trips (mixed schedule)	0	0	0	0	0	0

**Daily Totals**

1840	1840	1840	1840	1840	9200
------	------	------	------	------	------

TRANSPORTATION DEMAND MANAGEMENT STATUS REPORT

13



HUNTINGTON HOSPITAL  
Master Development Plan Amendment



**B. AVERAGE VEHICLE RIDERSHIP (AVR)**

Current AVR for this report period: 1,244  
AVR Goal for current reporting period: 1,500  
AVR for previous reporting period: 1,216

**C. VEHICLE COUNTS**

Please see attached AQMD Rule 2202 Plan

**Peak Period Trip Reduction:**

"Peak period trips" are defined as all commuter trips arriving between the hours of 7:00am To 9:00 AM and departing between the hours of 4:00 PM and 7 P.M. Monday through Friday.

Trips leaving the site during the AM peak (i.e. night shift workers) or arriving during the PM peak must be counted as one half (1/2) of a peak period trip.

Vehicles were calculated through employee commute survey information through Metro Services (AQMD-approved survey).

**D. Alternative Work Schedules**

Work Schedule	No. of Employees
5:40 (5 days, 40 hour work week)	<u>1940</u>
4:40 (4 days, 40 hour work week)	<u>44</u>
9:80 (9 days, 80 hours)	<u>0</u>
3:12 (3 twelve hour days)	<u>1,388</u>

All departments attempt to be as flexible as possible while meeting the needs of the Hospital. Due to low patient census, flexing has played a part of our employee's schedules in the past year. Thus, reducing the amount of trips to work generated by the Hospital's employees.

**E. Transportation Management Association Participation**

Huntington Hospital Rideshare Program representative(s) attends TMA meetings and supports the City of Pasadena with transportation projects. The latest cause supported was to obtain grants for electric vehicle charging stations.

**F. COMMUTER INCENTIVES**

**F.1 Parking Facilities:**

Total Number of Employee Parking Spaces (on and off site)	<u>1427</u>
Number of Carpool spaces signed and striped on-site	<u>122</u>
Number of Carpool spaces assigned/sold at time of this report	<u>122</u>
Number of Vanpool spaces signed and striped on-site	<u>5</u>
Number of Vanpool spaces assigned during this report	<u>2</u>

**F.2 Ridematching Services**

Methods used to provide ridematching information:

1. Metro Rideshare
2. Personal Data
3. Zip code lists generated from HR records and lists provided by Metro from our annual AVR survey, as well as Ridematch website from Metro Services

Effectiveness of ridematching activities during this reporting period in terms of number of employee requests, matchlists distributed, follow-up calls made by the Coordinator, employees placed in ridesharing arrangements, etc:

Approximately an average of 5-10 employees per month request personalized commute assistance and receive lists of potential carpool partners, and/or transit route information. All additional questions and inquiries are followed-up on by the ETC. Also this year, the Hospital conducted rounds to different departments in the Hospital to distribute personalized ridematching guides (provided by Metro Services) to our employees.

**F.3 Carpool Activities**

Number of carpool groups formed during this reporting period:

37 newly registered, actively participating carpools (carpools are not tracked by group, and are frequently not static).

Total number of carpool groups formed to date: 101

Total number of employees participating in these carpools: 171

Carpool activities offered at the worksite:

Rideshare program representative(s) participate at all possible employee events (Benefits Fair, Employee Appreciation Days, etc.) and publish articles in the employee newsletter (*Our Pulse*). The ETC presents at all New Employee Orientations (held twice monthly), and provides new employees with Rideshare program information, carpool matching/public transit commute assistance request forms, and free public transit trial request forms as part of their orientation. Personal assistance for transit route planning and carpool matching is also provided to all employees upon request.

Carpool subsidies provided during report period:

Each registered, active participant in a carpool of two received a \$5 Huntington Concierge certificate and carpools of three received a \$5 Huntington Concierge certificate plus a free car was certificate for the carpool. The Concierge certificates are redeemable at the on-site Concierge office for any of the services offered by the Concierge, including but not limited to, on-site oil changes, car washing, and many other trip reduction services such as, laundry and dry cleaning, postal and shipping services, theme park tickets, catering, gift cards, floral and gift basket arrangements, and digital photo printing among other services.

TRANSPORTATION DEMAND MANAGEMENT STATUS REPORT



**F.4 Vanpool Activities:**

Number of vanpool groups formed during this reporting period: 0  
Total Number of vanpool groups formed to date: 2  
Total Number of employees participating in these vanpools: 11 (+4 non-employees in Huntingon Vanpools)

Fare subsidies provided during this report:

Through Huntington Hospital, each vanpool received a \$200 subsidy for the first month, \$100 in gas cards quarterly. Metro also offered a \$400 subsidy per month, per van.

Vanpool activities offered at the worksite:

There were several vanpool meetings scheduled throughout the year to create new vanpools. However, there weren't enough employees interested in vanpooling to create new vanpools. Also, vanpool and personal assistance information is offered to employees upon request.

**F.5 Transit Activities**

Number of transit passes or other bus fare media sold at the worksite during the report period.

Per month: 86.1 average/month  
Total for this reporting period: 945

Huntington Hospital offers the sales of Monthly Metro passes, as well as Monthly and 10-trip Metrolink tickets which must be pre-ordered.

Fare Subsidies provided:

Metro and pre-ordered Metrolink passes were offered at a \$15.00 discount per employee per month. Employees participating in the Rideshare program receive a subsidy of up to \$70 per month.

Transit activities offered at the worksite:

Personal route assistance and information regarding transit are provided upon request. Huntington's Rideshare bulletin boards feature information, schedules and promotional brochures for transit. In addition, we provide local bus schedules for employees interested in public transit.

**F.6 Bicycle Commuting Activities**

	Number	Average Daily Use
Bicycle Parking Spaces Available	42	12
Bicycle storage lockers Available	0	N/A

Other bicycle commuter facilities provided at the worksite:

No additional facilities offered at this time, although some clinical departments offer the use of employee lockers.

Bicycle commuter incentives offered at the worksite:

Bicyclists receive a \$25 Concierge certificate. Bike maps and route assistance are also available to employees upon request. Huntington Hospital promoted and participated in Metro's Bike to Work Day-Week in May, 2009. In preparation for Bike to Work day, we held an informational session (on the Monday before Bike to Work Day) on Biking safety, How to get started, Rules of the road, Biking Gear, City of Pasadena Bike Map and other biking information. In addition, we had a biking information station where different biking handouts were provided to employees.

