

Oakland City Planning Commission

September 6, 2006

Design Review Approval:

*Kaiser Permanente Oakland Medical Center - Master Plan Phase I
Medical Office Building, Ground Floor Retail, Parking Garage*



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Kaiser Permanente Oakland Medical Center

Phase 1
MOB
Parking
Garage

Phase 1
Medical Office
Building

Phase 3
Medical
Services
Building

Phase 2
Hospital

Phase 2
Hospital
Parking
Garage

Phase 2
CUP



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Introduction

Design Review Committee comments of July 5 and July 26

- 1. Integrated Design/MOB Function*
- 2. Architectural Interest and Articulation*
- 3. Building Materials*
- 4. Retail Space*
- 5. Street Level Experiences*
- 6. Landscaping*

Design Review Comments

Integrated Design/MOB Function

Integrated building will be inefficient and infeasible

Large footprint

Inefficient distribution of building systems

No dedicated patient drop-off zones

All parking below grade not realistic

Higher cost

Design Review Comments

Architectural Interest and Articulation



West Building Elevation

Design Review Comments

Architectural Interest and Articulation



West Building Elevation - MOB

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Design Review Comments

Architectural Interest and Articulation



Model View from Southwest

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Design Review Comments

Architectural Interest and Articulation



South Building Elevation

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Design Review Comments

Architectural Interest and Articulation



South Building Elevation

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Design Review Comments

Architectural Interest and Articulation



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Examples of Sunscreens

