



## **Workshop #2 October 17, 2005**

The second community workshop was held on October 17, 2005 at 6:30 pm and lasted over three hours, at Oakland Masonic Center. This Workshop was a great success with over 100 people attending and providing valuable feedback. The focus of this workshop was to present the revised Kaiser Permanente Oakland Medical Center and receive feedback from the community regarding the direction of the changes being made. The Workshop started with a presentation by RBF Consulting providing an overview of the process and input to date. A presentation followed by Kaiser Permanente regarding the new Oakland Medical Center design. SMWM followed with a presentation of other urban design opportunities to be explored by the City and Kaiser Permanente. The feedback portion of the workshop consisted of three main parts. During the presentation a note sheet was provided to take keep track and organize notes and thoughts into topic areas. These were collected at the end of the night. At the end of the presentation, an opportunity was given for the community participants to walk around to eight different topic stations to provide feedback. At each station were a poster of information collected regarding that topic to date; two posters representing the Kaiser project; and a poster for feedback. In the feedback poster the participant was asked to rate their comfort level with the project revision seen in the presentation with regards to that specific topic area. They were also asked to Post-it Note any questions or comments. After forty-five minutes of visiting stations a question and answer time period was allowed. All the questions and answers were recorded. All the input gathered at this workshop was compiled, digitized, and shared with the City of Oakland and Kaiser Permanente. The following section contains the following input:

- Community Input: Issues and Concerns
- Community Input: Questions and Answers Session
- Community Input: Notes Sheet Summary
- Feedback Board Images



## Community Input: Issues and Concerns

### **Balance Kaiser Permanente's Program Needs with Protection of Neighborhoods:**

- No evidence of traffic planning. Proposed development on Broadway is Not compatible with neighborhood. Possible to acquire other properties instead.
- Crosswalk and lights at hospital entrance allowing safe crossing of Broadway to Park.
- Is new MOB only to house services that already existing or ones that come from other outlying areas.
- Add stores to the Piedmont side of the garage.
- No entrance – road or to building-on Manila. It changes our residential street into commercial use. **UNEXCEPTABLE**
- Emergency Piedmont and Westall are noise level!!
- Do not use street level for parking.
- Street level would best be used for cafes, retail, etc. (easily visible – not for parking).
- First steps of improvement. Now keep going. No access of Manila. No sky bridges. W Broadway still high. Shadows of hospital on park?
- Phase 3 you're snaking a parking lot in? Why? Third affects 38<sup>th</sup> Street and Cerrito Avenue.
- If this project forces the unwilling owner of Red Arrow Cleaners from his home and business, it is the fruit of the poison tree and completely unacceptable.
- Buildings are too high!!
- Worried about shadows at south end of Piedmont, esp. in afternoon (when sun is in south/southwest).
- Why are you waiting until Phase III to add retail why Broadway at the Phase I garage?
- Please no sky bridges!
- Place a street barrier at the end of surface level parking to keep traffic to a minimum on Manila Ave.
- The sky bridges are totally unacceptable, as has been stated many times. Ugly, increase crime by taking people off the street, etc. Let's just skip that particular posture.
- Surface level parking should not be accessible from Broadway parking lot.
- Adding the Westwind motel to the project (hopefully to lower the "Honda" parking garage) is good! Adding the Value Inn motel across from the CSSA building would be better. It's a center of neighborhood crime!
- Absolutely no pedestrian pathway accessible from Manila to Broadway parking garage! Are there any screenings between the back Broadway garage and Manila residences.
- How about adding a "Healing Garden" in place of Mosswood parking? Adding a Labyrinth like Grace Cathedral and park access would be beneficial to patients and neighborhood.
- Manila Street should not be turned into a commercial street with access by the public to Kaiser.
- Do Shadow study Piedmont Ave. Warren and Westall.
- Will the Creek between Manila and Broadway be impacted?

### **Environmental Quality:**

- Mosswood Park needs to be a safer zone and more use by more people – Yeah! Improve it!
- What about picking up the trash from employees & patients.
- Home of the Sickle?
- More shadows, more noise, more pollution belching into people's yards is not okay.
- What are you doing with the creek?
- What will you do to improve Mosswood Park?
- Pollution from people and cars and medical stuff.
- Piedmont Avenue is no longer a great neighborhood for people.
- Urban Planning around Mosswood Park is a red herring, unnecessarily complicating the process. Our efforts here need to focus on lowering the "Honda" garage, lowering crime in the area and addressing Kaiser's plan.



## Community Input: Issues and Concerns

- What about frequent reliable 24-hour transit from Macarthur BART etc.
- Need to address mass transit issues. How do we encourage use of mass transit as opposed to cars?
- Parking still to dominant. No talk of relating to transit. Need satellite lots better coordination with Pill Hill.
- Shadows on Mosswood? Don't let it become a lounge for KP employees. More kids recreation programs.
- I didn't hear of any environmental issues addressed. Makes me nervous.
- Put sound wall on Freeway over I-580.
- Creek ordinance may prohibit development of garage. Please address this. I like the idea of phasing out the motels, but didn't hear any concrete ideas.
- Please add to the trees and greenery in the area (especially Glen Echo Creek and Mosswood) discourage cars in that area.
- What if anything will be done to mitigate noise during construction? During the day as well as night (I and many others in the area work at home)?
- Replace Kaiser buses to BART with a monorail.
- Make Mosswood Park something nice to look at from the Hospital!

### **Efficient Access and Circulation:**

- New entry off Broadway is a start. Needs connection to park. Traffic light.
- Put signage at 38<sup>th</sup> and Broadway to indicate additional parking entrance on 38<sup>th</sup> West.
- Where is emergency entrance to new hospital?
- This area cannot support the traffic you will bring - period.
- No right turn on 38<sup>th</sup> to reduce traffic but prefer an actual blocking thing to make street inaccessible for turn from Broadway.
- The proposed parking access onto Manila is not a good idea.
- Sirens and noise on lower Piedmont/Westall with emergency room placement on lower Piedmont? Remember – Westall is a residential neighborhood!
- This neighborhood has gotten so congested already. You are not reducing the scale – very necessary!
- I'm extremely uncomfortable with this project.
- The increase in traffic will be over the top! Also, the population will increase to a problematic level.
- Where are lobbies/emergency room? One big entry or many small ones? Who are courtyards for? Confusing.
- We're worried about traffic impact on Westall. Ideas to consider: 1) blocking off Westall, 2) 24-hour permit parking.
- Currently access to get back on 580 W (and E) is clogged. What's going to defray that and avoid turning neighborhood streets into thoroughfares?
- Improve pedestrian access to Mosswood Park.
- Sky bridges are bad urban design!
- How about some of this underground.
- What about safe (class 1) bike lanes?
- Replace Kaiser Shuttle BART buses with a monorail – electric.
- No everything neon on Piedmont! All vehicular access on Broadway and Macarthur.
- Underground parking please.
- What is transit interface? Satellite lots? Coordination with Pill Hill? NO sky bridges (see Franklin Street KP bridge to see how it cuts of views, openness. What is happening on Piedmont Avenue near freeway? Bad place for a "park."
- No sky bridges (tunnels if needed).
- Monorail or shuttle that runs after dark.
- Need an efficient entrance ramp to 580.



