



Community and Economic Development Agency
Planning & Zoning Services Division

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REISSUED FIRST PAGE WITH UPDATED CONTACT INFORMATION
NOTICE OF PREPARATION (NOP) OF DRAFT ENVIRONMENTAL IMPACT REPORT
KAISER PERMANENTE OAKLAND MEDICAL CENTER REPLACEMENT PROJECT

APRIL 1, 2005

The Oakland Community and Economic Development Agency, Planning Division, is preparing a Draft Environmental Impact Report (EIR) for the project identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential environmental effects for each of the environmental topics outlined by the California Environmental Quality Act (CEQA), thus the City has not prepared an Initial Study. The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for either approving it or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the project. Responsible Agencies will need to use the EIR that we prepare when considering approvals related to the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this Notice of Preparation or who otherwise indicate that they would like to receive a copy. Responsible Agencies include, but are not limited to, East Bay Municipal Utilities District (EBMUD), Regional Water Quality Control Board (RWQCB), Alameda County Flood Control District, and California Office of Statewide Health and Planning Development (OSHPD). Responses to this NOP and any additional questions or comments should be directed in writing to Mr. Gary Patton, Deputy Director of Planning and Zoning, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, by telephone to Scott Gregory, City of Oakland Contract Planner, (510) 535-6690, or emailed to kaiser@lamphier-gregory.com. Comments on the NOP must be received at the above mailing or email address **on or before May 2, 2005**. Please reference case number **ER05-0004** in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. .

EIR SCOPING MEETING - CITY PLANNING COMMISSION
Wednesday, April 13, 2005
6:30 p.m.
City Hall, 1 Frank H. Ogawa Plaza
Hearing Room 1.

PROJECT TITLE: Kaiser Permanente Oakland Medical Center Replacement Project Master Plan

PROJECT LOCATION: Generally the intersection of Broadway and MacArthur in Oakland, California: Existing Kaiser Hospital (northeast corner); MacArthur/Broadway Center (M/B Center) (southeast corner); Portions of block bounded by Broadway, MacArthur Blvd., Manila Ave., and 38th Street (northwest corner); and the American Automobile Association (AAA) building lot on the northwest corner of West MacArthur Blvd. and Shafter. See the attached **Exhibit A – Project Site and Vicinity**. The Project Site includes three major development areas, the “New Outpatient Services Zone”, the “M-B Center Zone”, and the “Outpatient Conversion Zone” in the locations identified on the attached **Exhibit B – Master Plan Sites and Phasing**. The Project Site includes those properties which may ultimately be incorporated into the proposed Medical Center Campus, some of which Kaiser Permanente does not currently own. The EIR will analyze the impacts associated with the inclusion of all the identified properties in order to present a complete assessment of all the possible environmental impacts.

EXISTING CONDITIONS: The existing Kaiser Medical Center, which includes the 6.61 acre M-B Center site, occupies a portion of the Project Site and includes 1,165,746 square feet of development (of which 1,135,852

square feet are devoted to Kaiser Medical Center uses, and 29,894 square feet are not used for Kaiser Medical Center uses) on 16.32 acres. The remainder of the Project Site includes a variety of commercial uses, such as auto sales and services, animal boarding, dry cleaners, retail sales, grocery, medical offices, parking facilities; and 33 residential units, including a 30-unit apartment building (3459 Piedmont Avenue), on 4.32 acres. A culverted portion of Glen Echo Creek is located on a portion of the Project Site, between Broadway and Manila Avenue. None of the properties that comprise the Project Site are included in the Hazardous Waste and Substances Sites (Cortese) List available from the State Department of Toxic Substance Control (DTSC) as of the date of this NOP (http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm?county=01).

PROJECT SPONSOR: Kaiser Foundation Hospitals

PROJECT DESCRIPTION: According to Kaiser Permanente, their current facility is technologically outmoded and functionally obsolete, and is severely constrained on the existing site. Kaiser Permanente believes that the proposed Medical Center Replacement Project (the "Project") is the best way to comply with State law (Senate Bill 1953), which imposes seismic requirements that shall be implemented for the Oakland Medical Center Hospital by January of 2013. Kaiser Permanente has prepared a Master Plan that will guide future replacement and incremental expansion on the Kaiser Permanente site.

