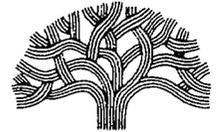


CITY OF OAKLAND



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Department of Planning and Building
Planning & Zoning Division

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NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) CHILDREN'S HOSPITAL AND RESEARCH CENTER OAKLAND MASTER PLAN PROJECT

The Department of Planning and Building, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the Children's Hospital and Research Center Oakland (CHRCO) Master Plan Project (project) as described below, and is requesting comments on the scope and content of the EIR. The Draft EIR will address the potential environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). 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 considering approval of the project and/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 considering approval and/or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing to: Heather Klein, Planner III, City of Oakland Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-3659 (phone); (510) 238-6538 (fax); or e-mail hklein@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. on August 28, 2013**. Please reference **Case File Number ER12-0013** in all correspondence. In addition, comments may be provided at the EIR Scoping Meetings to be held before the City Landmarks Preservation Advisory Board, the Bicycle and Pedestrian Advisory Committee and City Planning Commission. Comments should focus on potential impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

EIR SCOPING MEETINGS:

At 4:00 p.m. on August 12th, 2013, members of the **City of Oakland Landmarks Preservation Advisory Board (LPAB)** and the public are invited on a special tour of the exterior of the CHRCO A/B and B/C Wings. **The tour will meet at the main hospital entrance at 747 52nd Street.** The LPAB will also conduct a public scoping meeting focusing on the Cultural Resource aspects of the Draft EIR for the project on **August 12, 2013 at 6:00 p.m. in Sgnt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.**

The **City of Oakland Bicycle and Pedestrian Advisory Committee** will conduct a public scoping meeting focusing on bicycle and pedestrian aspects of the Draft EIR for the project on **August 15, 2013 at 5:30 p.m. in Hearing Room 4, City Hall, 1 Frank H. Ogawa Plaza.**

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the Draft EIR for the project on **August 28, 2013 at 6:00 p.m. in Sgnt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.**

PROJECT TITLE: Children's Hospital and Research Center Oakland Master Plan Project

PROJECT LOCATION: The project site includes two locations. The CHRCO main campus is located at 747 52nd Street and is generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. The CHRCO campus consists of the following parcels, by Assessor's Parcel Numbers (APNs): 14-1205-19-1, 14-1204-14-5, 14-1206-26-1, 14-1206-14-2, 14-1206-27, 14-1206-28, 14-1206-3, 14-1215-25, 14-1215-26, 14-1215-27-2, 14-1215-21-2, 14-1215-20, 14-1215-19, 14-1215-23-1, 14-1215-28-3, 14-1214-020-00, 14-1207-036, 14-1206-4, 14-1215-24. The CHRCO Annex Parking Lot APN is 013-1163-005-4. The Children's Hospital Oakland Research Institute (CHORI) campus is located at 5700 Martin Luther King Jr. Way and is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way and the elevated BART tracks to the west (see attached Figure 1). The CHORI campus consists of APN 15-1281-02-8.

PROJECT SPONSOR: Children's Hospital and Research Center Oakland

EXISTING CONDITIONS: The approximately 11-acre CHRCO campus is located at 747 52nd Street in the northern portion of Oakland. The campus is an existing, approximately 699,846 square-foot medical campus with 190 beds, 170 of which are located at the main campus and 20 of which are located off-site at Alta Bates Summit Medical Center. Buildings and structures located in the northern area (north of 52nd Street) of the CHRCO campus include the Outpatient Center, parking garage structure, 14 CHRCO-owned properties (11 of which are residential buildings) and 2 private residences. Buildings and structures located in the southern area (south of 52nd Street) include the main hospital facilities, comprised of the 1982 Patient Tower (1982 Tower), Ford Diagnostic and Treatment Center (D&T Building), Cardiac Catheterization Lab (Cath Lab), B/C Wing, A/B Wing (Baby Hospital), Cafeteria, the Western Addition, and the Central Utility Plant. Other buildings and structures in the southern area include the helistop structure, Bruce Lyon Memorial Research Center, Hematology Oncology (HemOnc) Administrative Building, and five temporary trailers that house office and administrative uses. The majority of the existing CHRCO campus is designated Institutional per the City's Land Use and Transportation Element of the City's General Plan; the northeastern corner of the CHRCO campus is designated Mixed Housing Type Residential. The majority of the campus is zoned Medical Center (S-1) per the City's zoning map; the northeastern corner of the CHRCO campus is zoned Mixed Housing Type Residential (RM-2). The CHRCO campus does not include any Cortese list sites; however, the CHRCO annex employee parking lot west of Martin Luther King Jr. Way is on the Cortese list.