## Community Input: Issues and Concerns

- Like the “pedestrian corridors” still don’t understand Kaiser’s insistence on sky bridges?
- Can parking entrance/exit to Broadway parking structure be located on Broadway and Macarthur not on Manila?
- Idea from little meeting at sky room (Sept.) light rail (Kaiser sponsored = Hero!) from Macarthur and 19<sup>th</sup> St BARTS. Make use light rail up Broadway and Macarthur BARTS!
- Blocking Howe – Great Idea.
- Too much Traffic.
- Subsidies for AC Transit use – Free passes for employees
- Sky bridges are okay – understand need.
- My wife and I live on a street that already has too many cars using it every day! Block Monte Vista Street off. It is already a Freeway exit/on ramp that can’t handle the car capacity.
- NBBJ presentation showed traffic calming and pedestrian improvements. Will these be guaranteed? I support these improvements, but we need Kaiser to commit to them.
- Will access for AC buses be as good or better during and after construction?
- Why are you planning on a Manila entrance to Phase 1 parking? – BAD IDEA.
- These issues weren’t addressed in presentation – how about bike lanes, bus bulb-outs, BART shuttles, employee transit incentives, anything?
- What about traffic patterns? Flow will it affect street traffic especially for pedestrians and bikes?
- Don’t forget how Fairmount Ave., gets used as a shortcut too.
- Fix timing of lights on Broadway, through traffic on Howe will go down Broadway, where it belongs.

### **Quality Urban Design:**

- Model is not to scale.
- In some ways you’ve gone backwards.
- Where’s your resource list and contact information? For residents to access process.
- Warren Street, Westall Ave., Croxton Hello?
- Hey what about Piedmont Ave. it’s the 4<sup>th</sup> side.
- You left out Piedmont Ave and 95% residents.
- Upgrade existing Kaiser facility to state of art. Make it a great satellite; do not take over our neighborhood.
- Did you buy Westall Ave.? Is that why there’s a promenade from Mosswork to Glenn Echo Creek?
- Emergency vehicles must always go forward. No beep beep beep in reverse.
- Will construction be restricted to regular day hours 8:00 a.m. to 5:00 p.m.?
- Work with City to change Westall Ave permit from 2 hour to 24 hour. Westall residents only, 7 days a week with 2 permanent guest passes per residence. Currently Westall residents must compete with Kaiser patients who pick up medication, go to apt. And Kaiser employees who park on street (after 6:00 p.m.) for swing shift.
- A 210 ft. mass is too high. Way out of scale.
- Using motel space is great idea!
- CUP building must be sound proof i.e., not generate an audible sound.
- This is not pro yes!
- The newly proposed parking access onto Manila doesn’t look like progress to me, nor will my view up the driveway look progressive.
- Very uncomfortable - bio hazards pollution.
- Still fewer cars should be accommodated.
- IU am concerned that the current scale model does not reflect the additional 70’ added to the building on Howe!
- Sky bridge are never quality urban design.



## Community Input: Issues and Concerns

- Old Macarthur MB between Broadway and Piedmont Ave. Consider step backs for first few floors of new Hospital facing on Macarthur Blvd.
- We need heights and numbers of buildings before and after “Phases” detailed clearly on printout and website, not estimated by looking at slide shows and models. We’re not all architects and designers!
- Parking garage can be attractive – greenery! Planters with cascading plants. Interesting materials. Please invest in making them attractive.
- Please renovate the face of the existing Piedmont Howe garage. It’s awful.
- Manila Ave. residents specified NO DRIVEWAY ACCESS from Manila Ave. and we aren’t kidding. Surface parking with a driveway from Manila and raising the height of the MOB is not an improved design.
- Instead of all ground level retail (which has failed before) consider leasing space for City offices, Piedmont library, or some other functions that have “life” but is more stable.
- Sky bridges are contradictory to pedestrian improvements. You cannot invigorate the street and take everyone off it at the same time.
- Very concerned about emergency vehicle noise impact on Piedmont Avenue neighborhood – Westall, Richmond.
- Sky bridges are not for general public. MOB out of scale with neighborhood.
- Provide mini park near Piedmont or Howe (small children now have to cross Macarthur or Broadway to get to park).
- More mixed use! Residences over garages?
- What is the “essential function” of the sky bridge?
- Get this stuff on-line.
- All maps with same orientation.
- Make buildings less boxy. Need good silhouettes – this is what you’ll see down Piedmont!
- This WMOB project is way out of scale for this fragile neighborhood.
- Don’t like the flatness of building surface. Too much concrete and glass wall. Do not make a bigger version of Enterprise rent a car” building (the new Medical building looks like it).
- Shadow and silhouette studies must be conducted.
- Does the plaza facing Westall have cars going through?
- Very concerned about further sentrifcation of the neighborhood – what does the City plan for the current motel gas station destruction? Poor people & students will be forced out – i.e., low-income housing is necessary!
- Broadway parking structure is backed up on residential. Poor Urban Planning!
- Lose the sky bridges. They’re ugly and useless.
- Concern that Mosswood Park would be taken over by the hospital and no longer have its public character. If anything there should be mini parks.
- Why are sky bridges needed? What is Kaiser motivation for keeping in plan despite community objections?
- Mosswood Park is not safe – and I don’t like to walk along it after dark – the retail idea is good – if liquor stores are kept out.
- Rather than reduce the scale you’re just relocating stuff too much in a small space.
- Do a shadow study or Piedmont Avenue and Warren and Westall Avenue.
- The emergency entrance across from a residential neighborhood that needs to sleep at night (Westall) – noise from sirens? Noise from ambulances backing up? Where are emergency room visitors, those who drive themselves going to park?
- Please describe staging area(s).
- Underground parking is very expensive. Kaiser has the money to do this. Do it.
- Main building is tall.



## Community Input: Issues and Concerns

- How loud will CUP be? What is the decibel output?
- Block Howe Street. Create an “Urban Oasis”, and Pedestrian access for Kaiser.
- Phase # 3 Bad Idea with parking garage on old Hospital site. We do not need more AV sound on 38<sup>th</sup> street and Cerrito.
- Phase #3 good idea about Farmer’s market.
- Increasing the height of the MOB and adding surface parking with access from Manila Avenue is moving in the opposite direction of the feedback from the Manila Avenue residents. We would prefer the original stepped down design (which is lower) and no driveway access from Manila.
- Sound wall on Freeway at Mosswood Park.
- How long and what kind of shadows will be cast by the new structures?
- Parking lot on Manila unacceptable. How will it be lit? How will the garage be lit? Spillover? Need to use auto repair and gas station lots. Garage still too tall on W. Broadway.
- Is it possible to not put a parking lot (ground level) on Manila? But rather a small “healing park with creek access, maybe close Manila to thru traffic?
- Good Urban design is NOT:
  - Multi-story parking garages
  - Sky bridges
  - Building multi-story structures in the middle of residential neighborhoods.
  - No amount of trees will make it so.
- Residents of Piedmont Avenue do not want to live next to a 24-hour delivery spot.
- Main hospital tower too tall. Equalize mass on each side of Macarthur.
- Access to 34-space parking lot from Manila is unacceptable: It increases traffic we don’t want a bright parking lot.
- Move space in medians to sidewalks – remove medians.
- The height of hospital (210 ft.) is not is scale. The models should be much higher than displayed.

