

COMMUNITY MEETING RESULTS REPORT

*Meeting convened Monday, September 17, 2007, 7:00 p.m. to 9:30 p.m.
Mosswood Recreation Center, Mosswood Park, Oakland
Report prepared by Bluhon Planning Group, September 19, 2007*

A. MEETING OVERVIEW

Kaiser Permanente convened a public meeting to present and solicit input on design issues regarding Phase 2 of the Oakland Medical Center. The meeting agenda consisted of:

1. Welcome and Introductions
2. Master Plan Overview and Q&A
3. Presentation of Phase 2 Design Topics
4. Facilitated Community Dialogue
5. Wrap-up and Next Meeting

Michael Lane of Kaiser Permanente presented information to the community. Mr. Lane answered a number of informational questions posed by meeting attendees. Peter Bluhon facilitated community discussion and comments were recorded on wall charts at the meeting.

This report summarizes key issues expressed at the meeting and serves as a record of the meeting. Comments are organized by topic, not necessarily by the order in which the comment was made. Written comments submitted after the meeting are incorporated into the meeting record and are noted accordingly.

ATTENDANCE

Approximately 40 residents and organizational representatives attended the meeting.

Meeting Staff and Consultants:

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

NBBJ Architects: Nancy Lim; Brian Lin.

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

Bluhon Planning Group: Peter Bluhon; Julia Kocs; Susan Moffat.

B. SUMMARY OF COMMUNITY INPUT: RECOMMENDATIONS & QUESTIONS

1. GROUND FLOOR STREET ACTIVATION

This issue addresses the activity, uses, and design of ground floor space of the new main hospital as it relates to Broadway, MacArthur Boulevard, and Piedmont Avenue.

- a. Piedmont Avenue is an excellent retail use opportunity. The current retail uses and related pedestrian traffic on Piedmont should influence the design of ground floor space at the hospital.
 - Ground floor uses should fit into the existing area, such as a café.
 - Consider that patients and visitors will patronize this area, as well as residents.
 - Retail and consumer-oriented activities should not be adjacent to utility uses such as the trash, the mobile technology building, or the Emergency Department.
 - The “scene” is on Piedmont, not Broadway.
- b. Provide shops and other retail uses along MacArthur.
- c. The mobile technology center should not be located on the corner.
- d. Placing the Emergency Department across from the mortuary is awkward.
- e. The consensus of participants is to activate Piedmont Avenue.

QUESTIONS FOR FOLLOW-UP:

- 1-1. Explain why the mobile technology would occupy a prime corner [currently proposed at Piedmont and MacArthur Avenues.]
- 1-2. There was a café and planting area on the corner of Piedmont and MacArthur in earlier versions of the plan. Why has that scheme changed?
- 1-3. Clarify the height, location, and setback from Broadway of the nursing tower.
- 1-4. Clarify specific ground floor uses intended to face Piedmont.
- 1-5. Specify the retail uses of the former Honda auto site.
- 1-6. Is it the City’s goal to activate Broadway (rather than Piedmont)?
- 1-7. When will the Landscape Plan be a part of design review?
- 1-8. Clarify the types of clinics planned on Broadway.

2. EMERGENCY DEPARTMENT (ED) LOCATION ON PIEDMONT AVENUE

- a. There is broad concern that the type and volume of services to be located on Piedmont Avenue under the current plan would be inappropriate and negatively impact the adjacent Richmond neighborhood. The CUP, loading dock, ED entrance, tech area, and secondary parking entrance would all be located there. These uses, particularly emergency vehicles, would cause increased noise and congestion. Piedmont Avenue is too narrow and will not be able to handle the increased traffic. These services and departments should be relocated to MacArthur and Broadway.
- b. One participant indicated that he lives near the existing ED and does not find it noisy.

QUESTIONS FOR FOLLOW-UP:

- 2-1. Clarify the direction and flow of truck traffic including dock loading and operating/delivery hours.
- 2-2. Why is mobile tech center mobile?
- 2-3. Will trucks be backing up to the loading dock and will there be noticeable back-up warning beepers?
- 2-4. Specify the location and schedule of garbage collection.