The approximately 6.5-acre CHORI campus is located at 5700 Martin Luther King Jr. Way, 0.4 mile north of the CHRCO campus. The CHORI campus includes three buildings which total approximately 126,015 square feet: the former University High School main building; the former University High gymnasium; and the Hedco Building, north of and adjacent to the other two buildings. The CHORI campus currently functions as a medical research facility and contains laboratory facilities and associated equipment, as well as surface parking lots. The gymnasium is currently vacant. The property that includes the CHORI building is designated Neighborhood Center Mixed Use per the City's Land Use and Transportation Element of the City's General Plan and is zoned Neighborhood Commercial (CN-3). The property that includes the CHORI gymnasium is designated Mixed Housing Type Residential in the City's General Plan and is zoned Mixed Housing Type Residential (RM-2).

PROJECT PURPOSE: The main purpose of the proposed project is to create new seismically compliant acute care facilities that meet the seismic safety requirements of SB 1953. Other project goals include renovating existing structures, constructing new and replacement hospital facilities and associated infrastructure, and redesigning the campus' access points and internal street layout to improve site access, intermodal circulation, and pedestrian safety within the CHRCO campus and adjacent City streets.

PROJECT DESCRIPTION: The proposed project would be constructed in two phases; the sequencing for Phase 1 is provided in Figure 2 and the sequencing for Phase 2 is provided in Figure 3, attached. Table 1 provides a summary of the existing building area, hospital beds, parking spaces and employees as well as changes that would result from implementation of Phase 1 and Phase 2.

Phase 1 would include the demolition of four residential buildings (currently owned by the hospital) south of 53rd Street to accommodate the construction of the six-story Outpatient Center Building 2 (OPC2) with a helistop on the roof, and a new entrance to the existing parking garage from Dover Street (see Figure 2). Phase 1 would also include construction of internal hospital renovations in the 1982 Tower, the D&T Building, and the Cath Lab building, as well as construction of a central utility plant near the southwest boundary of the campus to serve utilities to the renovated areas. Phase 1 would include the loss of thirty on-site hospital beds (as a result of interior renovations). The net loss in parking spaces during Phase 1 is 137; 23 new spaces would be constructed at the new Emergency Parking area on the ground floor of the new OPC2 and 160 spaces would be lost when CHRCO's lease expires on a lot at 51st Street and Clarke Street. As part of Phase 1, approximately 8,602 square feet of use would be demolished, 97,150 square feet would be constructed, and 86,403 square feet would be renovated. Total Phase 1 project construction is anticipated to take 42 months.

Phase 2 would include the demolition of the following structures: six residential buildings south of 53rd Street (currently owned by the hospital), the B/C Wing, Bruce Lyon Memorial Research Center, HemOnc Administrative Building, helistop structure and trailers. Phase 2 would include construction of an Administrative Building, Family Residence Building (containing 12-16 units), Link Building Acute Care Patient Pavilion with an additional helistop on the roof, expansion to the Central Utility Plant, and a 334-stall parking structure (see Figure 3). New buildings would be two- to five- stories. Phase 2 would also include interior renovations to the 1982 Tower. In addition, site and circulation improvements would be constructed. Dover Street between 52nd and 53rd Streets would be realigned and either remain a through-street or be changed to a cul-de-sac. The intersection of Dover Street and 52nd Street would be realigned to create a 4-legged intersection. The PG&E duct bank that extends east-west across the campus would be rerouted around the southern tip of the campus. Phase 2 includes the acquisition and improvement of a portion of the SR-24 right-of-way currently owned by the California Department of Transportation (Caltrans). Phase 2 would include an increase of 40 main campus hospital beds (for a total of 210 beds from an existing baseline of 170 main campus beds) and an increase of 295 parking spaces on the CHRCO campus.