### **Well-Balanced Parking System:**

- Why remove three stories of parking from M/B lot? Take it out of “Honda” lot! Amazing! Is anyone listening?
- Emergency room entrance – ambulance parking back up warning noise at night –how will this be mitigated? Will visitors to emergency park on neighboring streets? After all that’s closer to the entrance. Parking permits in neighborhood 24 hours? After all emergency is all night.
- Have Kaiser subsidize permit parking for residents.
- How much and how widely will hospital staff and visitor parking spill onto surrounding residential streets. Before and after construction?
- Build out parking only after proven need. Gas prices are rising! More housing in Oakland.
- Work with BART - do something innovative especially for sick and disabled people.
- M/B site has 1156 stalls. What % are used? Do they really need all that parking on Broadway?
- Interested more in ideas on Satellite parking. Looking at dead spaces for additional parking.
- 34 parking spaces on Manila is a poor use of space and an insult to the residents of Manila. No access from Manila! Convert the area to a public park! Increase parking @ 580.
- What guarantee is there that the Manila parking lot (34 spaces) will not be developed aka hospital bldg. On Manila. Existing MRI center is in a parking lot!
- What will happen to our parking on Westall? Right now 2 hours parking and Kaiser people park on our Street we don’t have garages.
- Rent satellite lots for staff during construction and run shuttles to KP. Decrease size of Broadway garage.
- Broadway parking still too high. Go underground more or add to I-580 site.
- Parking concerns on Piedmont Ave. for shopping during lack of parking phase.



## Community Input: Issues and Concerns

- Surface parking with entrance on to Manila DOES NOT address our main concern. Keep Manila non-commercial.
- Bad use of space for 35 stalls. Rather have no access on Manila and stepped down building to look at.
- Come up with other parking ideas. 5-story parking lot on Macarthur between 38<sup>th</sup> & Broadway will be empty after other parking lots are built and we will be stuck with a huge empty lot in our backyard.
- Please keep parking entrance/exit off of Manila Street. Congests neighborhood streets – create a “healing park” there instead.
- 5-story above ground parking lot on Broadway between 38<sup>th</sup> @ Macarthur is still too high. It’s only a temporary need till other lots are ready!
- Why retail shops on 38<sup>th</sup> and Broadway garage? There should be a mini park instead.
- Not lower parking on Manila – No parking.
- Too little parking streets in extended neighborhood will experience significant increase in traffic as car a /visitors and patients circle. Explore satellite lots for staff at reduced parking rates. Visitor & patient won’t ever know about lots.
- Reducing levels of parking adds to nuisance of neighborhood by adding traffic looking for parking.
- Bicycle parking! Paths! Needed (substitute 3 to 1 for Autos).
- Who is the parking lot at the old hospital site going to serve?
- Keep traffic off Manila. Do satellite parking during construction and shuttle people in – esp. for staff. Use puzzle lifts in garage for efficiency. Broadway garage still too high. Coordinate with Pill Hill – More transit and TDM.
- Less overall parking spaces sounds like more people esp. employees parking in our neighborhoods!
- Purchase motel and gas station/auto shop – use to tie complex together better with tree hidden extra street level parking.
- Put the cars under the ground!
- 34 space parking on Manila doesn’t make sense.
- Garages are far from hospital. Does this mean traffic through my neighborhood?
- Is there enough parking? Keep it at structure next to 580.
- We don’t want an entrance from Manila Ave. to 34-space parking lot (on Manila). Also we don’t want bright lighting.
- What will be done to help surrounding residential street neighbors obtain parking permits and enforcement?
- By the motel and put parking structure there or at the Auto shop.
- Surface parking with driveway access from Manila? That is the opposite of the feedback from Manila Ave. residents. We specified No Driveway Access from Manila! We want to maintain an intimate residential ambiance.
- I really don’t like the parking access proposed onto Manila from W. Broadway MOB; I don’t want my views to be up that driveway.
- What is cost of space construction and maintenance? Make sure parking pays for itself.
- What about public transportation? Coordinated with City? This would reduce need for parking – we need to deal with DEMAND not just supply.
- Why not put parking structure at corner of Macarthur and Broadway and put medium building at parking site. – Switch.
- Just too big – too many cars – too many people.
- Don’t block Howe. It’ll increase traffic on other streets. Improve access on Macarthur. Block Monte Vista Ave. Build garages west of 580!
- I favor the idea of satellite parking. I live on 37<sup>th</sup> Street and I’m concerned that there will be more cars than ever! There has to be more creative thinking about the whole parking – too many cars in such a small area.
- Please reconsider the parking system. We cannot give up 576 parking places.



## Community Input: Issues and Concerns

- Provide lieu-of payments to employees who don't park equal to parking spot provisioning cost.
- Reduce parking further! Free for carpools
- Bicycle racks needed to reduce congestion!
- Everyone knew Kaiser would lop off 2 stories from the "Honda" garage. Everyone knows this is not a meaningful change – it's a posture. Let's stop posturing and cut off 5 stories. The access from Manila to parking is totally out of touch!!!
- Eliminate parking needs by improving BART access from the "Kaiser Light Rail" system from Macarthur and 19<sup>th</sup> Street stations (see Access Status Notes).
- The need to create a better system for people who drive - vouchers for parking to points when visiting the Doctor, etc. Keep patients and employees off our street parking.
- Parking demand methodology, even if "industry standard", doesn't take into account oil depletion and the rising cost of gas/oil. We have a responsibility to decrease demand for oil and parking. Building multi-story parking garages does not fulfill this responsibility. Further, were program designed to decrease parking demand (employee transit subsidies and bike parking facilities) – secured showers, factored into the demand models? The construction of so many parking spaces is not only irresponsible, but also a waste of money. Should they be built:
  - Reduce the number at the Broadway garage and move them to the site adjacent to 580
  - Charge \$ for reduce demand further do not allow parking access on Manila. "If you build it, they will come." Don't increase car trips by providing so much parking.

### **Economic Development and Stability:**

- More Retail! Everywhere! Piedmont Avenue is thriving; you will be able to lease the space.
- Why not put cafeteria on street level for access and liveliness?
- On Fairmount we have permit parking and you can always tell who is home and who is away.
- Retail will benefit from focusing on pedestrian uses of outdoor spaces.
- Still have little sense of what is activating the street. Tree pictures are not good info. (Just icing - when in doubt draw some flowers.) Broadway retail is YEARS away!
- What guarantee is there that parking will get converted to commercial? Build out to commercial in Phase 1.
- Noise level sirens Piedmont and Westall.
- May Kaiser P and its Oakland Community THRIVE
- Walk their talk "Thrive" make Parks and Partnerships a Health Slogan.
- How will I be able to sell my house in the next 4 years with all of this construction going on? 277 38<sup>th</sup> Street/right behind Hospital.
- I want to see Kaiser put ancillary services on the street, e.g., more "retail" entrances. Café? Pharmacy? Gym? Really like Phase out of motels, though don't know if it's in project scope.



