

Kaiser Permanente Oakland Medical Center Phase 2 Design

COMMUNITY MEETING RESULTS REPORT

Meeting convened Monday, December 3, 2007, 7:00 p.m. to 9:30 p.m.

Mosswood Recreation Center, Mosswood Park, Oakland

Report prepared by Bluhon Planning Group, December 12, 2007

A. MEETING OVERVIEW

Kaiser Permanente convened the fourth meeting in a series of public meetings to solicit community input on the design of Phase 2 of the Oakland Medical Center. The focus of this meeting was on the building design approach. The agenda consisted of:

1. Welcome and Introductions
2. Presentation & Discussion of Proposed Plan
 - a. Summary of Community Workshops
 - b. 2005 Master Plan Design Parameters
 - c. Community Comments & Proposed Design Actions
 - d. Proposed Site Plan
 - e. Landscape Plan & Streetscape Imagery
 - f. Building Design Approach
 - g. Sustainability
 - h. Medical Planning
3. Discussion
4. Next Steps and Adjourn.

Peter Bluhon convened the meeting, reviewed the contents of the agenda packet and the evening's agenda, and project team members introduced themselves. Michael Lane announced that Kaiser will be submitting the Phase 2 site plan and building design approach to the City Planning Commission's Design Review Committee for review at its December 12th meeting. Mr. Lane indicated that much of the material in this evening's presentation will be in the submittal.

Jeffrey Bailey of NBBJ Architects presented a slide show about the building design approach. After the presentation, community members asked questions and discussed the presentation.

ATTENDANCE

Approximately 35 residents and organizational representatives attended the meeting.

Meeting Presenters and Consultants:

Kaiser Permanente: Michael Lane, Project Director; Judy DeVries, Public Relations.

NBBJ Architects: Jeffrey Bailey; Brian Lin.

City of Oakland: Scott Gregory, Contract Planner; Gary Patton, City of Oakland.

Bluhon Planning Group: Peter Bluhon; Julia Kocs.

COMMUNITY PRESENTATION & COMMUNITY QUESTIONS/COMMENTS

In the summary below, questions and comments from community members are preceded with an arrow bullet ">" and responses from Kaiser Permanente or NBBJ Architects are indicated.

A. SUMMARY OF PAST COMMUNITY WORKSHOPS

Jeffrey Bailey reviewed key themes expressed by community members at the three previous workshops held in September and October 2007.

B. 2005 MASTER PLAN DESIGN PARAMETERS

Phase 1 was completed a year ago and Phase 2 is in progress. Phase 3 planning will follow in future years. The 2005 Master Plan provided key design parameters for the hospital:

- The hospital will consist of:
 - 957,000 square feet on 6.6 acres, with the potential to add an additional 60,000 square feet, dependent upon conceptual plans for Phase 3
 - Replacement hospital
 - 12-story total project
 - 4-story diagnostic and treatment base
 - 1-story mechanical
 - 7-story nursing tower
- Height: 210 feet (Existing hospital is 190 feet)
- Central Utility Plant
- Parking Garage: 1,216 stalls
 - 8-stories above grade
 - 2-stories below grade
- Continue uninterrupted medical services on-site during construction and implementation.

> *Comment:* Some of the images [in the slide presentation] appear outdated.

> *Response (NBBJ):* The images were taken from the original master plan document and may not necessarily reflect the current design that is taking shape.

C. COMMUNITY COMMENTS & PROPOSED DESIGN ACTIONS

Mr. Bailey reviewed the design team's actions to respond to community comments. The current proposed site plan has been developed with community input. Particular changes based on community comments include:

- moving the oxygen tank to a new location between the freeway and the CUP
- placing the mobile tech dock underground
- reconfiguring the ambulance entry
- relocating the service dock entry to have access from Broadway rather than Piedmont
- increasing space along Piedmont for additional landscape and streetscape improvements

D. LANDSCAPE PLAN & STREETScape IMAGERY

Mr. Bailey presented slides of the conceptual landscape plan and streetscape imagery. The design intent is to activate the ground level and create an active, safe pedestrian environment.

- > *Comment:* the dimensions on the corner of Piedmont and MacArthur do not appear to reflect those indicated on the proposed site plan.
- > *Response (NBBJ):* Mr. Bailey indicated that the rendered drawing is only conceptual and does not intend to reflect the dimensions on the current site plan.

F. BUILDING DESIGN APPROACH, SUSTAINABILITY, AND MEDICAL PLANNING

The presentation consisted of the following topics:

- Design Conceptual Framework:
 - User experience
 - Environmental
 - Hospital programming
- Regional Access
- Campus Integration
- Information Design Layers
- Medical Planning (for each floor and the patient tower)
- Sustainable Strategies:
 - site layout
 - water and energy use
 - indoor environmental quality,
 - materials use
 - waste and recycling
 - transportation
- Building Design Approach
 - Material Concepts
 - Design Concepts
 - Landscape Concepts

COMMUNITY QUESTIONS & COMMENTS

Comments are preceded with an ">" and questions and answers are indicated with a Q and A.