Phase 2 also includes the renovation of the 24,150 square-foot gymnasium (currently vacant) on the CHORI campus to accommodate research and development, office and storage uses. The gymnasium is on the National Register of Historic Places as a contributor to the CHORI (University High School) campus which was listed in 1992. Renovations to the gymnasium would be undertaken in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. As part of Phase 2, approximately 70,435 square feet of use would be demolished, approximately 308,904 square feet would be constructed, and approximately 42,342 square feet would be renovated. Phase 2 project construction is expected to take approximately 36 months.

The project sponsor is proposing to request a General Plan Amendment for the northeastern corner of the CHRCO site and the CHORI site to redesignate those areas to Institutional, and a rezoning of the CHRCO site and the CHORI site to S-1. A Planned Unit Development (PUD) permit would also be requested, in addition to other land use entitlements. Instead of rezoning to S-1 and applying for a PUD permit and these other entitlements, the project sponsor may request creation of a special zoning district for the project.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may have environmental impacts on land use and planning; aesthetics and shadow; cultural and historical resources; transportation and circulation; air quality; greenhouse gas emissions; noise; geology, seismicity and soils; hydrology and water quality; hazards and hazardous materials; and utilities. It is anticipated that the project would have no impact or less-than-significant environmental impacts on agricultural and forestry resources;

biological resources; mineral resources; population and housing; public services; and recreation. Nevertheless, these environmental factors will be analyzed in the Draft EIR.

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

July 26, 2013
Case File Number 12-0013



Scott Miller
Zoning Manager and Environmental Review Officer

Attachments: Table 1: Proposed Development By Phase and Total Buildout
Figure 1: Project Location Map
Figure 2: Phase 1 Proposed Site Plan
Figure 3: Phase 2 Proposed Site Plan