## Community Input: Questions

### **Balance Kaiser Permanente's Program Needs with Protection of Neighborhoods:**

- First steps of improvement. Now keep going. No access of Manila. No sky bridges. W Broadway still high. Shadows of hospital on park?
- Phase 3 you're snaking a parking lot in? Why? Third affects 38<sup>th</sup> Street and Cerrito Avenue.
- Why are you waiting until Phase III to add retail why Broadway at the Phase I garage?
- How about adding a "Healing Garden" in place of Mosswood parking?
- Will the Creek between Manila and Broadway be impacted?

### **Environmental Quality:**

- What are you doing with the creek?
- What will you do to improve Mosswood Park?
- What about frequent reliable 24-hour transit from Macarthur BART etc.?
- Need to address mass transit issues. How do we encourage use of mass transit as opposed to cars?
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- Where is emergency entrance to new hospital?
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- Where are lobbies/emergency room? One big entry or many small ones? Who are courtyards for? Confusing.
- Currently access to get back on 580 W (and E) is clogged. What's going to defray that and avoid turning neighborhood streets into thoroughfares?
- What about safe (class 1) bike lanes?
- What is transit interface? Satellite lots? Coordination with Pill Hill? NO sky bridges (see Franklin Street KP bridge to see how it cuts off views, openness.
- What is happening on Piedmont Avenue near freeway? Bad place for a "park."
- Like the "pedestrian corridors" still don't understand Kaiser's insistence on sky bridges?
- Can parking entrance/exit to Broadway parking structure be located on Broadway and Macarthur not on Manila?
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- Why are you planning on a Manila entrance to Phase 1 parking? – BAD IDEA.
- These issues weren't addressed in presentation – how about bike lanes, bus bulb-outs, BART shuttles, employee transit incentives, anything?
- What about traffic patterns? Flow will it affect street traffic especially for pedestrians and bikes?

### **Quality Urban Design:**

- Where's your resource list and contact information? For residents to access process.
- Warren Street, Westall Ave., Croxton Hello?
- Did you buy Westall Ave.? Is that why there's a promenade from Mosswood to Glenn Echo Creek?
- Will construction be restricted to regular day hours 8:00 a.m. to 5:00 p.m.?
- More mixed use! Residences over garages?
- What is the "essential function" of the sky bridge?



## Community Input: Questions

- Does the plaza facing Westall have cars going through?
- Very concerned about further sentrifcation of the neighborhood – what does the City plan for the current motel gas station destruction? Poor people & students will be forced out – i.e., low-income housing is necessary!
- Why are sky bridges needed? What is Kaiser motivation for keeping in plan despite community objections?
- The emergency entrance across from a residential neighborhood that needs to sleep at night (Westall) – noise from sirens? Noise from ambulances backing up? Where are emergency room visitors, those who drive themselves going to park?
- Please describe staging area(s).
- How loud will CUP be? What is the decibel output?
- How long and what kind of shadows will be cast by the new structures?
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### **Well-Balanced Parking System:**

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- Why retail shops on 38<sup>th</sup> and Broadway garage? There should be a mini park instead.
- Who is the parking lot at the old hospital site going to serve?
- Garages are far from hospital. Does this mean traffic through my neighborhood?
- Is there enough parking? Keep it at structure next to 580.
- What will be done to help surrounding residential street neighbors obtain parking permits and enforcement?
- Surface parking with driveway access from Manila? That is the opposite of the feedback from Manila Ave. residents. We specified No Driveway Access from Manila! We want to maintain an intimate residential ambiance.
- What is cost of space construction and maintenance? Make sure parking pays for itself.
- What about public transportation? Coordinated with City? This would reduce need for parking – we need to deal with DEMAND not just supply.
- Why not put parking structure at corner of Macarthur and Broadway and put medium building at parking site? – Switch.

### **Economic Development and Stability:**

- Why not put cafeteria on street level for access and liveliness?
- What guarantee is there that parking will get converted to commercial?
- How will I be able to sell my house in the next 4 years with all of this construction going on?
- I want to see Kaiser put ancillary services on the street, e.g., more “retail” entrances. Café? Pharmacy? Gym?



### General

- At beginning of meeting told to save questions but kept answering questions during meeting POOR
- Can you put all the info presented tonight as PDF doc to download from web? It's a bit hard to digest everything.
- Hohn Pangrazio's presentation very good- had the right amount of information and was easy for me to understand.
- The first speaker (consultant) went on 30 minutes too long.
- Meeting showed a lot of planning and went well – Congratulations!
- Please make the slide presentation a down-loadable PDF. And email every participant where the location is so they can down load it.

### Balance Kaiser Permanente's Program Needs with Protection of Neighborhoods

- Displacing unwilling owners of Red Arrow cleaners is unacceptable.
- No addressing of Piedmont Ave.
- Could this be a satellite facility?
- Take 3 stories off was good why not do that?
- Good long term plan
- Is this plan driven by phasing?
- What do in 30 years is not good MacArthur Broadway Site
- Existing site could take more Bulk
- I need to know why building has grown form 140" to 210" and how tall are "other" parts are. I feel it is not possible to meet neighborhood balance as long as this project is this big.
- **TOO HIGH!!**
- We are concerned about the shadow of the nursing tower on Westall Ave. How many floors to the nursing tower?
- Emergency Room – Why is it facing on a residential street? The sirens and back up warning beeps will keep our families awake all night. Why can't the emergency traffic enter from Broadway or MacArthur? Westall Ave. is a residential neighborhood – emergency vehicle parking does not belong near our street.
- Adds to lower crime with more occupied space in area
- Tunnels in evening not as safe as bridges.
- 2008-2012 is a long time-which parts will be done first?
- Why are you waiting until phase III to add retail along Broadway at the Phase I garage?
- Parking an issue
- Satellite lots should be for staff; subsidized
- Seems good; I appreciate the changes, esp. the lot instead of garage on Manila
- No skyways
- Easy freeway access to parking to keep traffic off neighborhood streets
- "Protection of neighborhoods" should include keeping employees and visitors parking in these huge structures and not on our streets!
- They don't at the moment
- As was stated by residents during the presentation, more discussion is necessary about the constructions impact on Piedmont Ave and the area just east of that
- Generally Please in parking demand reduced (and supply)
- Improve the quality of Kaiser's private security guards
- Surface parking along Manila...What! Access on Manila not good.
- No balance see. Still the same 165,000 SF an NW corner of Broadway. Kaiser program shows no flexibility. The wrong mass ahs been shifted.