**F.7 Walker Activities**

Walker commuter incentives offered at the worksite:

Rideshare program employees who walked to work received a \$25 Concierge certificate per month.

**F.8 Guaranteed Ride Home**

Emergency transportation provided to program participants during this reporting period:

1 Number of rides provided during the last 12 months.

Huntington's Guaranteed Ride Home is provided through Metro Services. While available to all Rideshare Participants, this benefit was only utilized by 1 employee during the reporting period.

Type of transportation provided:

A taxi or rental car is provided based on distance, under Metro's Guaranteed Ride Home guidelines.

**F.9 Marketing Promotional Activities**

Events:

- There have been several new Rideshare bulletin boards posted on all our parking structures which contain Rideshare program benefits information, contact information and special Rideshare events information.
- In July, 2008, during our Annual Aloha Friday event; the Hospital hosted a Rideshare Information booth.
- Huntington Hospital promoted Metro's Rideshare Week in October, 2008 during the Hospital's benefits fair.
- For the Hospital's annual AVR survey, in February 2009, for \$25 Concierge certificates were raffled off to employees who completed the survey by the deadline. The survey was themed with a Valentine's Day "Love is in the air...Rideshare" theme. Rideshare Program representatives were stationed in the cafeteria throughout the survey period and we also did rounds to different departments throughout the week to help employees compete the survey quickly online.
- In April 2009, the Hospital distributed Metro Commuter Rideshare guides to different departments throughout the Hospital. These guides were sent to employees who completed the commute AVR survey and opted to receive them. We also took this as an opportunity to promote the rideshare program and post Rideshare program information in the department break rooms.

# TRANSPORTATION DEMAND MANAGEMENT STATUS REPORT



- In May, 2009, the Hospital held a Biking informational session in preparation for Bike to Work Day. Hospital representatives were also stationed in the cafeteria's courtyard on Bike to Work Day to raise awareness about biking.
- The Hospital tries to promote the Rideshare program in every event that we can. To do so, several Paycheck staffers are created throughout the year highlighting the Rideshare events taking place at Huntington. We also send out emails to all employees of the Hospital to inform them of these events.

**Employee Meetings:**

New Employee Orientation is held twice monthly, and the Rideshare Program is highlighted at this time. Seven vanpool information meetings were held during the reporting period. However, not enough employees were interested in Vanpooling to be able to start any Vanpools.

**Other marketing activities conducted at the worksite:**

Huntington Hospital won honorable mention recognition in May 2009 for Innovative Rideshare Strategy.

**F.10 Other Employee Transportation Activities**

In an effort to administer the Rideshare Program more efficiently, the Hospital has made AQMD approved changes/enhancements to their Rideshare Program, as of June 1<sup>st</sup>, 2009. These changes include simplifying the monthly activity forms and the eligibility requirements, as well as an increase in value for the monthly incentives to make it more appealing for employees to join the program and meet our ultimate goal, to increase our AVR. The purpose for making these changes is to focus on marketing strategies for the coming year.

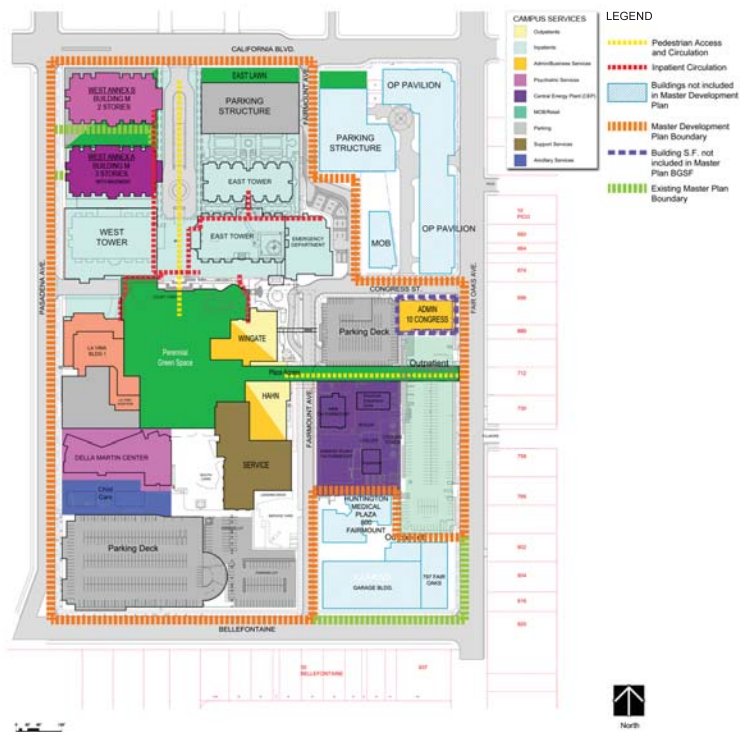
Also, in an effort to improve marketing efforts, the Hospital's new ETC has attended a number of marketing workshops this year including:

- March 18, 2009 – Annual Bike Workshop, Long Beach City Hall hosted by ACT Southern California Chapter.
- April 21, 2009 – Commuter Marketing Resources Workshop: Does your Rideshare Program Have a Flat? Gateway Plaza hosted by Metro Services.
- May 27, 2009 – Strategic Marketing: The Truth About Gender & Generational Commuting Trends – and Its Consequences, Gateway Plaza hosted by Metro Services.
- June 25, 2009 – Professional Marketing Workshop: "Creating your Presence on Twitter, Facebook, and LinkedIn" hosted by CalTech.