The proposed Project is the phased replacement of the existing medical center with a comprehensively planned state-of-the-art Medical Center campus of approximately 1.78 million square feet on approximately 21 acres. The major components of the Project include the development of a new 165,000 square Medical Services Building in the new Outpatient Services Zone, and parking structures in both the Outpatient Services Zone and the MB Center Zone; a replacement 346-bed, 740,000 square foot hospital and 60,000 square foot Central Utility Plant in the MB Center Zone (replacing the existing 346-bed hospital); and conversion of the existing Hospital Tower, in the Outpatient Conversion Zone, to outpatient services. Parking structures adequate to meet the parking demand would also be developed and distributed throughout the Medical Center. The Project also proposes a series of overhead pedestrian bridges connecting to the new hospital. A comprehensive parking and circulation program is proposed as part of the Project. A summary of the Project development by development period and total buildout is set forth below in **Table A**, with a supporting summary description of the proposed development sequence and schedule set forth in the attached **Exhibit D – Development Sequence and Schedule**. **Table A**, below, is a summary of the Project development by the building sites shown in Exhibit B.

**TABLE A
PROPOSED DEVELOPMENT BY PHASE AND TOTAL BUILDOUT**

	Existing	Development (2005-2007)	Development (2007-2012)	Development (2012-2015)	TOTAL Buildout (2015) [^]	Total Change (Existing to Buildout)	% Change (Existing to Buildout)
Site Acres	16.3	3.6	0.74	0	20.6	4.3	26.5%
Building Area (sf)	1,165,746	(99,922)	793,560	(78,929)	1,780,455	614,709	52.7%
Medical Offices	364	15	0	25	404	40	11.0%
Hospital Beds	346	0	0	0	346	0	0.0%
Parking Spaces	2,677	1,468		0	4,140	1,463	54.7%
Total Peak Head Count*	2,751	3,027	3,313	3,715	3,715	964	35.0%
<i>Providers**</i>	481	492	522	570	570	89	18.5%
<i>RNs</i>	421	434	504	638	638	217	51.5%
<i>Other Staff</i>	1,849	2,101	2,287	2,507	2,507	658	35.6%
Patient Visits per year***	1,181,565	1,213,534	1,232,204	1,399,208	1,399,208	217,643	18.4%
Visitors per year****	778,691	831,993	850,325	1,015,881	1,015,881	237,190	30.5%

* Total Peak Head Count – Estimated total number of employees on site Monday through Friday day shift.

** Providers (Total Peak Head Count) – Defined as Outpatient Physician and Physician Surrogates (to include, but not limited to Physician Assistants, Nurse Practitioners)

*** Patient Visits per year – defined as estimated total of outpatient Doctor Office Visit, clinical ancillary visit (e.g. Lab, Imaging, Rehab Therapy, same day surgery), inpatient average daily census and Emergency Department visits.

**** Visitors per year – defined as estimated visitors for outpatient – family member or friends accompanying member to outpatient MD or clinical ancillary visit. Inpatient defined as estimated visitors to hospitalized patients.

[^] Total Buildout (2015) – Defined as total capacity available after completion of projects and estimated staff required to provide services; although the capacity might not be required for a number of years – e.g. Hospital beds – capacity likely will meet needs through 2025 or later.