- Westwind motel plans not developed.
- Utilizing motel space if possible is fantastic idea!
- Neighborhood parking permits and enforcement – yes!!
- Keep tallest buildings where least opt to make shadows on homes
- “Destruction of neighborhoods” needs to be given great thought. Oakland has enough blight areas.
- The burden that Kaiser employees put on the parking situation in surrounding neighborhoods is considerable. You must provide adequate parking for those employees who drive and encourage others not to as well as parking for those who do business with the retailers who rent space. Emergency room entrance must not be on Piedmont by residences. Move it to Broadway on lower Piedmont.
- Not succeeding. Now that you are planning on tearing down the old hospital tower, you need to rethink and remass more on this site and less on Manilla.

### Environmental Quality

- Trees line road and park
- Creek still daylighted?
- Sound wall between freeway and mosswood park
- Building no driveway of Manila
- Parking on manila
- Skyway EIR
- This area is a disaster for air quality
- The amount of traffic and noise will be staggering-
- Construction mitigation on residential neighborhood
- Where is the power plant for the main hospital sited – noise mitigation?
- Fix Piedmont/Yosemite façade
- Power plant noise-mitigation plans
- Construction staging and it’s impact on Westall hasn’t been discussed – trucks, materials, construction equipment- no answers or info yet. Demolition of MacArthur Broadway center – how will it be mitigated? Dust, noise, removal, ugly empty space. Construction there- hours, parking or workers, equipment supplies, etc, etc, etc..
- How about planting Ivy at the base of parking structure. This would conceal some of the unnatural appearance of the structure. Ivy has been used on highways and other buildings.
- Piedmont parking structure adds to more car omissions!
- Shadow on Piedmont Ave study and Westall
- Very concerned about the environmental impact of such a massive expansion the neighborhood is already surrounded by freeways
- There needs to be righteous environmental study model
- How will bio hazardous waste be dealt with? And hospital waste in general? What about radioactive wastes?
- Clean generators
- No waste incineration-minimize air pollution
- Sky walks are necessary and a good idea
- Sky Bridge is BAD. The design concept is contradictory. On one hand it wants to improve the streetscape and pedestrian experience. But, sky bridges are contradictory because they say that the street is not acceptable for pedestrians. Please, do traffic calming, pedestrian crossing improvements, no right turn on red light, etc. Maybe create tunnels for essential hospital services.
- Not really addressed in tonight’s presentation



- Decrease height of main tower
- Beautify the park!
- Will the small garden on 38<sup>th</sup> street remain?
- Noise!
- Car smog!
- People!
- Creek ordinance prohibits development of garage
- I think this part of \_\_\_ scale is one of the very few Oakland neighborhoods that's on the upswing. A lot of new residents have moved in and contribute their property taxes. I think Kaiser putting such a big structure might just kill the neighborhood and make it a pure medical facility. I think Kaiser needs to buy more lots on the other side of 580 on Broadway and develop toward that side of Broadway more rather than
- Broadway parking is too wide (130') which does not allow to do proper setbacks from creek and from street. The creek is still endangered (and the trees on the creek banks).
- Need to make the garage narrower or remove/underground it completely. There is not enough space to squeeze this much parking and office space on that lot. Huge problem with exhaust.
- Visually building design still too cubist, could be more interesting-craftsman type details
- Trees help
- Sufficient traffic lights to slow and guide traffic so pedestrians can get around easily
- Consider siren noise and its proximity to homes.
- Opening the Creek in Mosswood is a great idea, but will eliminate much of the open space in the park.
- A few trees do not negate the intense increase in activity and traffic
- Poor

### Efficient Access and Circulation

- Move mass of building off of
- No addressing institution phasing EIR under prep.
- Phasing is the problem
- Wants more definition- hotel housing, add on MOB, auto repair shop.
- Traffic will be miserable
- Close Howe section TDM?
- If the main entrance to emergency is closest to street parking on Westall and Lower Piedmont Ave. and not the parking garage on Broadway emergency room visitors / those who drive themselves will be much more likely to park closer to entrance causing traffic and parking congestion on small residential streets.
- Develop Access to Psychology buildings from Howe St. and Fabiola Building.
- Bridges are best. Visually interesting and good views from bridges. Walking through tunnels is not fun.
- Can you put the Circulation map online?
- No right turn from Broadway into 38<sup>th</sup> st to reduce traffic for 38<sup>th</sup> st residents or blocking traffic from Broadway to 38<sup>th</sup> and make 38<sup>th</sup> a one way street accessible only from 40<sup>th</sup>
- Maintain access (Howe St.) don't force traffic onto Piedmont Ave. Don't push traffic onto the other streets. Use MacArthur more and Broadway!
- I live on Westall Ave. We're very worried about traffic input. Ideas we want considered: 1) Blocking up Westall at Piedmont or 2) 24 hour permit parking
- Will smaller garage accommodate Kaiser patients and staff-what %; don't want overflow parking on residential streets
- Remains to be seen



- The entry of Mosswood is wonderful. It will require a streetlight. Consider moving light from Mosswood hospital
- It's hard for me to tell what it will really be like
- Didn't hear anything about stoplights, crosswalks, stop signs, directional signage, etc.
- Still don't understand why the sky bridges?
- Will access via AC buses be as wide or better during and after construction?
- Will bicycle racks be constructed to encourage more uses by cyclists and decrease motorized traffic?
- What prevents gridlock on already congested streets given number of parking spaces being added?
- Provide smooth sloped walkway/bikeway for public from either MacArthur or Broadway thus (see picture)
- Class 1 Bike paths along MacArthur
- Reduce width of MacArthur and or Broadway
- Do not open 38<sup>th</sup> st. East to pedestrians from Howe
- Site an access plan that was successful 5 years after implementation
- Onsite bike parking cage/showers for employees
- Manila Ave will still get a huge amount of traffic. No access from Manila for Traffic – this is a big problem!
- Please keep parking entrance/exit off of Manilla to simplify traffic patters on smaller residential streets
- Directional signs: Install street level and pedestrian level directory signs that are environmentally suitable but will lead Kaiser members to the appropriate entrance to access their internal destination optimally.
- Need more public transit or shuttles
- Can you shuttle expand hours?
- I'd like to see right-turn only exits from the garage onto Piedmont and Broadway, forcing cars to go clockwise around the block. If allowed to turn left on to Piedmont they will cut through Richmond Blvd to circumvent the stoplight at Piedmont and MacArthur. This is already a big problem and will get worse.

### Quality Urban Design

- PH 1 pull back from Manila
- Reduced number of parking garages
- Definitely like New Orientation of Main Building!
- Worried about 200+ food height of main building
- Shift main building closer to Broadway – this means less shadow on Richmond neighborhood – also, Broadway better able to handle such a tall building
- Worried about monotony of building elevations. Bulky appearance. Needs grace, human-scale detail. Covering lower floors of buildings with trees is not a real solution!
- Do not like “sky bridges” over roads. Maybe tunnels?
- Buildings need better silhouettes! Think about what you see from Piedmont Avenue and uphill neighborhoods!
- Show us ground-level/street level photomontages.
- BAD BAD BAD-Small scale residential, 100 year old buildings and enormous out of scale hospitals DO NOT MIX.
- I want Kaiser to respect the fact that residential neighborhoods need construction that preserves their residential quality of life- quiet nights, shadow free, private back years- my neighborhood was here long before Kaiser, my house was designed by a noted Oakland architect and built in 1908. How do you preserve my residence as a home?