**Annual Budget Summary**

	<b>Amount Allocated</b>	<b>Amount Requested</b>
1. Personnel	\$32,600.00	
2. Marketing	\$2,343.23	
3. Carpool Incentives	\$22,200.00	
4. Vanpool Incentives	\$14,640.00	
5. Transit	\$38,400.00	
6. Bicycle Commuting	\$19,200.00	
7. Walking	included in Bicycle commuting	
8. Facility Improvements	\$250.00	
9. Other		
<b>Total:</b>	<b>\$129,633.23</b>	

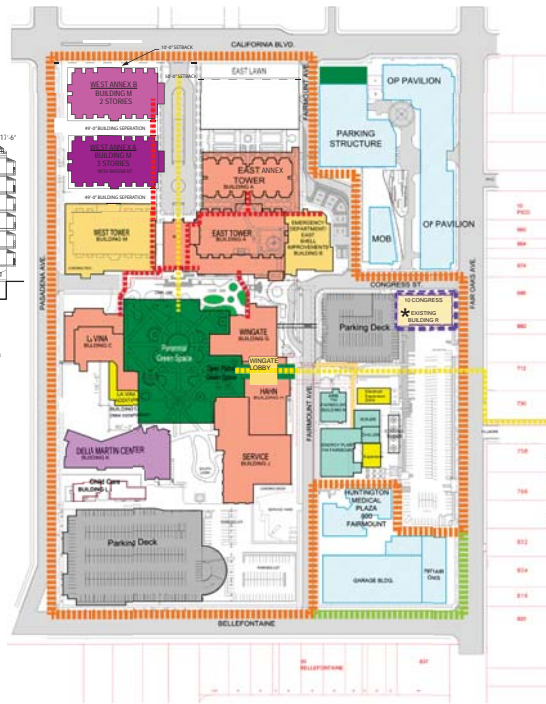
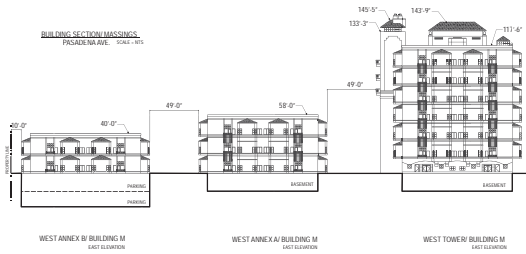




# CAMPUS SERVICES MAP



HUNTINGTON HOSPITAL  
Master Development Plan Amendment



- LEGEND**
- ▬ Pedestrian Access and Circulation
  - ▬ Inpatient Circulation
  - ▬ Buildings not included in Master Development Plan
  - ▬ Master Development Plan Boundary
  - ▬ Building S.F. not included in Master Plan BGSF
  - ▬ Existing Master Plan Boundary

**BUILDING SQUARE FOOTAGE**

BUILDING	SQUARE FEET:
BUILDING A: EAST TOWER	273,856
EAST TOWER ANNEX	86,608
BUILDING B: EMERGENCY DEPARTMENT	65,615
BUILDING C: LA VINA BUILDING	105,712
LA VINA ADDITION	8,500
BUILDING D: WINGATE BUILDING	95,870
WINGATE LOBBY	4,800
BUILDING H: HAHN BUILDING	113,415
BUILDING J: SERVICE BUILDING	100,117
BUILDING K: DELLA MARTIN CENTER	54,740
BUILDING L: CHILD CARE BUILDING	6,203
BUILDING M: WEST TOWER	244,001
WEST TOWER ANNEX A	136,000 (INC. BASMENT)
WEST TOWER ANNEX B	64,000 (EXC. PARKING)
BUILDING N: MEDICAL RESEARCH BUILDING	18,045
<b>TOTAL:</b>	<b>1,313,912</b>
BUILDING R: 10 CONGRESS	61,840
<small>(NOT INCLUDED BY CAP &amp; G.S.F. MASTER PLAN SQUARE FOOTAGE)</small>	

**OPTION C**  
 VERSION 1

**PROPOSED NEW SITE PLAN**



**HUNTINGTON HOSPITAL**  
 Master Development Plan Amendment

Phase	Categories	Sub Categories	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Phase 1	East Tower 2nd Floor build out	Design & OSHPD Approval																						
		O.R./ Cath Labs Build/ Construct																						
		Design & OSHPD Approval																						
Phase 2	Campus Utilities Infrastructure	Existing O.R. Boom/ Lights Renovation NPC 4																						
		Design & OSHPD Approval																						
		Campus Utilities/ Infrastructure Part 1 Construct																						
		Campus Utilities/ Infrastructure Part 2 Construct																						
Phase 3	La Vina Building	Design & OSHPD Approval																						
		Elevator Façade Upgrade																						
		Peds/PICU Tenant Improvements																						
		NPC 4 Work Campus wide																						
Phase 4	Utility Relocation Reroute	Design & OSHPD Approval/ Construct																						
Phase 5	West Tower Annex	Design & OSHPD Approval/ Construct																						
Phase 6	Renovation/Relocation	Design & OSHPD Approval/ Construct																						
Phase 7	Demolition Buildings	Design & OSHPD Approval/ Construct																						
Phase 8	Utilities and Site Work	Design & OSHPD Approval/ Construct																						

**RECOMMENDED PHASING**

The long term implementation schedule for capital improvement initiatives in the Facility Master Plan is categorized into the following phases:

**Phase 1:** Expansion of 2nd Floor East Tower shell space & Surgical Services Department for new Operating Rooms, Catheterization Labs, EP and Interventional Labs. Upgrade current existing Operating Rooms.

**Phase 2:** Campus Utilities / Infrastructure Upgrades.

**Phase 3:** La Vina Building expansion, face lift and addition of separate elevator towers to La Vina Building.

**Phase 4:** Independent Utility Relocation/ Re-routing: Re-route utilities from Central Utility Plant to service West Tower and West Tower Annex.(MEP/ Data).

**Phase 5:** Building West Tower Annex A Addition: Develop new 3 story building. building West Tower Annex B: develop new 2 story building.