- > Kaiser assured the community that it would not use stucco on the building. Stucco has a tendency to stain. Exhaust and dust from the freeway will accumulate and drip down the face of the building. Metal materials are more desirable, though not the cheapest solution.
- > *Response (Kaiser Permanente):* There are techniques for using stucco to break up the pattern/material and maintain a high-quality finish over time. Kaiser did not make a commitment regarding stucco use on the podium.

- > The colors on the presentation slides are attractive and interesting.

- > *Question:* How much natural ventilation will be in the hospital HVAC system?
- > *Answer:* The healthcare version of LEED design is being used.

- > The signage plan should address those coming by bus.

- > The oxygen tank service entrance needs a gate or removable bollards at both ends.

- > *Response (NBBJ)*: This will be addressed.
 - > *Q*: Is creating a path with signage being considered from Piedmont to Broadway?
 - > *A*: It is being addressed.
 - > The massing of the pedestal seems large. Some setting back is needed.
 - > *Comment*: Light pollution caused by the building at night is an important concern for the neighborhood. Glare is also an issue during sunrise and sunset. It seems that a concrete-like material would minimize glare and bring a desirable “Tuscan kind of warmth to the structure”.
 - > *Response (NBBJ)*: Minimizing light pollution and glare are important in green design and will be addressed in the design. Color and materials are still under consideration.
 - > *Q*: The two entrances on Piedmont may be inviting for drivers stop on Piedmont or MacArthur to drop off people and cause traffic problems.
 - > *A*: The goal is to prevent this with way-finding techniques to guide visitors to the Broadway entrance.
 - > The building should not become a beacon for advertising Kaiser.
 - > *Q*: The side that faces Mosswood Park is vertical and flat and is not as nice of a transition to the neighborhood as the Piedmont side of the hospital is. Mosswood Park is a significant amenity and the landscape design along Broadway should address this better. Some sort of landscape response would be appropriate for views from residences on the west side, and would support a visitors’ connection to Mosswood Park. There should be a landscape connection between Mosswood Park and the hospital.
 - > *A*: The two sides of the hospital have two different characters because the traffic and pedestrian volume affects the planning process: there is not enough space to pull back the building on the Broadway side. Hence, the landscaped corners and Main Entry provide relief and ease the transition.
 - > There is a wall across from the hospital in Mosswood Park. It would be good if access points to the park will be considered for redesign and renovation.
 - > *Q*: How much traffic flow will be on Broadway? Also, there is going to be more congestion on Piedmont because both rush-hour and non-rush hour will be affected. There is also a pedestrian safety about going into Mosswood Park.
 - > *A*: According to existing data, there are about 21,000 cars per day on Broadway. The new hospital would generate about 13,600 cars per day using Broadway as their access to the Main Entry, the parking garage and the truck loading dock. However, many of these cars are already on Broadway, using this street to access the existing hospital. Overall, the net increase in the number of cars on Broadway is projected to increase to 26,600 trips per day, a net increase of about 5,600 cars per day. Piedmont Avenue carries about 9,100 cars now, and this number will increase slightly to 10,300 cars per day by year 2025, with the addition of Emergency Department and ambulance traffic as well as background traffic growth. Traffic on MacArthur will increase from approximately 25,000 cars per day to about 30,000 cars per day by year 2025.
- There is a signalized crosswalk planned from the hospital to Mosswood Park at the Main Entry.

> *Q*: There is a concern about pedestrian crossing safety on the three main corners, especially on Broadway and MacArthur. Also, the current light on MacArthur changes slowly.

> *A*: Timing and coordinating all the traffic lights will be considered, but it is the City's responsibility to address traffic light issues.

> *Q*: Will the signal continue to exist on Broadway and MacArthur?

> *A*: Yes.

> *Consultant Comment*: The insertion of landscaping should serve as a calming device for traffic movement and speed.

> *Q*: Is the emergency room exit staying on Piedmont Avenue? Is using the exit out of the parking garage onto Broadway being considered?

> *A*: Right now the intent is to design the exit on Piedmont and improve safety by making it more transparent and by tightening the turning radius of the exist. Kaiser is looking at the garage exit option, but there are many things to accommodate.

> Regarding the overall massing of the tower, it seems some more "erosion" of the tower is needed to keep it from being a massive block. It should not become "cube-like". A large masonry building that can be seen near Lake Merritt is exemplary of what can be done with a large masonry. Though it is a large building, it doesn't appear overwhelming.

> Has the idea of solar facades with sun shading been considered for the tower façade?

> *Response (NBBJ)*: Yes, there is a discussion about ways to do this. Blocking heat versus gaining heat is a delicate balance to achieve when doing solar facades.

> *Q*: Are rooftop gardens being considered?

> *A*: The desire is to pursue interior court yards in the main lobby. Also, there is a private garden on the 4th floor. Kaiser is looking at different options of offering more greenery. It must work in terms of accessibility and sustainability.

> Choose landscaping that improves air quality and "eats" smog.

WORKSHOP ADJOURNMENT

The meeting adjourned at 9:00 p.m.