- I was truly impressed by the slide presentation as if pertained to quality urban design. It has a refreshing look for MB building has always had a sore look to it. The new structure and trees will bring life to that specific area!
- Next meeting have people view models prior do slides gives better idea of scope and plans.
- Too much concrete and glass surface most people think it's ugly and out of human scale!
- Reduce looming walls and dead pedestrian ways
- Parking garage can be attractive. You can use interesting material and planters to cascading plants. Your current garage on Piedmont is a perfect example of what NOT to do-please make the new ones more attractive.
- Please renovate the face of that existing Piedmont-Howe garage. It's dreadful
- Appears to improve the neighborhood usually and brings more life to Broadway and MacArthur
- Ground level retail is a must. Put ancillary services at ground level – pharmacy, grocery, day care
- Great! Love the designs – well thought out
- Seems good, I'm not sure why people dislike sky bridges – they seem like a good idea to me. I like the massing. Please buy that awful motel!
- No sky bridges!
- What happens to the MRI and the emergency Dept? Will they move to the new hospital site!
- Why is the existing tower being completely removed?
- New hospital too tall – old need not be so short
- How long and what kind of shadows will be cast by the new structures?
- We need heights of buildings and numbers of buildings before and after “phases” detailed clearly, not estimated by looking at slide shows and models, we're not all designers and architects!
- Viability of isolated retail and West Broadway-need vision of “what is Broadway”? (Pedestrian Street vs. automobile st.)
- Certainty (vs. “possibility”) of retail at West Broadway.
- Parking garage is critical for street life along Broadway.
- MB hospital tower grew from 140 ft to 210 ft tall (over twice height of MB tower)-too high.
- Put more of mass back on (E) hospital site to reduce height of (N) tower
- What happened to mini-regional mass transit system (sim. To emer.-go-round) pared with Pill Hill –to /from Bart, etc
- Residential atop garages?
- More mini parks
- Wider sidewalks
- City of Oakland ideas seem to address my concerns very well
- Build housing for doctors/nurses on surface parking long on Manila St.
- Driveway on Manila is not “Quality Urban Design”
- Putting in surface parking with driveway access from Manilla Ave. and increasing the height of the MOB is the opposite of the feedback that was given by Manila Ave residents. Lower height of the MOB. It will be an enormous mass as it. No driveway access from Manila Ave!
- Try so hard to cram a Godzilla in a little village, which is what's happening right now. (picture drawing)



- No movement of mass from former Manila is a HUGE concern. The new plan moves the wrong mass south of West MacArthur. The key is to move square footage away from the NW corner (and move the parking together with it).
- No long-term view for development of Broadway – needs to be part of a better general plan.
- The East side of MacArthur is underused – needs to have more stores, better setbacks from Broadway.
- How about adding a “Healing garden” on Manilla instead of parking lot? (grand \_\_\_\_)- would be helpful for patients and calming for neighborhood- how about a adding a labyrinth \_\_\_\_ at Grace Cathedral?
- Access to creek in a park-like setting
- MB-MacArthur between Broadway and Pediment Ave-what about stepped set back
- A few transit bridges seems a good idea- many people going to med center or hospital don't want to go on scenic long walks – especially in the rain!
- Also bridges are safer than the streets and take less energy-elevator time etc.
- Too early to tell. But the sky bridge are bad urban design period

### Well-Balanced Parking System

- 556 less cars
- Parking lot with access on Manilla
- Garage still too tall
- Need more attention to PUBLIC transportation.
- NOT yet!
- Emergency Room vehicle parking near a residential neighborhood – night visitors parking in our neighborhood-Westall Ave.-wont whisper as they leave and return to their cars.
- Parking has always been a problem, but I am confident that this project will take care of any parking problem that may arise. I see great possibilities with this specific project. I'm happy that the parking structure wont be too high.
- Why reduce parking accommodations? Where will excess autos park now parking difficult
- Less parking structure can se more traffic as people wait for spaces/double parking
- Check Piedmont Ave Warren St Westall Ave 24 hour residential parking
- No parking structure on W. Broadway. It's usually unsightly and creates fumes also in this neighborhoods possibly locations for potential crime activities.
- Why not move parking to the corner of Broadway and MacArthur? Or purchase the gas station/motel and put the garage there
- How about “satellite” parking during phase 1 and 2 instead of building the huge garage on Broadway
- There is an existing parking garage that goes through between Piedmont and Howe-is that staying?
- Not enough parking for the size/occupancy of the facility.
- Traffic on streets in the neighborhood will increase as cars circle for parking
- Permit parking helps with Kaiser staff some but not with patients and families and other visitors
- Not comfortable with parking systems as presented. How and where we absorb the 576 car spaces lost in Phase I?
- You have a good plan. Sufficient parking is practical, realistic necessity
- Remote parking for employees would be nice – can you make it practical?
- Less parking – can satellite lots and shuttles transport staff?



- Less overall parking spaces sounds like more employees parking in our neighborhoods.
- What is the parking structure in phase 3 on the old hospital site?
- Put it underground!
- I heard no mention of such a thought
- How much and how widely will hospital staff and visitor parking spill onto surrounding residential streets, before and after construction?
- Consider reduced demand with higher fuel prices
- People movers to get people from remote spaces
- Bicycle parking needed
- What is cost (construction and maintenance) for parking space; Parking should be priced to cover it.
- Offer lieu of payments to employees who don't park
- Compact parking
- Free transit passes for employees (and patients?)
- Why was Broadway/580 parking structure reduced by 3 stories?
- Phase 3 puts parking up against the residences on 38<sup>th</sup> st.
- Phase 3- why another parking structure? At the existing hospital site?
- 3,584 new parking spaces? Keep more parking at MB site
- How is parking supply calculated?
- "IT parking standards" –Fehr and Peers parking demand meth
- How about some of the empty lots on 40<sup>th</sup> and Broadway? The one across from shopping center and the empty lot of the old burned down medical building?
- The parking system may be balance for Kaiser's needs, but is not balanced from the point of view of the larger neighborhood. No balancing vis-à-vis old Kaiser hospital site. (Now with the demolition that is a big opportunity and it is underused).
- Idea #1: put some parking between Mosswood Park and I-580 (with a sound wall and increased parking).
- Idea #2: More (stacked) parking under I-580. Current numbers on slide #56 show that parking disappearing where as a very high probability exists that it will be re-lease. Stacked parking and valet parking can more that double that!
- Inappropriate idea to add parking entrance on Manilla – congestion and traffic would be like too much for such a small residential street – how about entrance on Broadway or MacArthur? It would also add traffic to Shafter/38<sup>th</sup> or surrounding streets, while people circle go main streets
- Purchase motel and gas station – use to tie complex together
- Do something to reduce ugliness of present Howe St.-Garage-Piedmont Ave side
- Expand shuttle routs to Hospital and Med Offices/ buildings for seniors
- Satellite parking is needed.
- Less parking – not more...