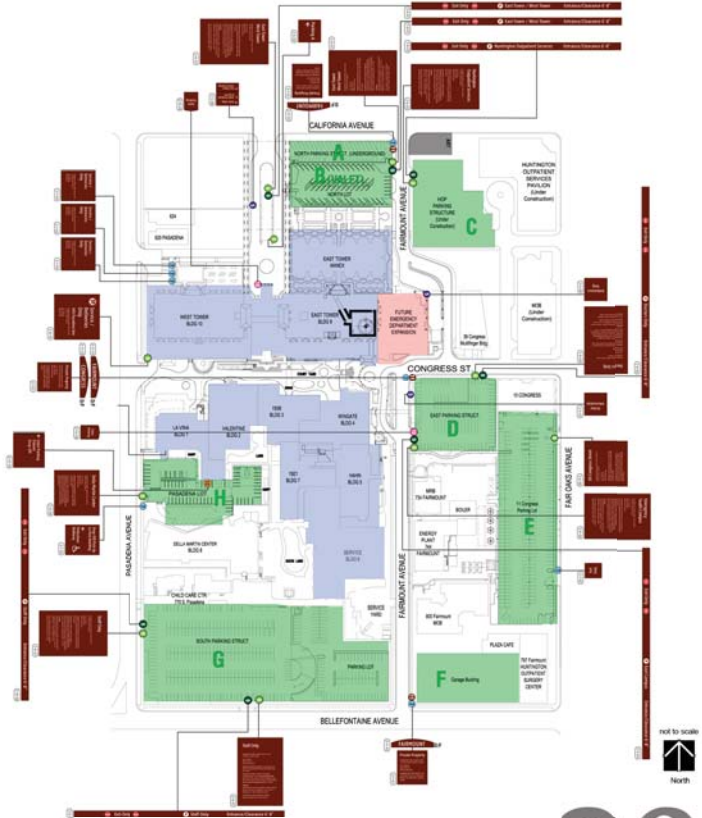
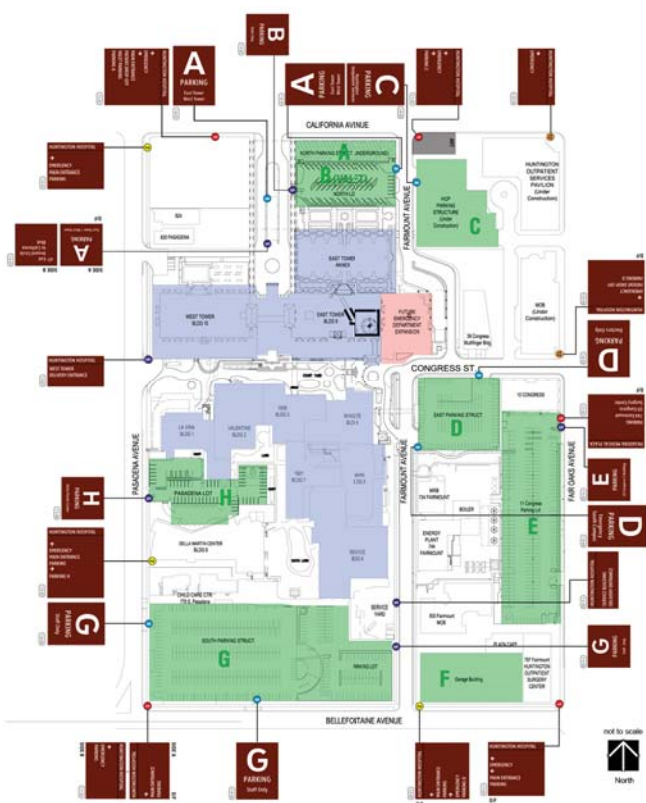
**Phase 6:** Renovation and Relocation  
Renovation/ relocations and move management projects

**Phase 7:** Decant and Demolition of 1938, 1921, and Valentine: Decant 1938, 1921 and Valentine to Wingate/ Hahn/ La Vina. Demolition of 1938, 1921 and Valentine. Adding exterior skin of La Vina, Wingate and Hahn.

**Phase 8:** Finish remaining utilities and sitework.  
Finish remaining utilities. Finish sitework and pedestrian ways. Finish central garden

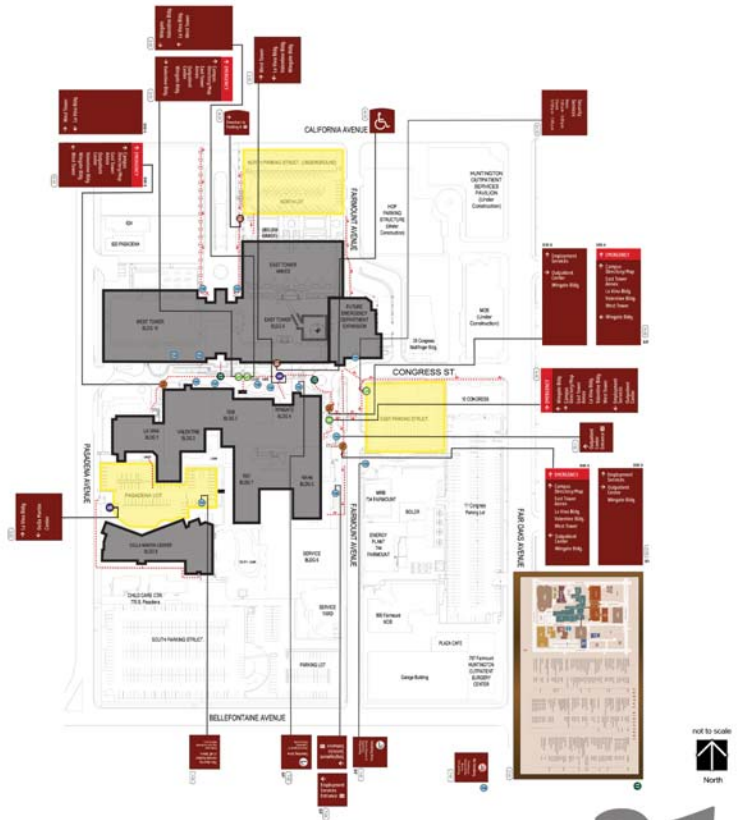
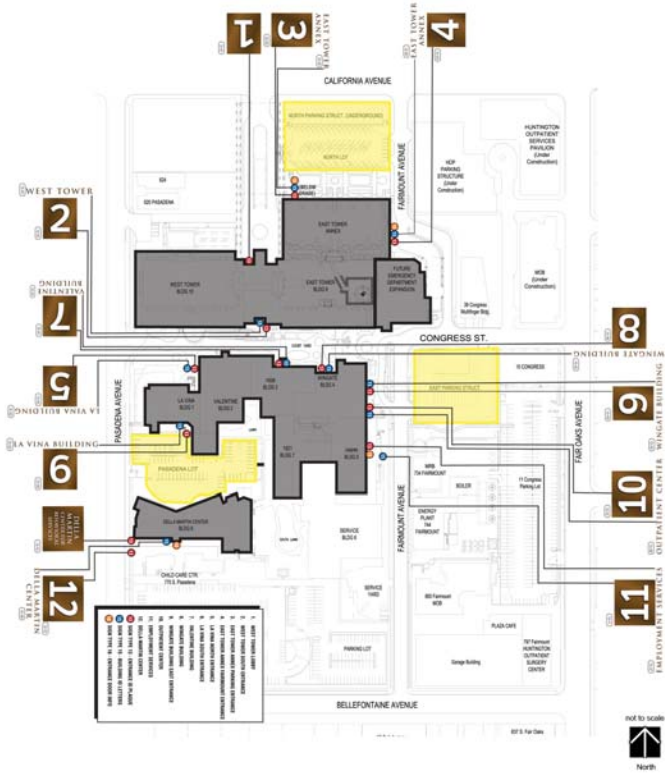
# DEVELOPMENT SCHEDULE





