

Attachment "I"

Kaiser Permanente Oakland Medical Center Phase 2 Design

COMMUNITY MEETING RESULTS REPORT

*Meeting convened Monday, August 25, 2008, 7:00 p.m. to 9:30 p.m.
Mosswood Recreation Center, Mosswood Park, Oakland*

MEETING OVERVIEW

Kaiser Permanente convened the seventh in a series of workshops to solicit community feedback on the design of Phase 2 of the Oakland Medical Center project. The agenda items were:

1. Welcome and Introductions
2. Presentation & Design Update
 - a. Broadway Activation
 - b. Piedmont Urban edge
 - c. Building Articulation
 - d. MacArthur Entry Definition
 - e. Lighting
 - f. Corner Expression
3. Q&A and Discussion
4. Next Steps and Adjourn.

Error! Bookmark not defined. Judy DeVries, Assistant Director of Community Affairs for Kaiser convened the meeting and indicated that Kaiser will submit its design application later this week to the City of Oakland's Planning Commission for consideration of Design Review approval. NBBJ's Jeffrey Bailey presented the proposed design in a PowerPoint presentation. After the presentation, community members asked questions and commented on the design. This report summarizes key comments.

ATTENDANCE

Approximately twenty residents and organizational representatives attended the meeting.

MEETING PRESENTERS AND CONSULTANTS:

Kaiser: Michael Lane, Judy Devries, Jim Kautz, Gary Bankhead

NBBJ Architects: Jeffrey Bailey, Brian Lin

City of Oakland: Gary Patton, Deputy Director and Scott Gregory, Contract Planner

COMMUNITY COMMENT SUMMARY

Jeffrey Bailey presented rendered images of the building including aerial views and street-level elevations and perspectives. He also presented material samples and colors chips to be used for the building façade. The presentation focused on issues raised at the Design Review Committee meeting of May 28, 2008. Meeting participants felt the presentation

communicated the building's proposed design, massing, and material palette. There was general consensus that the project team did a good job of improving the design and addressing the issues raised at the Design Review Committee meeting in May, but that further improvements were warranted.

The following comments represent the views of individual participants and not necessarily consensus.

Broadway Activation:

- The proposed Mosswood Park improvements do not provide much protection for pedestrian along Broadway. At least the existing wall provides some sense of security
 - RESPONSE: The proposed street layout would provide for a bike lane and a bus turnout lane closest to the sidewalk along Mosswood Park, and not a travel lane. Additionally, final designs for any improvements in Mosswood Park would be conducted under a separate process involving the public, the Mosswood Advisory Council the park and recreation Commission and staff. This process would provide opportunities to address these issues.
- The park improvements seem a more viable option than having active uses in the middle of the campus near the parking garage.
- Proper administration of any events (i.e., farmers' market) is important
- Why is Kaiser using public space for their needs?
 - RESPONSE: Kaiser is proposing these park improvements as public improvements not just for Kaiser's use, but for use by all.
- Why not a roof garden on top of the podium instead?
- There used to be a craftsman-style pergola at the park entry – would like to have it back
- The proposed building overhang may have an adverse effect on pedestrians?
- A skybridge with a column in the center could preclude space needed for dedicated bike lanes, and could preclude options for the BRT. Prefer a clear span over Broadway
- Can the skybridge be designed as an arch?
- Need a median in the street for pedestrian refuge during crossings, and pedestrian pinch-points for greater pedestrian safety
- Are there any entrances to the building from Broadway?
 - RESPONSE: No, safety and security concerns preclude this option

Piedmont Edge:

- Are there benches in the landscape area?
 - RESPONSE: Yes
- What is the maximum height of retaining walls?
 - RESPONSE: maximum is 4 ½ feet, down to 3 feet in height
- Are bus stop relocations being coordinated with AC Transit?
 - RESPONSE: Yes, AC Transit has participated in the design and concurs with the recommendations
- Can the community get additional meetings to discuss the landscape plans?
 - RESPONSE: Final landscape plans are subject to staff review, but Kaiser is willing to hold additional community meetings
- Is the café with umbrellas a concept or a design promise?
 - RESPONSE: the images presented are a “design vision” subject to further refinement
- Pleased with the landscape concept

- Right-hand turn lane at MacArthur/Piedmont is dangerous for bikes. Is Kaiser contemplating any changes here?
 - RESPONSE: The lane configurations have been coordinated with, and are the responsibility of the City.

Building Articulation

- Tower treatment is still too subtle, especially in the full sun
- Need to add irregular design elements in the tower to breakup its mass
- Window irregularity and articulation is at too small of a scale to be noticeable from a distance
- Tower need to have more character - larger more unique blocks of color and patterns
- Tower is not well integrated with the rest of the building
- Perhaps more color contrast is needed
- Like the green (organic) color juxtaposed with the blue (metal) color
- Details make sense, but are too subtle to work from a distance
- Articulation of the tower does not exist
- The Broadway façade is still a 4-story mass with less design than the rest of the building
- The architectural design and articulation of the podium is very successful and more than we were expecting

Macarthur Entry and Corner Design:

- Want to see the café at the Piedmont corner
- Like the corner detail with metal screen, but it looks a bit like a layer cake
- Building signs are really a Design Review issue, not just a Sign Program issue
- Opposed to the 24-hour lighting of the Kaiser sign at the top of the building
- No real work has been done to screen the 24' mechanical units on top of the podium. They will be seen by many neighbors who live up the hill.
 - RESPONSE: The color and detailing of the HVAC units are consistent with, and are intended to blend with the building, so no separate screen has been designed

Other Issues:

- Parking structure and skybridges not shown. A rendering of the skybridge with the I-580 overpass was requested, but not provided
- Previous versions indicated solar panels on the roof – what happened to them?

WORKSHOP ADJOURNMENT

The meeting adjourned at 9:30 p.m.