



**TABLE 7-1**  
**TRIP GENERATION SUMMARY**

Use	Size		Daily Trip Ends (ADT)		AM Peak Hour					PM Peak Hour				
			Rate	Volume	% Of ADT	In:Out		Volume		% OF ADT	In:Out		Volume	
						Split		In	Out		Split		In	Out
Medical Facility <sup>1</sup>														
Hospital	453	beds	20 / bed	9,060	8%	70%	30%	507	217	10%	40%	60%	362	544
Medical Office	160	KSF	50 / KSF	8,000	6%	80%	20%	384	96	11%	30%	70%	264	616
Total				17,060	—	—	—	891	313	—	—	—	626	1,160

Footnotes:

1. Generation rates obtained from the SANDAG Brief Guide (April 2002).
2. KSF = 1,000 Square Foot

**TABLE 7-2**  
**Project Trip Generation Comparison**

Use	Size	Daily Trip Ends (ADT)		% Of ADT	AM Peak Hour				PM Peak Hour				
		Rate	Volume		In:Out		Volume		% OF ADT	In:Out		Volume	
					Split		In	Out		Split		In	Out
A. Industrial / Business Park <sup>1</sup>	631,900 SF	16 / KSF	10,110	12%	80%	20%	971	243	12%	20%	80%	243	971
Total			10,110	—	—	—	971	243	—	—	—	243	971
B. Medical Facility <sup>2</sup>													
Hospital	453 beds	20 / bed	9,060	8%	70%	30%	507	217	10%	40%	60%	362	544
Medical Office	160 KSF	50 / KSF	8,000	6%	80%	20%	384	96	11%	30%	70%	264	616
Total			17,060	—	—	—	891	313	—	—	—	626	1,160

NOTES:

1. Source: LLG Traffic Study for the ERTC, 11/9/02. (PA 4 & PA 5) ✓
2. Rates based on SANDAG's "Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region", April 2002.

$$\frac{8,000}{17,060} = 47\%$$

Building Data

<b>Planning Area 1</b>		
Building A	(1st Floor)	
Building B	(1st Floor)	
Building C	(1st Floor)	
Building D	(1st Floor)	
<u>Subtotal Total Building</u>		
<u>Area Planning Area 1</u>		

<b>Planning Area 2</b>		
Building A	33,000 SF (1st Floor)	31,400 SF
Building B	33,000 SF (1st Floor)	33,000 SF
Building C	54,000 SF (1st Floor) + 4,000 SF (Mezz)	56,000 SF
Building D	49,800 SF (1st Floor) + 4,000 SF (Mezz)	53,800 SF
<u>Subtotal Total Building</u>		174,200 SF
<u>Area Planning Area 2</u>		

<b>Planning Area 3</b>		
Building A	18,600 SF (1st Floor)	18,600 SF
Building B	18,600 SF (1st Floor)	18,600 SF
Building C	18,600 SF (1st Floor)	18,600 SF
Building D	18,600 SF (1st Floor)	18,600 SF
<u>Subtotal Total Building</u>		74,400 SF
<u>Area Planning Area 3</u>		

<b>Planning Area 4</b>		
Building A	<del>20,000 SF (2 Floors)</del>	<del>40,000 SF</del>
Building B	<del>20,000 SF (3 Floors)</del>	<del>60,000 SF</del>
Building C	<del>20,000 SF (4 Floors)</del>	<del>80,000 SF</del>
Building D	<del>20,000 SF (5 Floors)</del>	<del>100,000 SF</del>
<u>Subtotal Total Building</u>		<del>280,000 SF</del> See
<u>Area Planning Area 4*</u>		<u>Concept Site Plan</u>
		<u>Exhibit 5A</u>

} No  
\* limits!

<b>Planning Area 5</b>		
Building A	24,000 SF (2 Floors)	48,000 SF
Building B	20,600 SF (3 Floors)	41,200 SF
Building C	200,000 SF (1st Floor)	200,000 SF
Building D	18,900 SF (1st Floor)	18,900 SF
Building E	<del>22,400 SF (1st Floor)</del>	<del>22,400</del> 11,200 SF
Building F	21,400 SF (1st Floor)	21,400 SF
<u>Subtotal Total Building</u>		351,900 32,600 SF
<u>Area Planning Area 5*</u>		

<b>Planning Area 6</b>		
Building A	33,000 SF (1st Floor)	28,000 SF
Building B	33,000 SF (1st Floor)	28,000 SF
<u>Subtotal Total Building Area Planning Area 6</u>		56,800 SF

<b>Planning Area 7</b>		
Building A	26,600 SF (1st Floor) + 2,000 SF (Mezz)	28,600 SF
Building B	24,300 SF (1st Floor) + 2,000 SF (Mezz)	26,300 SF
Building C	30,700 SF (1st Floor) + 2,000 SF (Mezz)	32,700 SF
Building D	19,600 SF (1st Floor) + 2,000 SF (Mezz)	21,600 SF
Building E	19,600 SF (1st Floor) + 2,000 SF (Mezz)	21,600 SF
Building F	21,400 SF (1st Floor) + 2,000 SF (Mezz)	23,400 SF
Building G	22,400 SF (1st Floor) + 2,000 SF (Mezz)	24,400 SF
Building H	21,200 SF (1st Floor) + 2,000 SF (Mezz)	23,200 SF
<u>Subtotal Total Building Area Planning Area 7</u>		201,800 SF