Table 1: Proposed Development by Phase and Total Buildout

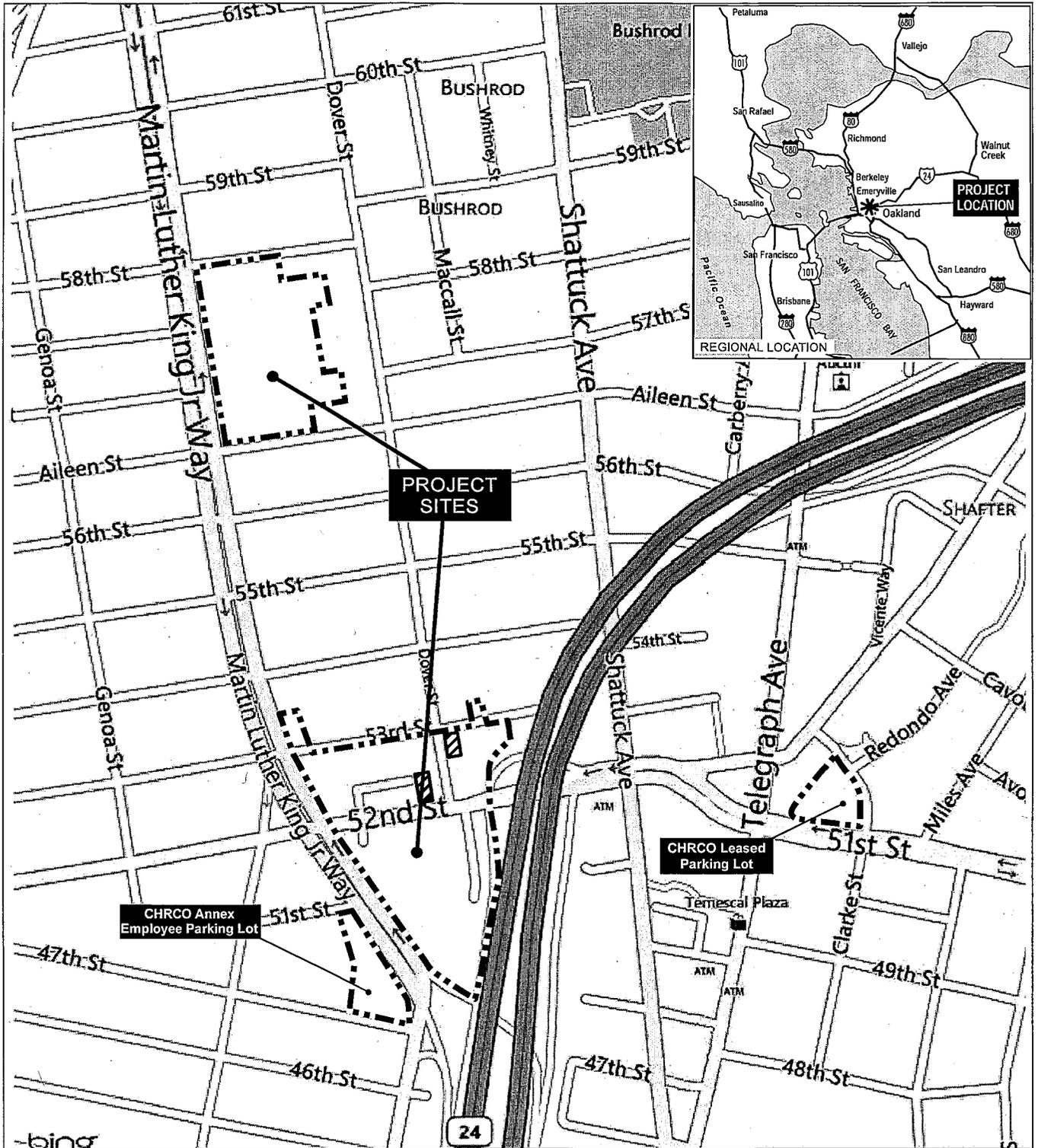
	CHRCO Campus	CHORI Campus	Total	Change ^a
Existing				
Site Acres	11	6.5	17.5	
Building Area (sq. ft.)	699,846	126,015	825,861	
Parking Spaces	1,246	183	1,429	
On-Site Hospital Beds (#)	170	0	170	
Off-Site Hospital Beds (#)	20	0	20	
Patients ^b (daily)	852	0	852	
Visitors (daily)	604	0	604	
Total Employees (FTE ^c) (daily)	2,086	246	2,332	
Phase 1- Completed in 42months				
Site Acres	11	6.5	17.5	0
Demolished Building Area	(8,602)	0		(8,602)
New Building Area	97,150	0		97,150
Net Building Area	788,394	126,015	914,409	88,548
Removed Parking Spaces	(160)	0		(160)
New Parking Spaces	23	0		23
Net Parking Spaces	1,109	183	1,292	(137)
On-Site Hospital Beds (#)	140	0		(30)
Off-Site Hospital Beds (#)	40	0		20
Patients ^b (daily)	853	0		1
Visitors (daily)	604	0		0
Total Employees (FTE ^c) (daily)	2,111	246		25
Phase 2-Anticipated to begin in 2020; completed in 36 months				
Site Acres	14.4	6.5	20.9	2.4
Demolished Building Area	(70,435)	0		(70,435)
New Building Area	308,904	0 ^d		308,904
Net Building Area	1,026,863	126,015	1,152,878	238,469
Removed Parking Spaces	(48)	0		(48)
New Parking Spaces	343	0		343
Net Parking Spaces	1,404	183	1,587	295
On-Site Hospital Beds (#)	210	0		70
Off-site Hospital Beds (#)	0			(40)
Patients ^b (daily)	923	0		70
Visitors (daily)	761	0		157
Total Employees (FTE ^c) (daily)	2,291	271		205
Total Buildout				
Site Acres	14.4	6.5	20.9	2.4
Total Building Area	1,026,863	126,015	1,152,878	327,017
Parking Spaces	1,404	183	1,587	158
On-Site Hospital Beds (#)	210	0	210	40
Off-Site Hospital Beds (#)	0	0	0	(20)
Patients ^b (daily)	923	0	923	71
Visitors (daily)	761	0	761	157
Total Employees (FTE ^b)	2,291	271	2,562	205

^a The change column under Phase 1 represents change from existing conditions to implementation of Phase 1. The change column under Phase 2 represents change from Phase 1 to implementation of Phase 2. The change column under Total Buildout represents change from existing conditions to Total Buildout. The EIR will analyze the change associated with Phase 1 and the change at total buildout.

^b Patients include census, emergency department and outpatients

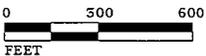
^c FTE = full time equivalents

^d While not the construction of new square footage, Phase 2 will include the redevelopment and activation of the 24,150 square-foot CHORI Gymnasium.