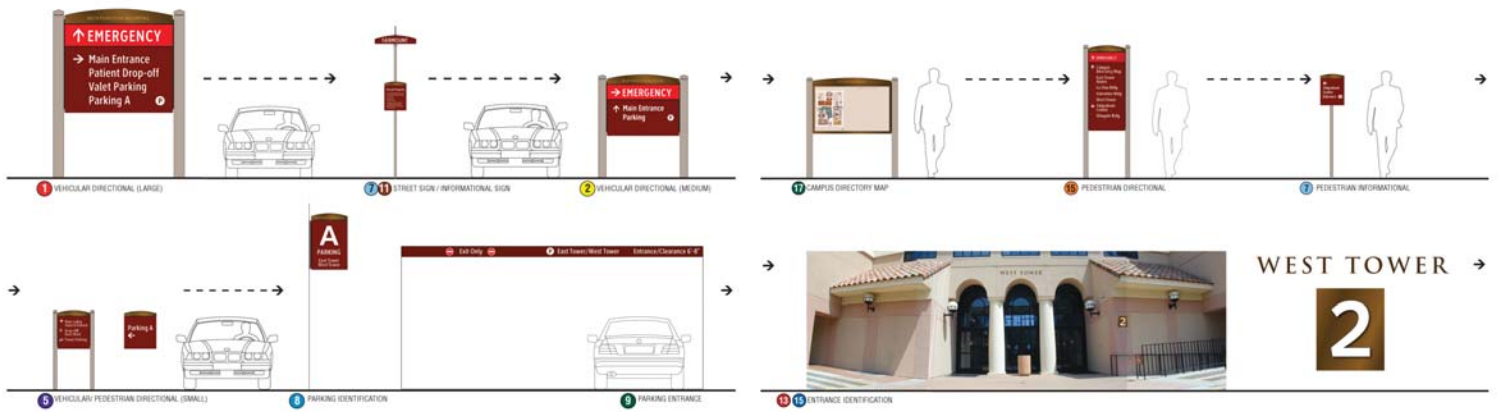
PRIMARY EXTERIOR SIGNAGE PLAN & SECONDARY EXTERIOR SIGNAGE PLAN

20



ENTRANCE WAYFINDING EXTERIOR SIGNAGE PLAN & PEDESTRIAN WAYFINDING EXTERIOR SIGNAGE PLAN





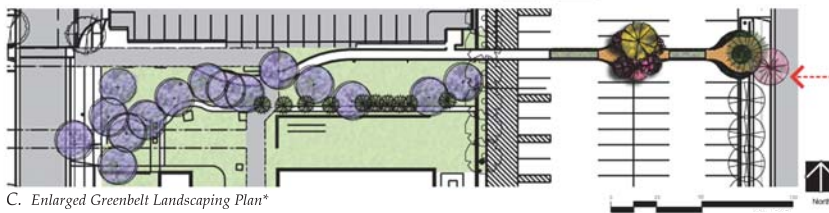
# EXTERIOR SIGNAGE ELEVATIONS



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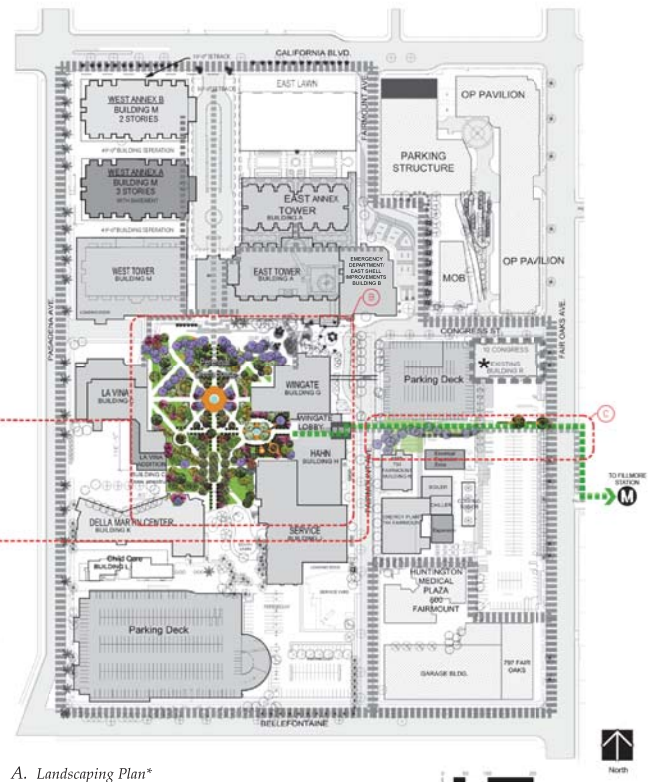