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Design Review Comments

Architectural Interest and Articulation



Model View from Southeast

Design Review Comments

Architectural Interest and Articulation



West Building Elevation

Design Review Comments

Architectural Interest and Articulation

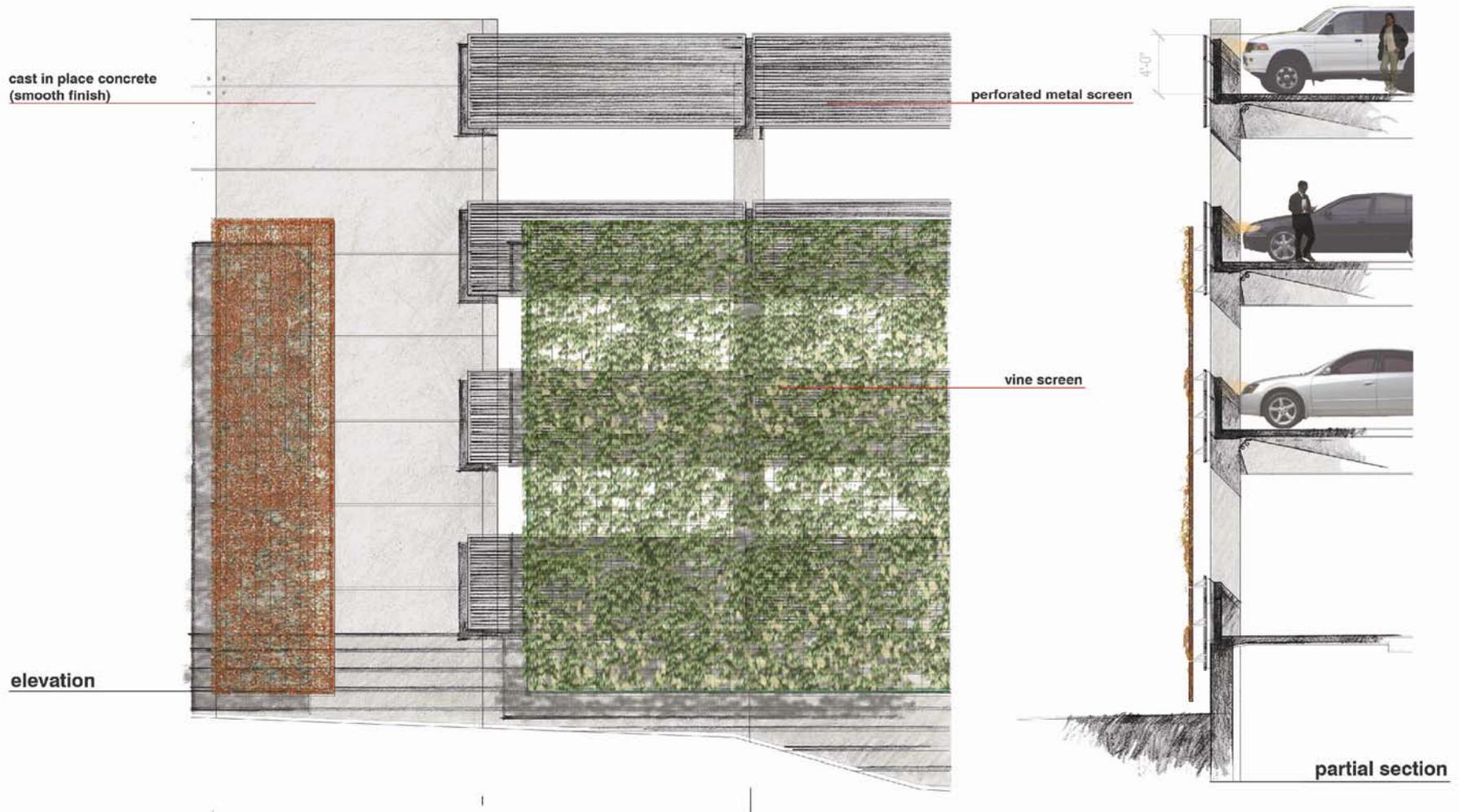


West Building Elevation Parking Garage

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Design Review Comments

Architectural Interest and Articulation



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Enlarged Parking Garage Elevation / Section

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Design Review Comments

Architectural Interest and Articulation



Palo Alto Stanford Parking Garage



Palo Alto Stanford Mall Garage

Design Review Comments

Architectural Interest and Articulation



Aptos CA Cabrillo Parking A



Tustin Ca = Premier Auto

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Aptos CA Cabrillo Parking A

Design Review Comments

Building Materials

Integration of building materials

Design Review Comments

Building Materials



East Building Elevation



West Building Elevation

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Design Review Comments

Building Materials

Integration of building materials

Cement Plaster (stucco)

Other Kaiser Permanente's buildings

Design Review Comments

Building Materials



Santa Clara Medical Center



New Fabiola Oakland Medical Center



Downey Medical Office Building

Design Review Comments

Building Materials

Integration of building materials

Cement Plaster (stucco)

Other Kaiser Permanente's buildings

Common material in neighborhood

Design Review Comments

Building Materials



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Design Review Comments

Building Materials

Integration of building materials

Cement Plaster (stucco)

