

Kaiser Permanente Oakland Medical Center Phase 2 Design

COMMUNITY MEETING RESULTS REPORT

Meeting convened Monday, April 21, 2008, 7:00 p.m. to 9:30 p.m.

Mosswood Recreation Center, Mosswood Park, Oakland

Report prepared by Bluhon Planning Group, April 24, 2008

MEETING OVERVIEW

Kaiser Permanente convened the sixth 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. Review of Past Work:
 - Master Plan Summary
 - Community Input Summary
 - Design Approach
 - Medical Planning
 - b. Design Update:
 - Project Diagram
 - Site Design
 - Design Components
 - Project Architecture
 - Materiality
3. Q&A and Discussion
4. Next Steps and Adjourn.

Peter Bluhon convened the meeting and indicated that Kaiser will submit its design application later this week to the City of Oakland's Design Review Commission and will consist of the design presented this evening. 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 seventeen residents and organizational representatives attended the meeting.

MEETING PRESENTERS AND CONSULTANTS:

Kaiser: Michael Lane, Judy DeVries, Jim Kautz, Cameron White, Gary Bankhead.

NBBJ Architects: Jeffrey Bailey, Brian Lin, Jan Kooi

Interstice Architects: Zoe Astrakhan

City of Oakland: Scott Gregory, Contract Planner

Bluhon Planning Group: Peter Bluhon

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 color chips to be used for the building façade. Meeting participants felt the presentation effectively communicated the building's proposed design, massing, and material palette. There was general consensus that the project team did a good job addressing community issues in the conceptual design.

The following comments represent the views of individual participants and not necessarily consensus except where noted. Quotation marks indicate verbatim language.

> The use of Kaiser blue for the metal ribbons (running vertically at several building corners and on the hospital tower) seems a somewhat “trite” architectural statement. If these panels must be blue, the color should be varied and subtle.

> There was group consensus that nighttime illumination of the façade was inappropriate. It may be acceptable to illuminate the lower portion of the building for wayfinding purposes. The group opposed any lighting proposal that would make the upper portion of the tower noticeably visible from adjacent or hillside neighborhoods.

> Valerie Winemiller of PANIL requested that Kaiser present plans for the skyline façade signs (on the hospital tower) at a future neighborhood meeting for comment. At this time PANIL does not have a comment on the skyline façade signs.

> The long linear windows (in the recovery rooms) are not attractive. They are acceptable, however, if the function of these rooms requires such windows.

> The vertical line of windows (in the middle of the hospital tower) appears disproportionately narrow and should be widened, perhaps.

> On three sides of the building, the new design is attractive, varied, and comfortable from the street. The Broadway elevation, however, is too long, large, and straight and is not adequately articulated. It appears as a large mass. As proposed, it will be double the height of the existing structure.

> The overall project is boxy and has large flat surfaces without interest. The building looks like it was done “on the cheap” and achieves a low level of design quality.

> The color palette is generally attractive and acceptable. The green colors are particularly attractive. The red should be less of a primary red. The white color is too stark relative to the blue. Where yellow is used, “mustard” yellow is more desirable than a bright yellow.

> Consider using colored concrete for the concrete vertical elements, possibly a sand color.

- > Consider planting vines on the covered walkway between the garage and hospital and on large beams on the MacArthur side. Use plants on vertical elements of the building.
- > Provide an adequate budget for landscaping, particularly for large mature trees.
- > The use of hand-imprinted ceramic tiles on the yellow entrance wall does not seem appropriate for such an important architectural element. A more elegant, refined solution would be appropriate.

MATERIALS DISCUSSION

Following group discussion, Jeffrey Bailey presented material samples to the group. Participants asked questions and offered general feedback to Jeffrey.

WORKSHOP ADJOURNMENT

The meeting adjourned at 9:30 p.m.