LSA

FIGURE 1



Project Sites



Private Residence, Parcel Not Owned by CHRCO

SOURCES: BING MAPS; LSA ASSOCIATES, INC., 2013.

CHRCO Master Plan NOP
Project Vicinity and Regional Location

MASTER PLAN PHASE 1 SEQUENCING

SEQUENCE 1A:

- Bulk Oxygen Tank Replacement - completed under HAZUS Project.
- Engage in the EIR process and initiate dialogue with the community and neighbors.
- Remodel the Second Floor MPOE.

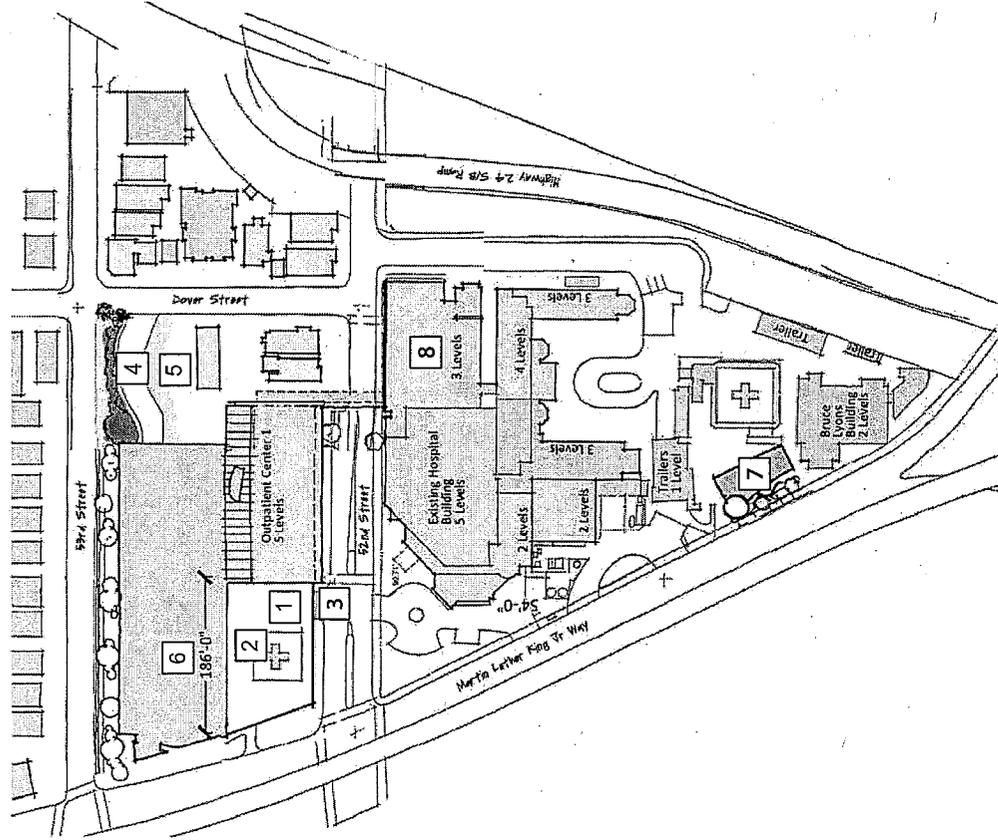
SEQUENCE 1B:

- Remove 4 hospital-owned structures between 52nd and 53rd Streets to prepare site for construction.
- Build a 6-story, 92,700 square foot Outpatient Building 2 (OPC2) with a helistop on the roof. Emergency Room parking at grade on Level 1. Many non-acute care services will be relocated from the hospital to this building.

- Provide new entrance driveway to the existing Parking Garage from Dover Street.

SEQUENCE 1C:

- Remove temporary trailer.
- Build a 4,450 sf Central Utility Plant to support Inpatient Remodels and capable of future expansion in a later phase.
- SB 90/Interior Hospital Renovations: The space vacated by non-acute care services from the existing Hospital to the new OPC2 will allow for interior renovations of the inpatient floors of the existing hospital. The Morgue, CPSD, Pharmacy, EVS, PBX, Main Entry, PICU, NICU, Surgery/PACU, Inpatient Rehab, Admit Holding, Medical Surgical Overflow, and Child Life department will be renovated and will undergo technological upgrades.