3. MOSSWOOD PARK

- a. Local playgrounds are not adequate for serving the needs of young families. More facilities and equipment are needed for young children.
- b. Kaiser should donate funds to improve the park: for ongoing maintenance and/or capital improvements. Such contributions need to be transparent to the City's budget for Mosswood Park.
- c. Consider developing a master plan for revitalization the park. The plan – developed with neighborhood and City staff involvement – will guide investment in the park.
- d. Suggestions for park improvements:
 - Improve and increase the use of the amphitheatre.
 - Replace the pergola and replant the big wisteria that used to be there. Consider using the same style pergola at Oak Glen Park.
 - Retain the basketball court and baseball field. They are well-used.
 - Add more tot lots.
 - Conduct seismic improvements of the recreation center (if needed).
- e. Good examples of improved parks include Golden Gate Park's Koret Playground.
- f. Kaiser should study the impact of shadows (from the new buildings) and increased traffic on Mosswood Park.

4. CONSTRUCTION IMPACTS ON THE NEIGHBORHOOD

- a. Monitor air quality and noise during the construction process:
 - Community members want “guarantees” from Kaiser regarding proper pollution, dust, and noise control.
 - An independent expert, paid for by the City, should monitor air and noise impacts during construction.
 - Clarify and communicate the intended work schedule and hours of operation of construction vehicles.
 - Pay attention to possible consequences of compromised air quality on the health of residents. Homes do not have sealed air conditioners as Kaiser's buildings have.
- b. Implement a citizen complaint program that provides for easy reporting and resolution of complaints.
- c. Kaiser needs to recognize the possibility of increased crime and have a plan in case problems arise.
- d. Neighborhood residents needs to be able to access air quality data during construction.

5. BUILDING AESTHETICS AND RELATED DESIGN ISSUES

Design/Aesthetics

- a. Current renderings appear square and blocky. More angles are needed.
- b. *Written comment submitted at the meeting follows:*
 - Articulate long sides of the building. There should be shadow lines, not colored stripes, vertically and horizontally. Create rhythm and do not use the same window type all the way down.
 - The main part of the hospital is a slab, not a tower. This is a design issue: adding a pinnacle is not enough.
 - Use variety of materials. Avoid mirror glass.
 - Don't make building so boxy/symmetrical. Break up the box. Each side should be different due to views, solar heat gain, etc. On the other hand, sides need to relate to each other.
 - Make the building look more delicate, not so heavy
- c. Integrate and retain classic look and style of the existing area.

Building Guidelines

- d. Consider ecological technologies and approaches in the design.
- e. Screen HVAC equipment on the roof.
- f. Antennas on the current building are not visible.
- g. Cell phone towers should not be installed.
- h. Study shadow impacts if the main tower were to move to shift closer to Broadway. Sky bridges make the building more overwhelming.
- i. Prepare a lighting study focused on the light emanating from the nursing tower at night.

Design Process and Community Involvement:

- j. A more detailed discussion is needed regarding the appearance and design of the new structure.
- k. A committee of local architects should have an opportunity to review the plans.

QUESTIONS FOR FOLLOW-UP:

- 5-1. When can community members can see the current plans and elevations?
- 5-2. Elevations for the Honda site need to be presented.
- 5-3. Is there a coordinated design concept with this hospital building and the new medical office building on Broadway?
- 5-4. Proposed elevations of the hospital should be presented at the next meeting.

6. SKYBRIDGE

- a. Limit the use of sky bridges and encourage hospital staff interaction with neighborhoods and parks.
- b. Consider building a tunnel like the one at Howe Street instead of sky bridges.
- c. Sky bridges can obstruct the view of Highway 580.

7. TRAFFIC, PARKING AND CIRCULATION

- a. Kaiser should obtain information about AC Transit Ecopass.
- b. Provide signs for secure bike parking, Bart shuttle and bus stop locations.
- c. Street permit parking issues:
 - Clarify and mark residential parking areas.
 - Clarify the specifics of visitor parking, including evening parking and who pays for it. Where will residential visitors park? Will Kaiser pay for visitor parking?
 - Identify hours of availability for parking areas.
 - Expand parking program to 24 hours as done by the City of Piedmont in certain areas.
 - Increased parking enforcement is needed.
- d. Address the lack of lighting for bike and pedestrian traffic on Broadway and Piedmont.
- e. Consider increased night monitoring of the neighborhood.
- f. Impact of traffic regarding 580. In particular, will it be open to semi trucks?

QUESTIONS FOR FOLLOW-UP:

- 7-1. Kaiser needs to bring and present a circulation and traffic plan.

8. IMPACT ON REAL ESTATE VALUES:

- a. There is concern about the impact of home prices.
- b. Community members would like an independent market study done on impact of real estate values in the area.

END