<b>Planning Area 8</b>		
Building A	8,400 SF (1st Floor)	8,400 SF
Building B	15,400 SF (1st Floor)	15,400 SF
Building C	23,400 SF (1st Floor) + 2,000 SF (Mezz)	25,400 SF
Building D	23,400 SF (1st Floor) + 2,000 SF (Mezz)	25,400 SF
Building E	15,100 SF (1st Floor)	15,100 SF
<u>Subtotal Total Building Area Planning Area 8</u>		89,700 SF

\*If a hospital/medical campus is not developed and a lot line adjustment is approved, a total of 599,300 square feet of business park uses are permitted within the 17.37 net acres that comprised Planning Area 4 and 32,600 square feet of business park uses are permitted within the 4.8 net acres that comprise Planning Area 5.

#### 4. Architectural Design (Planning Areas 1, 2, 3, 5, 6, 7 and 8)

Design strategies contained in this section describe in graphic and written form the application of primary and secondary design elements. Creative use of these strategies by design professionals will lead to a distinctive yet unified business park environment.

The following diagrams and text illustrate building, site and landscape components intended to define a palette from which designers can create unique yet cohesive design solutions. This approach will foster creative solutions applied to a variety of building types achieved within the aesthetic structure contained in these guidelines.

The aesthetic character of the architecture relies on simplicity of scale, massing, proportion, articulation, color and texture. The success of an individual composition will be due to the individual design professional's creative application of the following concepts:

*\* 2  
what?  
Clarification  
needed!*

## Space Program Summary

Group #	Group Name	Key Room Driver # of Rooms Room Type	TOTAL NSF	Grossing Factor	TOTAL DGSF
	<b>Administrative Services</b>				
1	Administration		3,270	1.35	4,500
2	Admitting		3,010	1.40	4,300
3	Conference/Education/Resource Center		3,770	1.35	5,100
4	Health Information Services		2,950	1.35	4,000
	HIS-PBX		520	1.35	700
5	Human Resources		2,200	1.35	3,000
6	Medical Staff Services		2,265	1.35	3,100
7	Quality Mgmt./Clinical Resource Mgmt.		1,960	1.30	2,500
	<b>Diagnostic &amp; Treatment Services</b>				
8	Cardiac Rehabilitation		3,255	1.40	4,600
9	Cardiology Services				
	Outpatient Diag. Center-Non Invasive Cardiodiagnostics		1,200	1.50	1,800
10	Emergency Services	42 Exam	18,760	1.60	30,000
	Observation Unit	24 Positions	5,060	1.60	8,100
11	Employee & Corporate Health	7 Exam	2,470	1.45	3,600
12	Imaging/Interventional Radiology	17 Procedure	15,402	1.60	24,600
13	Interventional Platform				
	Surgical Services	12 Procedure	13,145	1.65	21,700
	Cardiology & Radiology		6,750	1.70	11,500
	Clean Procedures	3 Procedure	1,830	1.65	3,000
	Ancillary Support		2,225	1.65	3,700
	Perioperative Services/Periop. Care Unit	47 Positions	10,870	1.60	17,400
	Perioperative Services/Pre-Admit Testing	4 Exam	1,585	1.40	2,200
	Admin. & Amenities		6,260	1.40	8,800
14	Laboratory Services		14,000	1.30	18,200
15	Neurodiagnostics/Pulmonary/Respiratory		890	1.50	1,300
	Outpatient Diag. Center-Shared Support		3,920	1.50	5,800
	Respiratory Therapy		1,960	1.45	2,900
16	Rehabilitation Services				
	Inpatient Rehabilitation		3,320	1.45	4,800
	Outpatient Rehabilitation		7,195	1.45	10,400
	<b>Inpatient Services</b>				
17	Intensive Care Unit	60 Beds	30,970	1.60	49,800
18	Medical/Surgical	240 Beds	94,100	1.60	150,600
19	Step-Down/IMC/Telemetry	60 Beds	23,550	1.60	37,600
20	L&D/Postpartum/Women's Services Program				
	Labor & Delivery	17 Rooms	12,315	1.65	20,300
	Postpartum	44 Beds	16,040	1.60	25,700
	Women's Outpatient Center	14 Treatment	8,490	1.45	12,300
	L&D Floor Support		4,370	1.60	7,000
21	NICU/Peds	12 + 16 Beds	17,631	1.40/1.60	26,700
	Total Beds	432 *	* Excludes L&D Rooms		
	<b>Support Services</b>				
22	Biomedical Engineering		1,465	1.35	2,000
23	Environmental Services Department		3,866	1.20	4,600
24	Facility/Engineering		5,000	1.35	6,800
25	Food Services		23,654	1.20	29,200
26	Gift Shop/Auxiliary		2,700	1.30	3,500
27	Morgue		946	1.35	1,300
28	Pharmacy		4,550	1.35	6,100
29	Security		1,065	1.30	1,400
30	Sterile Processing Department		6,266	1.20	7,520
31	Supply Chain Management Department		6,831	1.20	8,200
	<b>TOTAL</b>		403,851		612,220
	Building Grossing Factor				1.325
	<b>TOTAL BGFSF</b>				811,200



PALOMAR POMERADO HEALTH

A California Health Care District

Facilities Master Plan

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# MASTER PLAN