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NOT TO SCALE



PHASE 1 SCOPE OF WORK

- 1 NEW 6 STORY OUTPATIENT CENTER (OPC 2)
- 2 NEW HELISTOP AT ROOF LEVEL OF OPC2
- 3 EMERGENCY DEPARTMENT PARKING ENTRANCE & EXIT

- 4 NEW PERMANENT ENTRANCE/EXIT DRIVE TO EXISTING PARKING GARAGE

- 5 NEW SERVICE YARD & DELIVERY PARKING

- 6 BICYCLE PARKING LOCATION

- 7 NEW "MINI" CENTRAL PLANT

- 8 INPATIENT HOSPITAL INTERIOR RENOVATIONS

FIGURE 2

CHRCO Master Plan NOP
Phase 1

Proposed Site Plan

MASTER PLAN PHASE 2 SEQUENCING

SEQUENCE 2A:

SB90 Interior Hospital Renovations will continue in Phase 2 to include the Emergency Department, Radiology/Imaging, and the new IMRI.

SEQUENCE 2B:

Acquire CalTrans Right of Way land adjacent to the western edge of SR 24. Land is for incorporation of future campus building elements.

Remove 6 hospital-owned structures between 52nd and 53rd Streets, 3 east of Dover Street to prepare site for construction.

Build a two-story 14,500 sf Family Residence Building over parking on the south side of 53rd Street, east of Dover.

Build a five-story, 31,300 sf Administration Building at the Northeast corner of Dover and 52nd Street. An optional cul-de-sac at Dover and 53rd discourages hospital parking in the neighborhood to the north.

Reconfigure Dover Street between 52nd Street and 53rd Streets to align with Dover's southern terminus. Dover becomes the primary entry to the South Campus, and helps to organize the campus into distinct Outpatient and Inpatient zones (south and north of 52nd Street).

SEQUENCE 2C:

The existing BC Wing will be demolished. All departments housed within this building will be relocated to the existing hospital, OPC2, or other hospital owned properties renovated in Phase 1.

Build a three-story, 19,020 sf Link Building, connecting the services of the existing hospital's east and west areas.

SEQUENCE 2D:

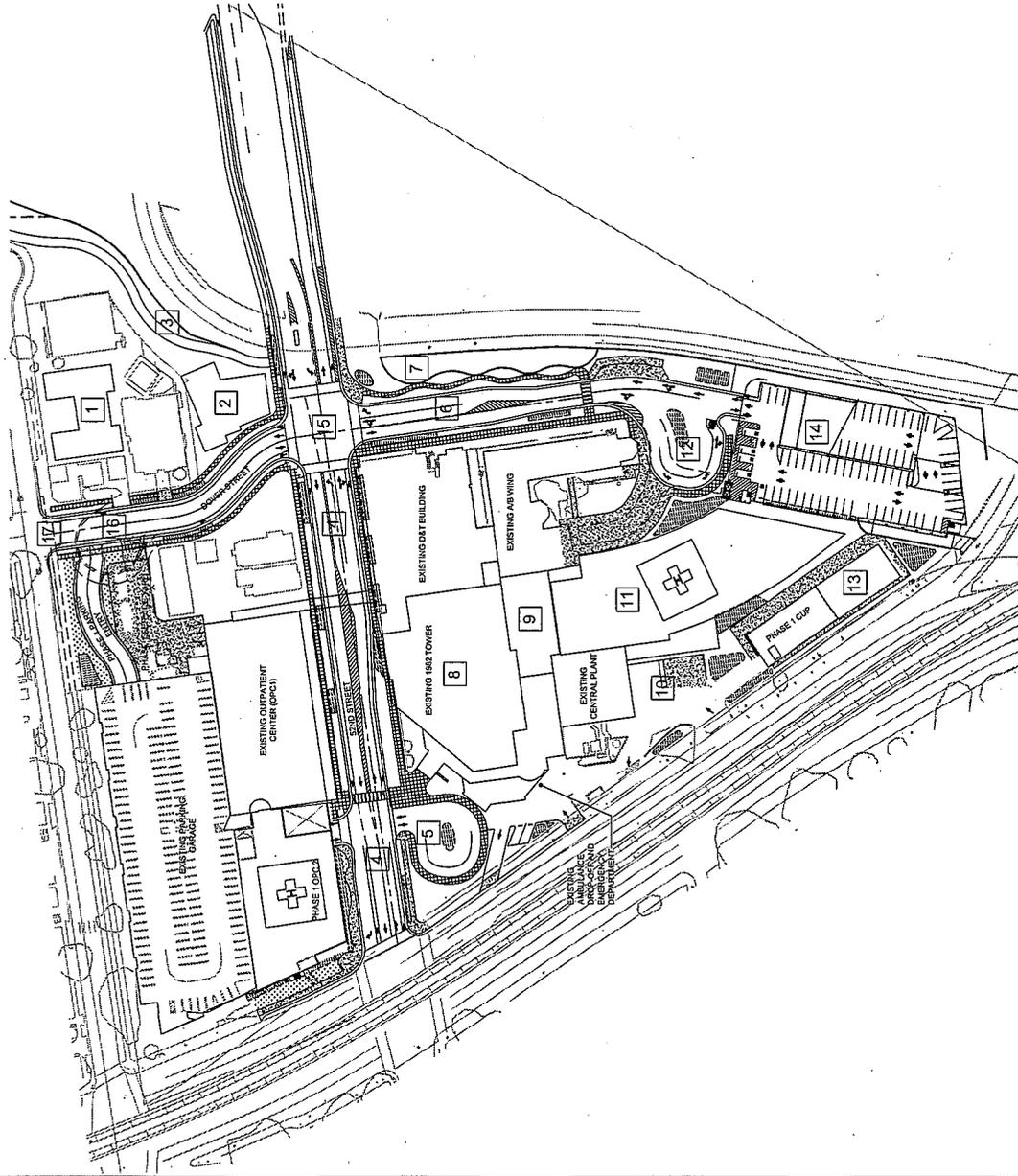
The existing Trailers, Bruce Lyon Memorial Research Center, HemOnc Administration Building, and Hell Stop structure are demolished.