Other Kaiser Permanente's buildings

Common material in neighborhood

Architecture of joints and patterns

Design Review Comments

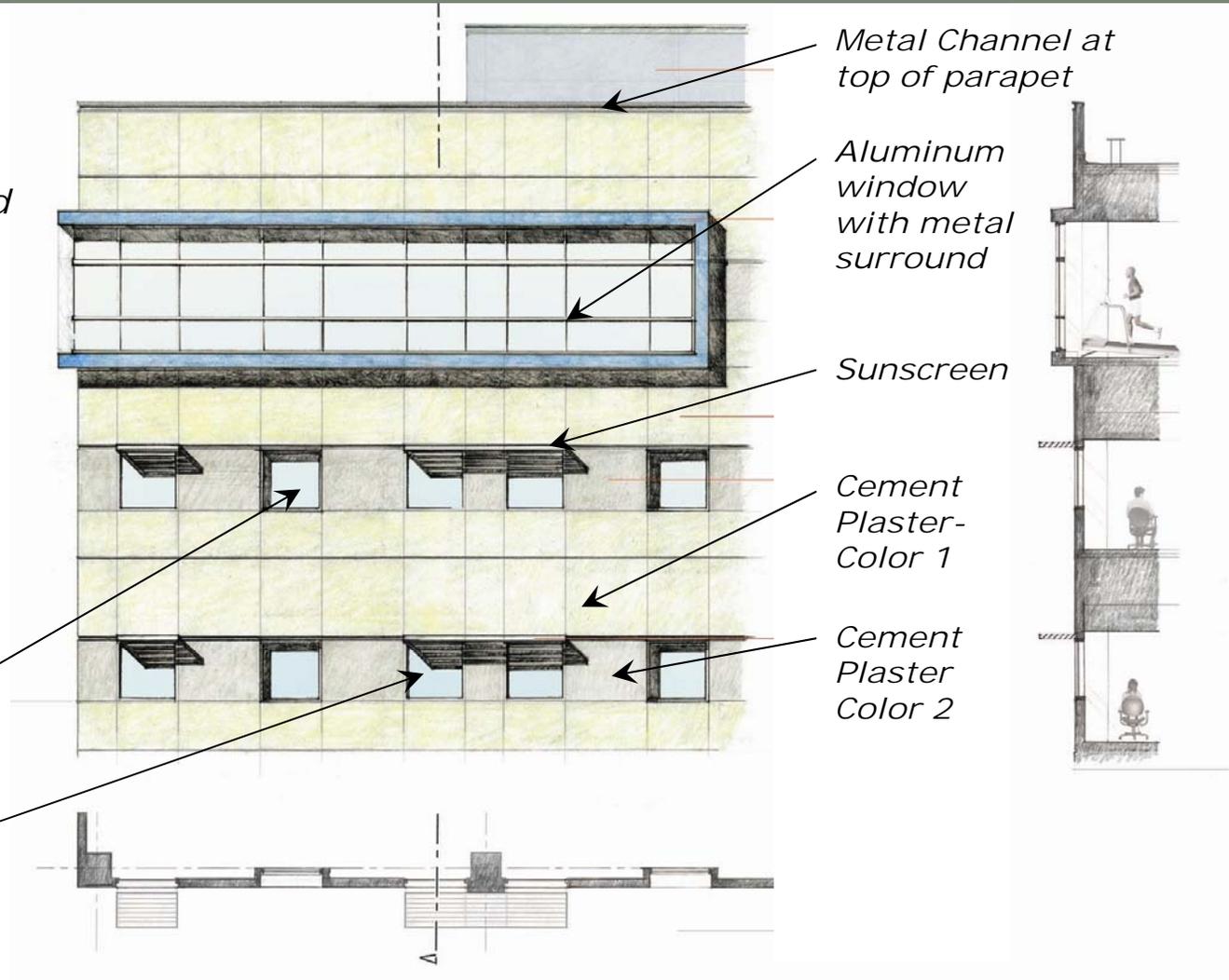
Building Materials

Reveals and Joints

3 reveal-window head
1-1/2 reveal at floor
3/4 horizontal joints
Vertical control joints

Recessed
Aluminum
Window

Flush
Aluminum
Window



Design Review Comments

Building Materials

Integration of building materials

Cement Plaster (stucco)

Other Kaiser Permanente's buildings

Common material in neighborhood

Architecture of joints and patterns

Finish and Appearance

Design Review Comments

Building Materials



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Design Review Comments

Building Materials



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Design Review Comments

Building Materials

Integration of building materials

Cement Plaster (stucco)