### **Economic Development and Stability**

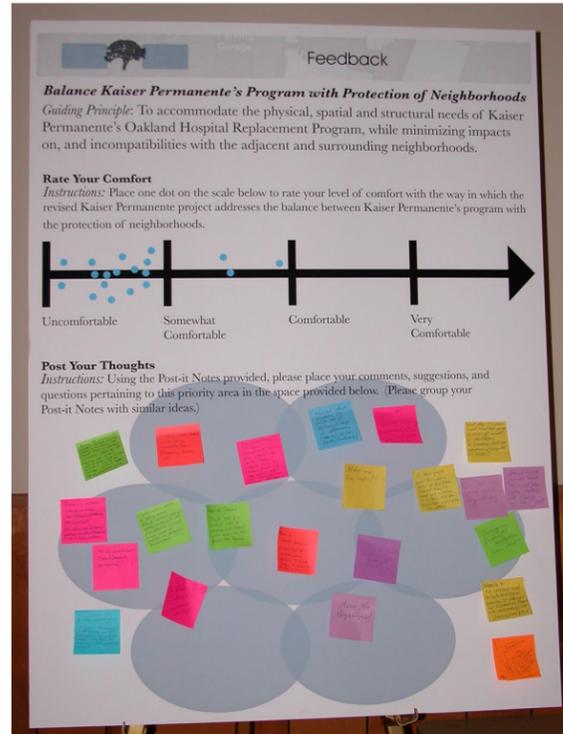
- What sort of businesses – other than medical – could the hospital support? Stores? Restaurants, day care, sport facilities, etc.? Are they viable, Will they really happen?
- Not addressing economic development
- Retail earlier
- This is all a disaster-SHRINK GODZILLA!
- I think Oakland and Kaiser belong together. But Kaiser is either ignoring the residential needs of surrounding neighborhoods or just doesn't care if it destroys our residential neighborhoods. Oakland also needs to preserve its housing and residents. The city needs to work harder to preserve its wonderful neighborhoods.



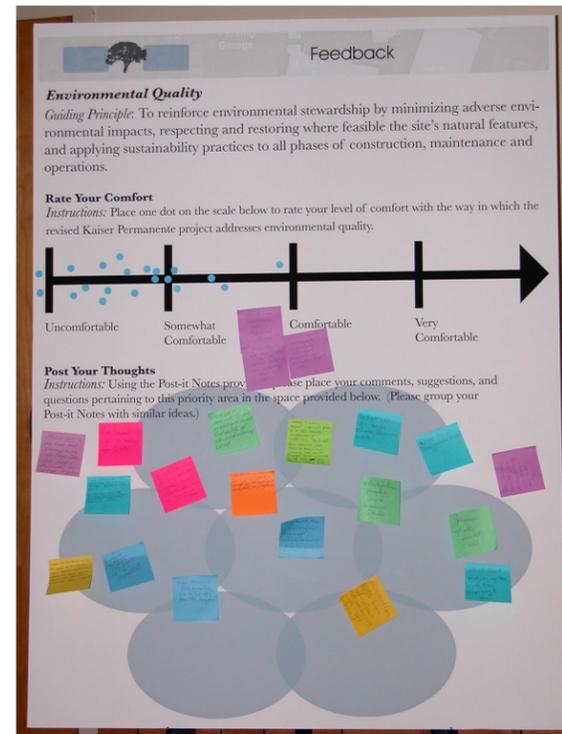
## Community Input: Notes Sheet Summary

- Positive improvement to area over now. Occupied buildings use empty stores and building lowers crime in area.
- Adding med center will further help redevelopment of downtown
- Very concerned about rents increasing.
- It's too large a development.
- Well paid workers
- More retail! Everywhere! Piedmont Ave is thriving; you will be able to lease the space.
- Important to keep Kaiser in Oakland on major thoroughfare
- The city must get involved with a project of this scale. We want concurrent improvements to retail, pedestrian, Mosswood park, transit that the city takes the lead on
- Is there really going to be a gas station and auto repair shop right in the middle of the campus?
- Piedmont Ave has great retail and great restaurants – quality - can that continue?
- Good that retail is encouraged at street level
- Need larger plan for development of Broadway. Broadway could replicate the success of Telegraph Ave in Temescal if properly done.
- Provide for street level retail on south side of MacArthur between Broadway and Piedmont Ave.
- Area needs respectable, safe, nice hotel motel site for people to use when visiting from a distance – there is nothing \_\_\_\_\_ downtown on Broadway. From our area this hospital is a regional center as well as...
- I'd like retailers along Piedmont to be community oriented (targeted at Kaiser employees and neighborhood residents) rather than those that attract shoppers (mall-type retailers)
- Retail death for Broadway.
- Dead zone / dead zone / dead zone

