

# Community Involvement Process Update

Kaiser Permanente Oakland Medical Center Project

CITY OF OAKLAND

- In this newsletter you will find:
- Workshop and Neighborhood Walk Information
- Description of Revised Kaiser Permanente Plans
- Next Steps Where to Obtain More Information



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## Overview and Purpose

Kaiser Permanente Oakland Medical Center Project



In order to meet state law requirements relating to seismically upgrading hospitals by 2013 and also to modernize their existing facilities, Kaiser Permanente is planning to construct a new hospital and to re-organize its current

medical center campus. Construction is proposed to begin in 2006.

Before Kaiser Permanente can begin any new construction, the City of Oakland and the Office of Statewide Health Planning and Development must review and consider approval of their proposed plans. No such City approvals have yet been granted. The City's Planning Department has initiated a public participation process to get community input on Kaiser Permanente's plans prior to any consideration of approvals by the Planning Commission and/or the City Council. This process has sought to find common ground between the goals of the surrounding community and those of Kaiser Permanente. The major efforts conducted during this process include:

- Describing Kaiser Permanente's proposed plans to the community and explaining their requirements, needs, and the limitations that influence the design of their plan
- Providing a forum for community input on Kaiser Permanente's plans, identifying issues, concerns, ideas, and suggestions
- Seeking potential alternatives to Kaiser Permanente's original plans that may benefit both Kaiser Permanente and the surrounding community

During this process, Kaiser Permanente did revise their originally proposed plan and presented this revised plan (see Campus Master Plan) to the community.



### Workshop #1

The first community workshop was held on August 25th at the Moswood Park Recreation Center with over 120 people attending. The workshop started with an introduction to the City of Oakland's planning process and a summary of community input to date. The City has retained a number of consultants to assist the Planning Staff in their review of Kaiser Permanente's plans, and these consultants presented some of their preliminary observations of the plan related to urban design issues. The community feedback portion of the workshop consisted of a post-it note exercise where comments, suggestions, and questions were posted, and a smaller group mapping task during which community participants illustrated their major issues and concerns about the plan on a map. Each small group then presented their map to all attendees.



### Neighborhood Walks

Neighborhood walks were held on September 12th and 13th in the neighborhoods along Cerrito, Howe, Manila, Webster, Richmond, and 38th Streets, with about between 10 and 12 people per walk. The focus of these walks was to gather neighborhood-specific concerns and issues about the Kaiser Permanente plan. The participants took notes and drew on maps to record their observations and concerns. Representatives of the City and Kaiser Permanente were present to answer questions. The discussions between community participants were active and informative to all.





## Workshop #2

The second community workshop was held on October 17th at the Oakland Masonic Center with over 100 people attending. The focus of this workshop was to provide Kaiser Permanente with an opportunity to present a revised plan, and to receive feedback from the community regarding the changes that had been made. The Workshop started with an overview of the public participation process and input to date. Kaiser Permanente's presentation of their new Oakland Medical Center plan followed. There was also a presentation by City representatives of a number of additional urban design issues and opportunities that the City intends to explore as part of their consideration of Kaiser Permanente's plan. The feedback portion of the workshop consisted of community participants posting organized notes and thoughts by selected topic areas, rating their comfort level with the new plan, and an extensive question and answer period.



All the input that has been gathered at the workshops and neighborhood walks has been digitized and compiled into a notebook. That notebook will be made available for public review via the City's website, will be provided to the City of Oakland's Planning Commission and City Council, and will be shared with Kaiser Permanente.



## More Information

Go to the Major Projects link at <http://www.oaklandnet.com/government/ceda> for more information regarding the Kaiser Permanente project and results of the community involvement process. Responses to many of the questions asked during the workshops and neighborhood walks will also be addressed on the City of Oakland website in the next few weeks.



## NEXT STEPS:

The major next steps involved in the planning process for the Kaiser Permanente Medical Center plan include:

- November 30, 2005  
Planning Commission's Special Projects Committee meeting  
Opportunity to review Kaiser Permanente's proposed plans and to discuss major concerns and/or issues
- January 18, 2006 (tentative)  
Planning Commission's Design Review Committee meeting  
Opportunity to review and comment on Kaiser Permanente's proposed urban design and the architecture of proposed new buildings
- Late January 2006 (expected)  
Publication of the Draft EIR
- January through March 2006 (expected)  
45-day public comment period on Draft EIR
- February 2006 (expected)  
Planning Commission public hearing to receive comments on the Draft EIR; Landmarks Preservation Advisory Board hearing on historic resource issues
- March/April 2006 (expected) Publication of the Final Environmental Impact Report including responses to all written and oral comments on the Draft EIR
- April/May 2006 (expected)  
Landmarks Board hearing (if necessary), Planning Commission and City Council hearings to consider certification of the EIR and whether to approve Kaiser Permanente's proposed plan

*The public will be provided additional opportunity to comment on other issues through the EIR and public hearing processes.*



# Campus Master Plan

In April of 2005, Kaiser Permanente first presented their Campus Master Plan to the City Planning Commission. This plan consisted of the phased replacement of the existing Oakland Medical Center with a new medical campus of approximately 1.78 million square feet on approximately 21 acres. Kaiser Permanente intends to provide needed medical services to their members and the community using existing facilities while their new facilities are brought on-line. Therefore, they propose to build the new campus in 3 phases.



Since April, Kaiser Permanente and their architects have worked with City staff and their consultant team to reconsider portions of their original plan, and to work toward a Revised Campus Master Plan. The goal of this revised plan was to achieve Kaiser Permanente's needs, while also recognizing the City's broader urban design objectives and being more responsive to the community's concerns. Toward that end, Kaiser has proposed a revised Campus Master Plan. This revised Campus Master Plan still fits within the overall general parameters of their original proposal, but has been modified to better achieve these goals. The main elements and revisions to the original master plan by phase are:

## Phase 1

- West Broadway Medical Services Building is a 5-floor rectangular building, which has been pulled back from the Manila neighborhood
- West Broadway Garage is a 4-floor /5-deck garage above ground with 2 floors of parking below ground. This proposal is 2 floors lower than the original design
- Retail has been added at the corner of 38th and Broadway, with the intent of adding more retail along Broadway in the future

- Loading dock will be located in the basement of the new hospital instead of at ground level, seeking to further limit noise and air quality issues in the neighborhood
- Increased pedestrian access through campus, including a connection between the Richmond neighborhood and Mosswood Park
- Sky bridge constructed to Mosswood Medical Services building along I-580

## Phase 2

- Demolition of the existing MB Center Building and adjacent buildings
- New Replacement Hospital constructed as one rectangular, 12-story nursing tower with more of the building's mass moved away from MacArthur and instead shifted toward I-580
- New Hospital Garage is 7 floors above ground and 2 floors below ground, which is 3 floors lower than the original proposal

## Phase 3

- Existing Hospital will be completely demolished, instead of partially, creating an opportunity to build a new central administrative building and conference center
- New parking to support buildings
- Sky bridges to the West Broadway Medical Services Building and the new Hospital will be located at mid-block instead of at street edges to respect intersections and support street activity