B. Enlarged Landscaping Plan\*



C. Enlarged Greenbelt Landscaping Plan\*

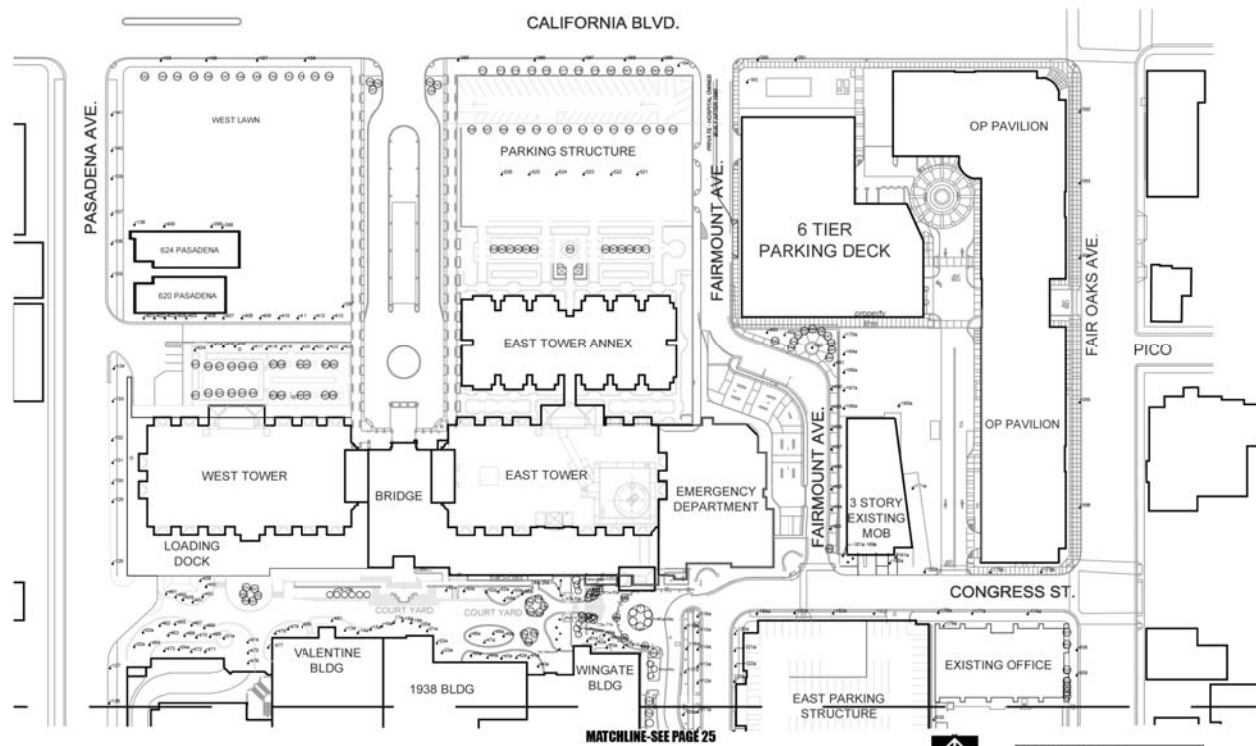
LANDSCAPING LEGEND									
London Plane Tree	Brisbane Box	Jacaranda	Bottle Tree	Inkberry Tree	Evergreen Pear	Orchid Tree	California Pepper Tree	Palm Tree	Rose Bush
Cedar	Canary Island Pine	Cape Myrtle	Eucalyptus	Italian Cypress	Bottle Brush	Hong Kong Orchid Tree	Silkmoss Tree	Bougainvillea	Agapanthus
Paperbark Tree	Magnolia	Ficus	Oak	Juniper	Ginkgo	Purple Leaf Plum	Chinese Elm Tree		
Tupelo Tree	Redwood	American Sweetgum	Sweet Pittosporum	Hibiscus	Schiffers	Crown of Gold Tree	All Other Trees		



A. Landscaping Plan\*

\*These plans are preliminary, and are subject to change based on the City of Pasadena's water conservation plan recommendations.

# LANDSCAPING PLAN



Scale 1" = 100'

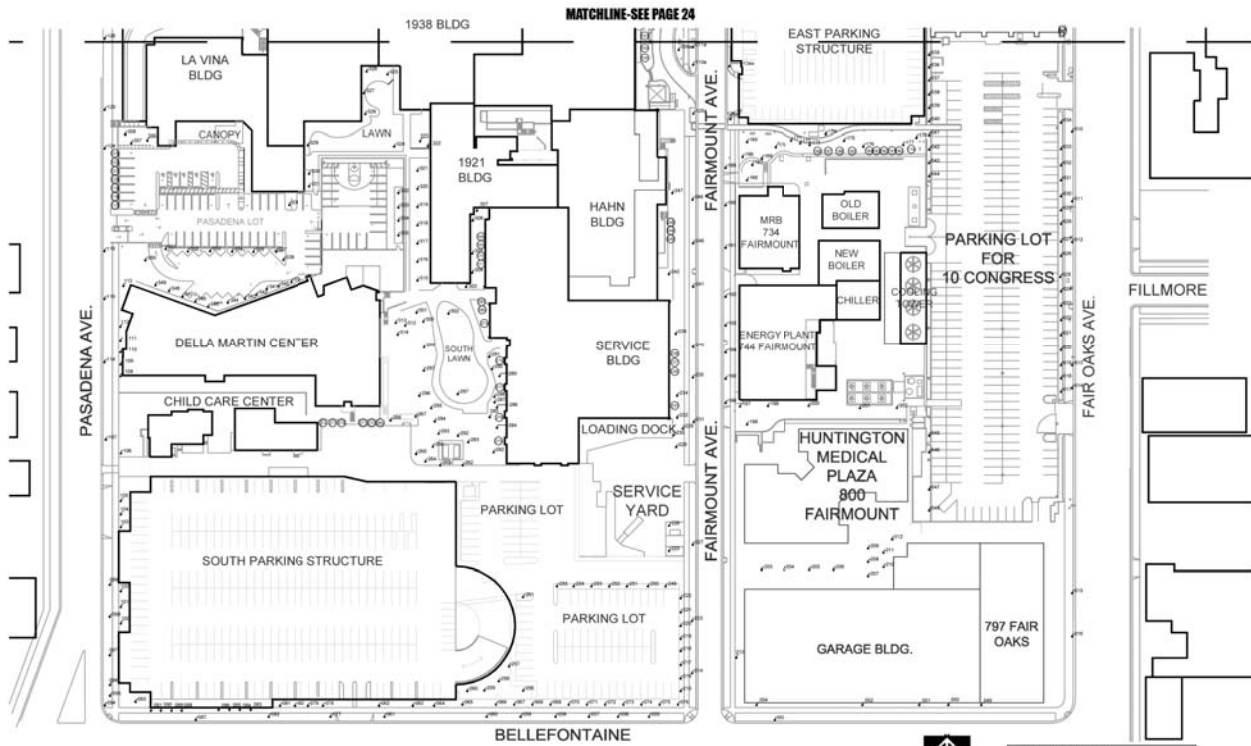
EXISTING TREE INVENTORY NOTES

1. TREE LOCATIONS AND APPROPRIATE
2. TREE SURVIVAL TO BE DETERMINED OUTDOORS
3. SEE SUPPLEMENTAL TREE INVENTORY FORM FOR FURTHER TREE INFORMATION

# TREE INVENTORY PLAN 1



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Scale 1" = 100'

**EXISTING TREE INVENTORY NOTES**  
 1. TREE LOCATIONS ARE APPROXIMATE  
 2. SEE SUPPLEMENT TO MASTER DEVELOPMENT PLAN FOR PLANTING AND ASSESSMENT FORM FOR ALL TREES ON SITE

# TREE INVENTORY PLAN 2



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California Boulevard - North



