

# BACKGROUND INFORMATION – PHASE 2 PLANNING PROCESS

December 3, 2007

---

## INTRODUCTION

The Kaiser Permanente Oakland Medical Center Campus is to be developed in three phases over a period of approximately 14 years, from 2006 to 2020 (build-out). Phase 1, currently in construction, will be a medical office building (MOB) with structured parking garage and retail. The design team is currently focusing efforts on the Phase 2 Main Hospital building and tower, which consists of outpatient services, a new central utility plant and structured parking garage.

## MASTER PLAN SUMMARY

The Master Plan is a phased replacement of the existing Oakland Medical Center with an expanded and improved medical center campus of approximately 1.76 million square feet on approximately 19.5 acres. The Master Plan also establishes Design Goals and Guidelines to ensure that the Oakland Medical Center will be architecturally and functionally integrated and compatible with the existing neighborhood. The Zoning and Master Plan were approved by the Oakland City Council on June 27<sup>th</sup>, 2006.

## PHASE 2 PLANNING – COMMUNITY WORKSHOPS

To date, three community workshops have been convened with the community. The purpose of the workshops is to review and reach consensus on key design issues around Phase 2.

### September 17<sup>th</sup> Workshop

---

#### Meeting topics:

- > Reviewed master plan.
- > Presented Phase 2 design topics.
- > Identified other community concerns.

#### Key Community Comments:

- Activate ground floor/street level.
- Minimize impact of the ED.
- Improve Mosswood Park.
- Monitor construction impacts.
- Engage the community on building design.
- Limit sky bridges.
- Address parking and traffic impacts.

### October 1<sup>st</sup> Workshop

---

#### Meeting topics:

- > KP presented initial concepts for:
  - Neighborhood design & landscape
  - Site access
  - Ground floor activation
  - Build design

#### Key Community Comments:

- Create pedestrian-friendly character/scale on Piedmont.
- Consider alternative locations for CUP, mobile tech unit, oxygen tank.
- Consider alternative location for ED and main entrance.
- Design a beautiful, creative building and use high quality materials.

## October 22<sup>nd</sup> Workshop

---

### Meeting topics:

> KP presented revised site plan.

### Key Community Comments:

- Broad support for new location of the mobile tech unit, loading dock, oxygen unit tank, and CUP.
- Proposed ground floor uses are acceptable.
- Board support for the landscape plan.
- Generally, the revised plan is an improvement over initial plans though some site access improvements could be made.
- Noise and traffic impacts on Piedmont need to be further addressed.

### NEXT STEPS

Following the first four community workshops, Kaiser Permanente will submit its initial concept documents to the City of Oakland's Design Review Committee in time for its December 12<sup>th</sup> meeting. As more detailed plans are completed, Kaiser Permanente will submit them for review in early 2008 to the Design Review Committee.