**TABLE B
PROPOSED DEVELOPMENT BY PHASE AND SUMMARY OF BUILDOUT BY SITE**

	Mental Health	Existing Hospital / MOB	Piedmt/ Howe / Garage	M-B / New Hospital	Moss-wood MOB	Honda MOB / Garage**	MRI Trailer	AAA		
Building/Site No.	1	2	3	4	5	7	8	9	CHANGE	TOTAL
Existing Kaiser Owned and Occupied Properties in 2004										
Site Acres	1.7	6.0	1.1	6.6	0.5		0.3			16.3
Bldg. Area (sf)	40,760	611,740	106,028	284,034	116,744		6,440			1,165,746
Medical Offices	70	141	70	21	62					364
Hospital Beds		346								346
Pkg Supplied	65	26	1,173	1,156	252		5			2,677
Total Employees	103	3,021	419	369	155		5			4,072
Full Time Equiv.(1)	90	2,402	382	335	152		5			3,365
Peak Employees (2)	68	1,859	372	304	143		5			2,751
2005-2007 (Construction of New Outpatient Services Zone and Demolition of Existing M-B Center)									Phase	Running Total
Site Acres						2.5		1.1	3.6	19.9
Bldg. Area (sf)				(284,034)		165,000**		19,112	(99,922)	1,065,824
Medical Offices		(19)	2	(21)	5	48		0	15	379
Hospital Beds									-	346
Parking(3)		9		444	(20)	960		75	1,468	4,145
2007-2012 (Construction of New Hospital at M-B Center and Partial Demolition of Existing Hospital)									Phase	Running Total
Site Acres				0.7					0.7	20.6
Bldg. Area (sf) (4)				800,000			(6,440)		793,560	1,859,384
Medical Offices									0	379
Hospital Beds		(346)		346					0	346
Parking							(5)		(5)	4,140
2012-2015 (Conversion of Existing Hospital to Medical Services)									Phase	Running Total
Site Acres									0	20.6
Bldg. Area (sf)		(69,358)	(9,571)						(78,929)	1,780,455
Medical Offices		35	(15)		5				25	404
Hospital Beds									0	346
Parking									0	4,140
TOTAL BUILDOUT – 2015										
Site Acres	1.7	6.0	1.1	7.4	0.5	2.5	0.3	1.1		20.6
Bldg. Area (sf)	40,760	542,382	96,457	800,000	116,744	165,000	-	19,112		1,780,455
Medical Offices	70	157	57		72	48				404
Hospital Beds				346						346
Pkg Proposed	65	35	1173	1,600	232	960		75		4,140
Total Employees	103	1207	303	3370	177	462		240		5,861
FTE Employees ²	88	1,070	283	2,341	169	399		201		4,551
Peak Employees ³	68	1,055	247	1,531	169	432		213		3,715

Notes:** Honda/other Sites - 2.52 acres with existing structures of 41,701 sf - all but 2 of the properties have been purchased by Kaiser. This property not considered as usable sf in the shortterm - not listed as part of campus - since this 41,701 sf buildings will be demolished in order to build 165,000 SF MSB in 2005-06.

(1) FTE -Full-time Equivalent Positions - Total number of positions available.

(2) Peak Employees are Total Peak Shift Head Count – Estimated total number of employees on site Monday through Friday day shift.

(3) New Hospital Garage of 1600 spaces on MB site will accommodate the loss of 1287 MB Center spaces and net an additional 444 spaces.

(4) Total estimated size of Hospital is 740,000 sf and Central Utility Plant at 60,000 sf for a total of 800,000 sf.

In order to approve the Project, the following actions by the City may be necessary:

1. General Plan Amendment to "Institutional or other appropriate land use designation for all Kaiser sites, including the proposed acquisition sites. The current General Plan land use designations on the Project Site include Institutional, Community Commercial, Mixed Housing Type Residential, and Neighborhood Center Mixed Use.
2. Rezoning of parcels within the Project Site to a zoning district that conforms to the Oakland General Plan, as necessary for development of the Project. The current zoning of the site is varied, consisting of S-1 Medical Center, C-40 Community Thoroughfare Commercial, C-25 Office Commercial, R-70 High Density Residential, and the S-18 Mediated Design Review Combining Zone.
3. Approval of Design Review and other discretionary permits, including Tree Removal, Creek Protection, and Grading, as determined to be required.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, the feasibility of an off-site alternative, and other potential alternatives that may be capable or reducing or avoiding potential environmental effects.