California Boulevard - North



California Boulevard - North



California Boulevard - North



Intersection of California Blvd. & Fairmount Ave. - East



Intersection of California Blvd. & Fairmount Ave. - East



California Boulevard - North



California Boulevard - North

# PHOTOGRAPHS



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California Boulevard - North



California Boulevard - North



California Boulevard - North



California Boulevard - North



California Boulevard - North



California Boulevard - North



Intersection of California Boulevard & Fair Oaks Avenue



Fair Oaks Avenue - East

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Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East

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Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East

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Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East



Fair Oaks Avenue - East

# PHOTOGRAPHS



Intersection of Fair Oaks Avenue & Bellefontaine Street



Bellefontaine Street - South



Bellefontaine Street - South



Bellefontaine Street - South



Bellefontaine Street - South



Bellefontaine Street - South



Bellefontaine Street - South



Bellefontaine Street - South

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Bellefontaine Street - South



Bellefontaine Street - South



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Bellefontaine Street - South



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Bellefontaine Street - South



Bellefontaine Street - South

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Bellefontaine Street - South



Bellefontaine Street - South



Bellefontaine Street - South



Intersection of Bellefontaine Street & Pasadena Avenue



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West

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Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West



Pasadena Avenue - West

# PHOTOGRAPHS



*Pasadena Avenue - West*



*Pasadena Avenue - West*



*Pasadena Avenue - West*



*Intersection of Pasadena Avenue & California Boulevard*



*California Boulevard - South*



*California Boulevard - South*



*California Boulevard - South*



*California Boulevard - South*

# PHOTOGRAPHS



California Boulevard - South



California Boulevard - South



California Boulevard - South



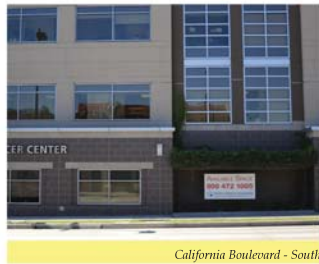
California Boulevard - South



California Boulevard - South



California Boulevard - South



California Boulevard - South



California Boulevard - South

# PHOTOGRAPHS



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Intersection of California Boulevard & Fair Oaks Avenue



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West

# PHOTOGRAPHS



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Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West

# PHOTOGRAPHS



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Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Fair Oaks Avenue - West



Intersection of Fair Oaks Avenue & Bellefontaine Street



Bellefontaine Street - North



Bellefontaine Street - North



Bellefontaine Street - North

# PHOTOGRAPHS



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Bellefontaine Street - North



Bellefontaine Street - North



Bellefontaine Street - North



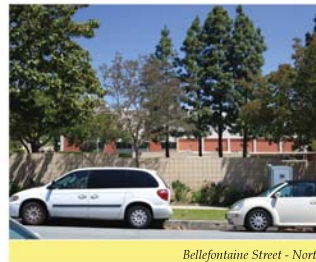
Bellefontaine Street - North



Bellefontaine Street - North



Bellefontaine Street - North



Bellefontaine Street - North



Bellefontaine Street - North

# PHOTOGRAPHS



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Bellefontaine Street - North



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Bellefontaine Street - North

# PHOTOGRAPHS



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Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East

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Master Development Plan Amendment



Pasadena Avenue - East



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Pasadena Avenue - East

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Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East



Pasadena Avenue - East

# PHOTOGRAPHS



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Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West

# PHOTOGRAPHS



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Fairmount Avenue - West



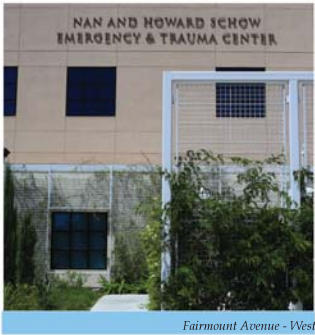
Fairmount Avenue - West



Fairmount Avenue - West



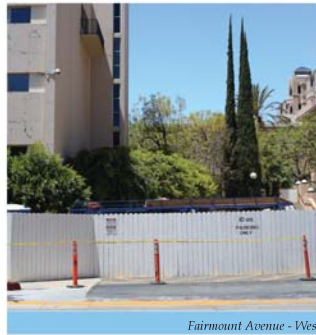
Fairmount Avenue - West



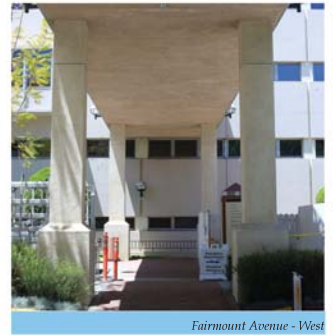
Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West

# PHOTOGRAPHS



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*Master Development Plan Amendment*



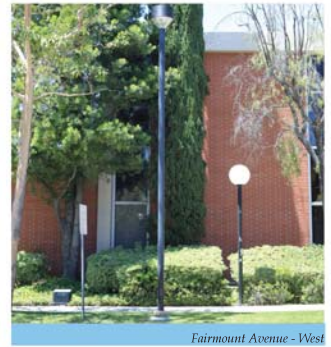
Fairmount Avenue - West



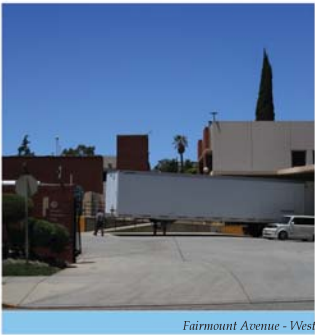
Fairmount Avenue - West



Fairmount Avenue - West



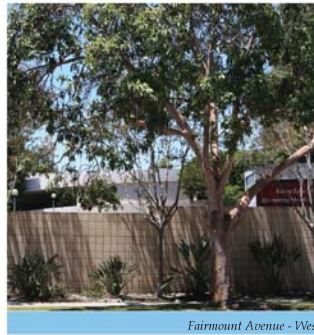
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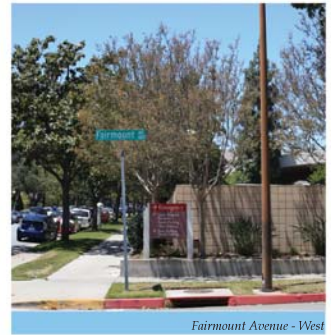
Fairmount Avenue - West



Fairmount Avenue - West



Fairmount Avenue - West

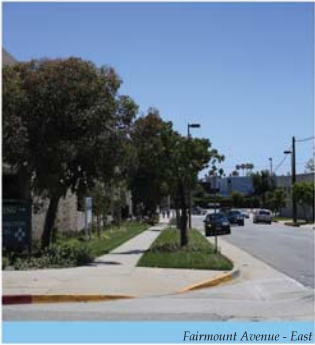


Fairmount Avenue - West

# PHOTOGRAPHS



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Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