SEQUENCE 2E:

Re-route PG&E Utility Easement which currently runs east-west across southern portion of campus to around the southern tip of hospital property. Build a 4-level, 114,901 sf, 334-stall parking structure. This structure will provide parking to support the inpatient population of the campus.

Build a 3,870 sf Central Utility Plant expansion to the Phase 1 Central Utility Plant. This expansion will provide service to the new Patient Pavilion.

Site improvements south of 52nd Street along with the existing drop-off area. Convert existing semi-private patient rooms on the fifth floor to single-bed patient rooms.



LSA



NOT TO SCALE

SOURCE: HDR/TAYLOR, 2013 (1.10)

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PHASE 2 SCOPE OF WORK

- 1 NEW FAMILY RESIDENCE BLDG. 2 STORIES
- 2 NEW ADMINISTRATION BUILDING 5 STORIES
- 3 NEW PEDESTRIAN GREEN BELT TO 53RD STREET
- 4 SITE IMPROVEMENTS TO 52ND STREET STREET WIDENED IMPROVED TRAFFIC FLOW
- 5 SITE IMPROVEMENTS TO EXISTING HOSPITAL DROP-OFF SHUTTLE PARKING AMBULANCE DROP-OFF
- 6 SITE IMPROVEMENTS TO DOVER STREET SOUTH OF 52ND STREET
- 7 NEW LANDSCAPING AND RETAINING WALLS AT CALTRANS IF ROW ACQUIRED
- 8 SITE IMPROVEMENTS TO 52ND STREET LEVEL 1 - EMERGENCY DEPARTMENT LEVEL 2 - RADIOLOGY DEPARTMENT LEVEL 3 - IMRI
- 9 NEW "LINK" BUILDING 3 STORIES
- 10 NEW LOADING DOCK
- 11 NEW PATIENT PAVILION 5 STORIES HELISTOP ON ROOF

- 12 NEW MAIN HOSPITAL ENTRANCE DRIVE & DROP-OFF
- 13 NEW EXPANDED CENTRAL UTILITY PLANT
- 14 NEW PARKING GARAGE 4 STORIES 334 PARKING STALLS
- 15 NEW REALIGNED DOVER STREET
- 16 NEW DOVER STREET OPTIONAL CUL-DE-SAC
- 17 NEW DOVER STREET OPTIONAL THROUGH-STREET

FIGURE 3

CHRCO Master Plan EIR
Phase 2

Proposed Site Plan