MARCH 23, 2005
File No. ER05-0004

GARY PATTON
Environmental Review Officer

Attachments

Exhibit A - Project Site and Vicinity
Exhibit B - Master Plan Sites and Phasing
Exhibit C - Phasing Description

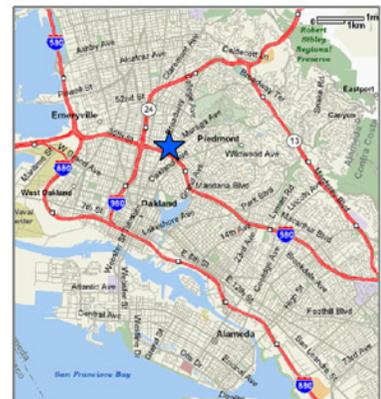


Kaiser Permanente - Oakland Medical Center

Legend

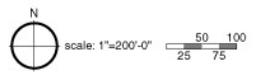
-  Kaiser Owned
-  Kaiser Leased
-  Kaiser's Recent Acquisitions
-  Kaiser's Proposed Acquisitions

Exhibit A





Legend



	<u>The New Outpatient Services Zone</u> 2005 - 2007		<u>The MB Center Zone</u> 2007 - 2012		<u>The Outpatient Conversion Zone</u> 2012 - 2015
1	3900 Broadway Mental Health	3	Howe M.O.B. Piedmont M.O.B. and garage 3770 Piedmont Admin. Offices	8	M.R.I. trailer
2	Tower M.O.B., Hospital Low-Rise M.O.B. Low-Rise Inpatient Services and E.D. addition Fabiola M.O.B.	4	New Hospital, C.U.P. and parking structure	9	A.A.A.
5	Mosswood M.O.B. 3505 Broadway	7	New Honda M.O.B. and parking structure		

Exhibit C Development Sequence and Schedule

In order to continue to provide uninterrupted services at the Medical Center, construction and demolition activities will be phased so that existing Medical Center functions are not obstructed during construction, and so that other services are available at all times during project implementation. Preliminary plans envision that the Medical Center will be implemented between 2005 and 2015 (see **Table A**).

The New Outpatient Services Zone Development (2005-2007)

- Demolition of existing buildings on the new Outpatient Services Zone on Site 7. (Estimated Timing: first quarter 2006)
- Construction of a new 165,000 square foot Medical Services Building (MSB) at the Outpatient Services Zone, housing a new Cancer Care Center and other outpatient medical services, and an associated 960 stall parking structure to accommodate the new MSB and other Medical Center uses. (Estimated Timing: commence 2006, occupancy winter 2007)
- Remodel of the existing AAA building on Site 9 to accommodate a variety of Kaiser Permanente administrative services. No new construction is proposed on Site 9. (Estimated Timing: occupancy winter 2007)
- Demolition of existing M-B Center. (Estimated Timing 2007)

The MB Center Zone Development (2007-2012)

- Construction of a new hospital parking structure of approximately 1,600 stalls at the M-B Center Zone. Actual parking for the Medical Center will be determined by parking demand studies prepared for the EIR in accordance with the City's guidelines. (Estimated Timing: commence 2007, completion 2009)
- Construction of a new 346 bed, approximately 740,000 gross square foot hospital building, and an approximately 60,000 square-foot central utility plant. (Estimated Timing: Construction commence in 2008 with occupancy in 2012)

The Outpatient Conversion Zone Development (2012-2015)

- Partial demolition (removing upper floors) of the existing hospital tower and remodel of the remaining building, existing low rise and low-rise tower, as a MSB for medical office and administrative uses. Parking for this phase will be provided primarily at the existing 1173 stall Howe Street parking structure, with any deficiency provided in the hospital parking structure. During demolition and remodeling of the tower, outpatient services will continue to be provided in the low rise portion of the Outpatient Conversion Zone. (Estimated timing: construction to start between 2012 and 2013, with completion in up to 2 years after the commencement of construction, estimated to be 2015).