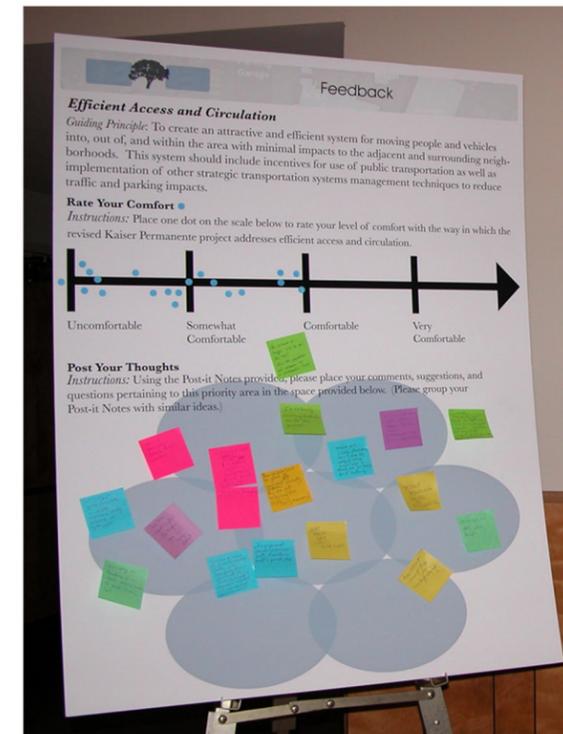
# Workshop #2 Community Input



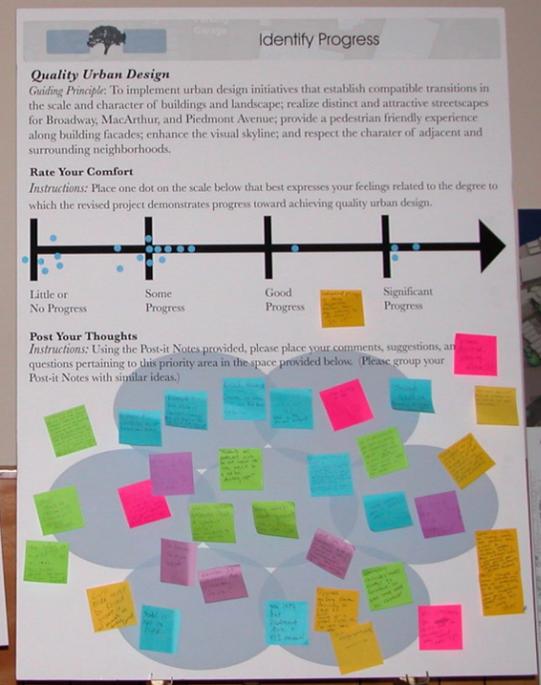
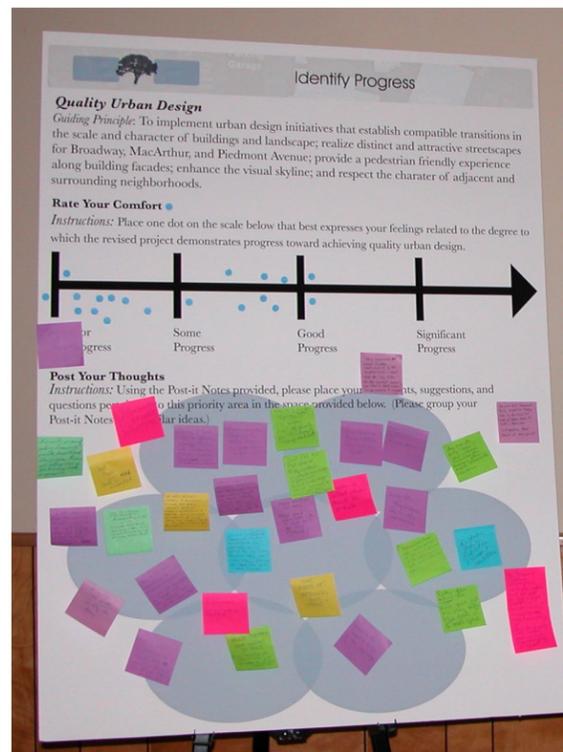
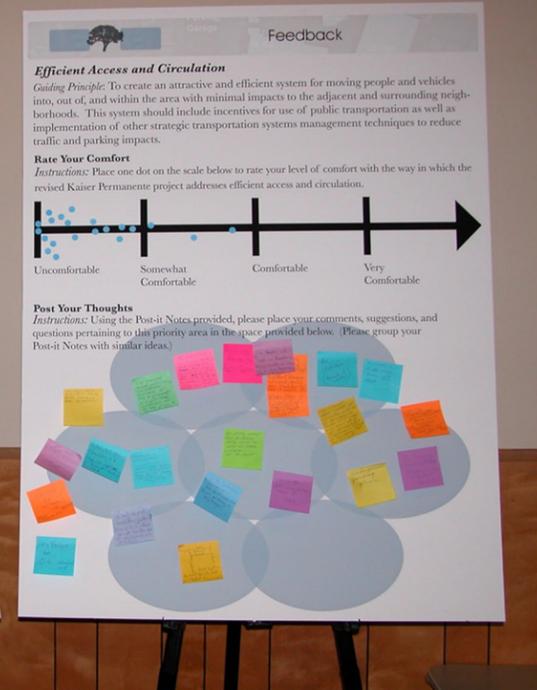
**Balance Kaiser Permanente's Program Needs with Protection of Neighborhoods**



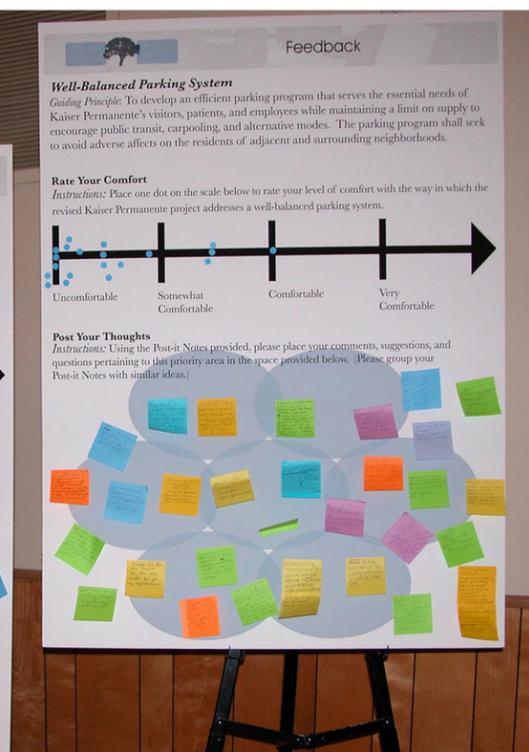
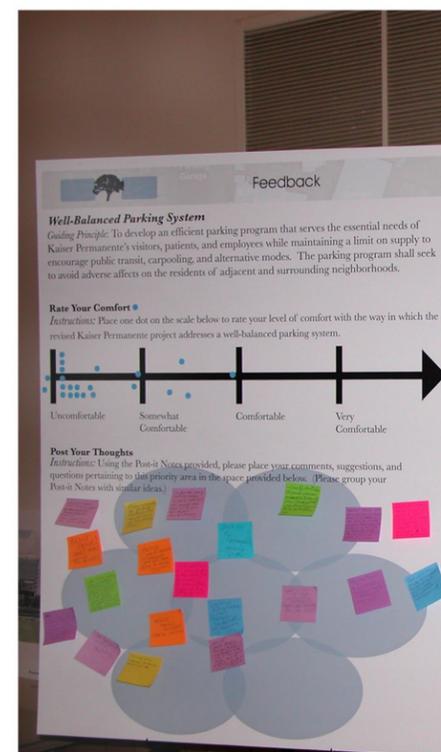
**Environmental Quality**



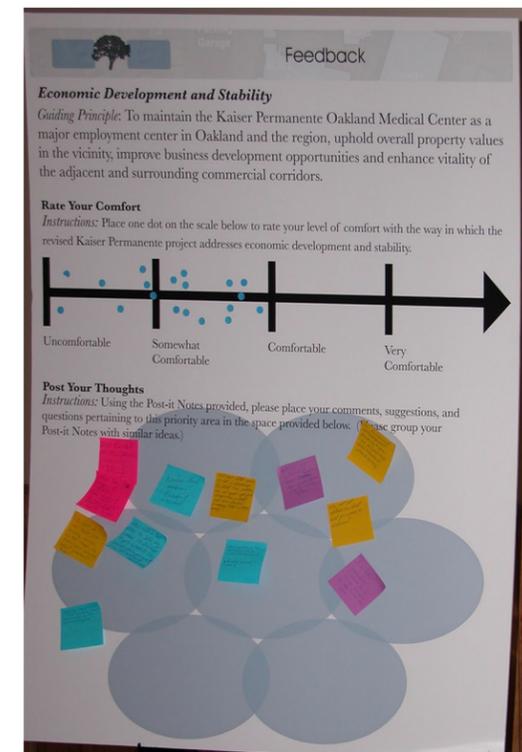
**Efficient Access and Circulation**



**Quality Urban Design**



**Well-Balanced Parking System**



**Economic Development and Stability**