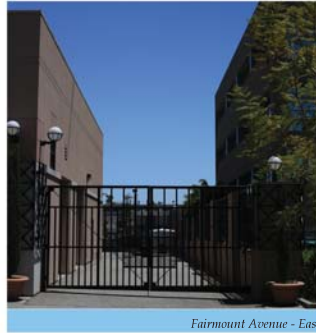
Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East

# PHOTOGRAPHS



Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



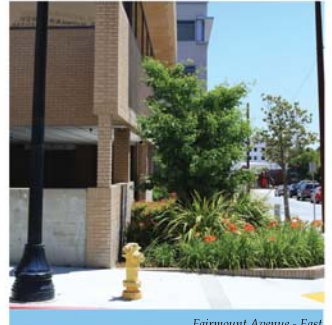
Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East

# PHOTOGRAPHS



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Fairmount Avenue - East



Fairmount Avenue - East



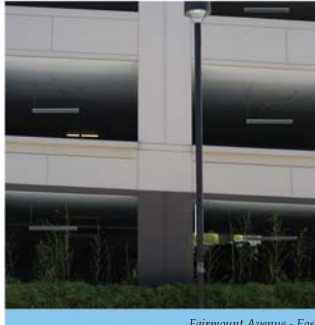
Fairmount Avenue - East



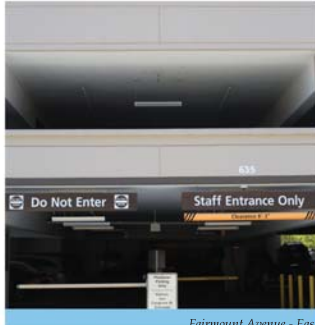
Fairmount Avenue - East



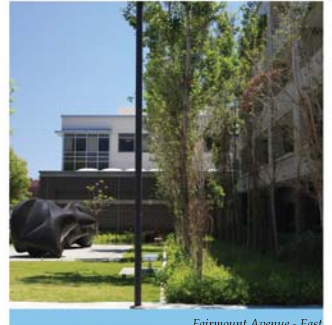
Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East



Fairmount Avenue - East

# PHOTOGRAPHS



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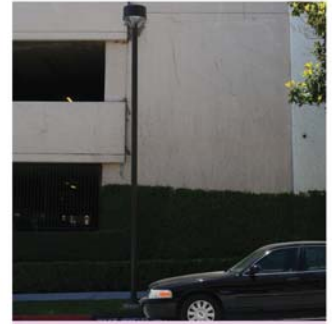
Intersection of Congress Street & Fair Oaks Avenue



Congress Street - South



Congress Street - South



Congress Street - South



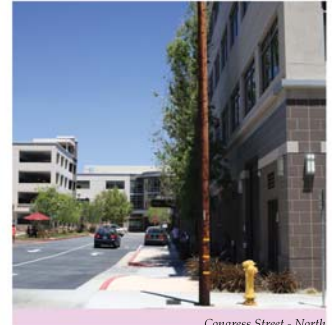
Congress Street - South



Congress Street - South



Intersection of Congress Street & Fair Oaks Avenue

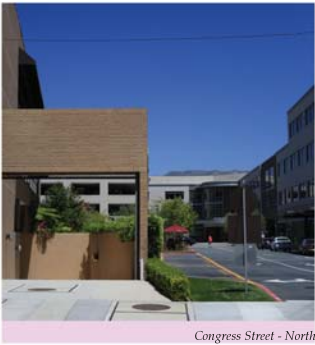


Congress Street - North

# PHOTOGRAPHS



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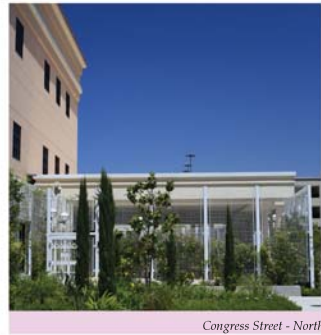
Congress Street - North



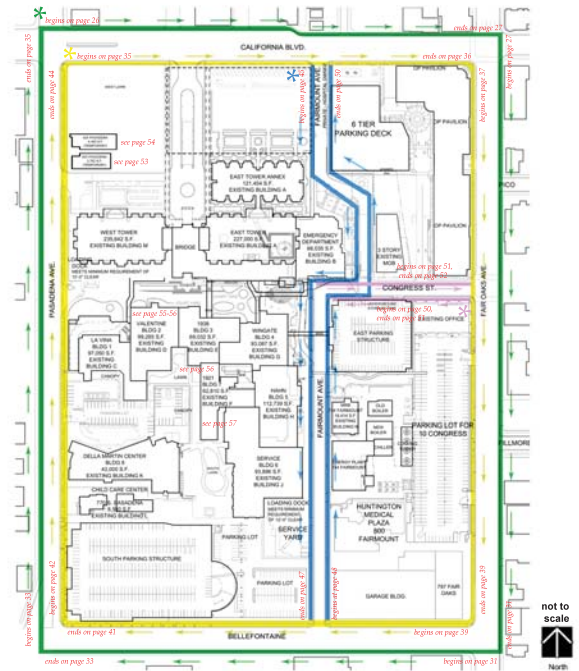
Congress Street - North



Congress Street - North



Congress Street - North



# PHOTOGRAPHS & PHOTOGRAPH KEY

# 52



620 N. Pasadena Avenue - North Elevation



620 N. Pasadena Avenue - East Elevation



620 N. Pasadena Avenue - West Elevation



620 N. Pasadena Avenue - South Elevation

## PHOTOGRAPHS



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624 S. Pasadena Avenue - North Elevation



624 S. Pasadena Avenue - South Elevation



624 S. Pasadena Avenue - East Elevation



624 S. Pasadena Avenue - West Elevation

# PHOTOGRAPHS



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*Valentine Building - North Elevation*



*Valentine Building - South Elevation*



# PHOTOGRAPHS



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*Valentine Building - East Elevation*



*Valentine Building - West Elevation*



*1938 Building - South Elevation*



*1938 Building - North Elevation*



# PHOTOGRAPHS



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1921 Building - North Elevation



1921 Building - South Elevation



1921 Building - East Elevation



1921 Building - West Elevation



# PHOTOGRAPHS



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