Other Kaiser Permanente's buildings

Common material in neighborhood

Architecture of joints and patterns

Finish and Appearance

Reasonable Cost

Design Review Comments

Retail Space



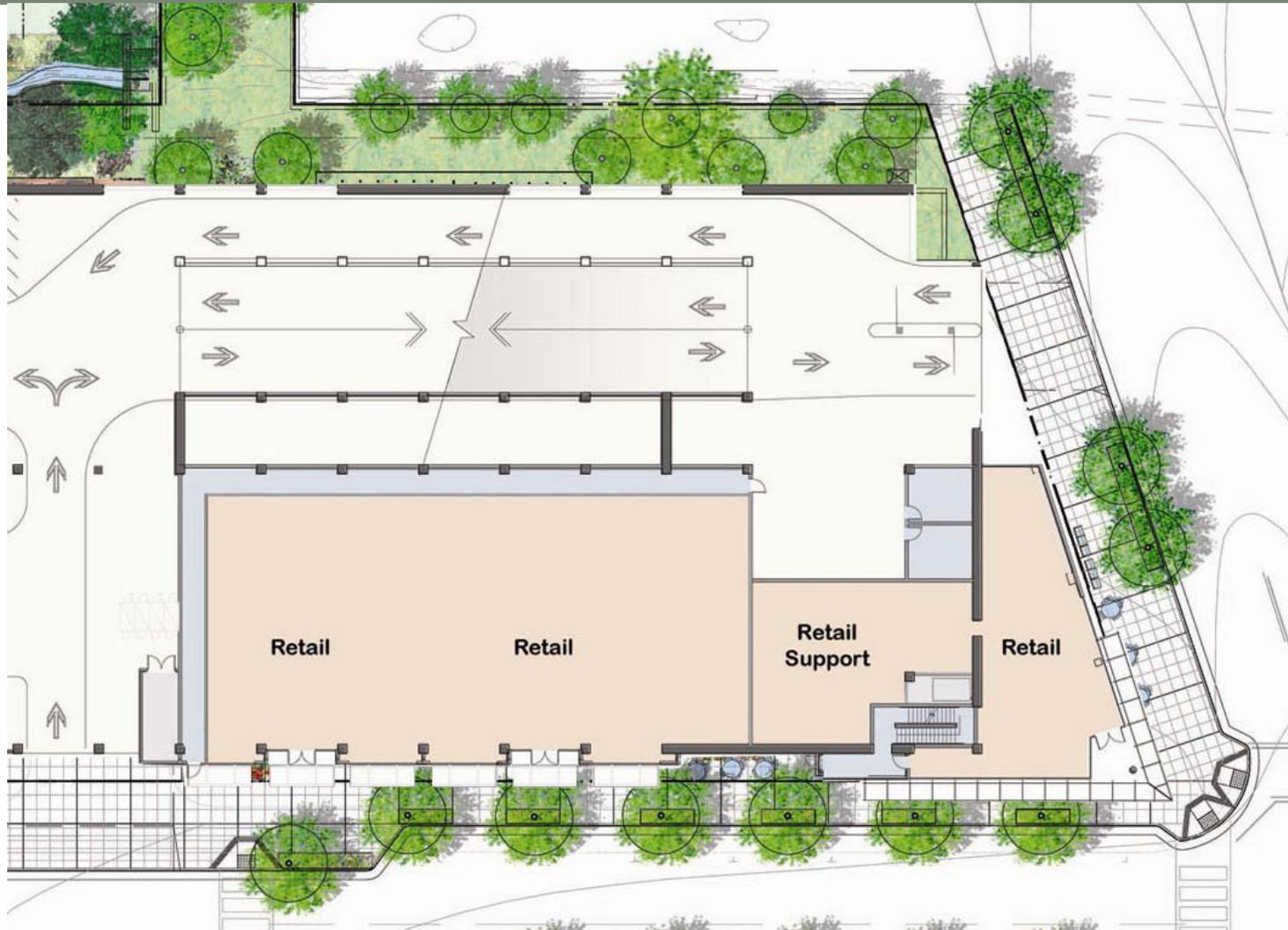
First Floor Plan



West Building Elevation

Design Review Comments

Retail Space



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Retail Floor Plan

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Design Review Comments

Retail Space



View from east side of Broadway looking at retail and MOB

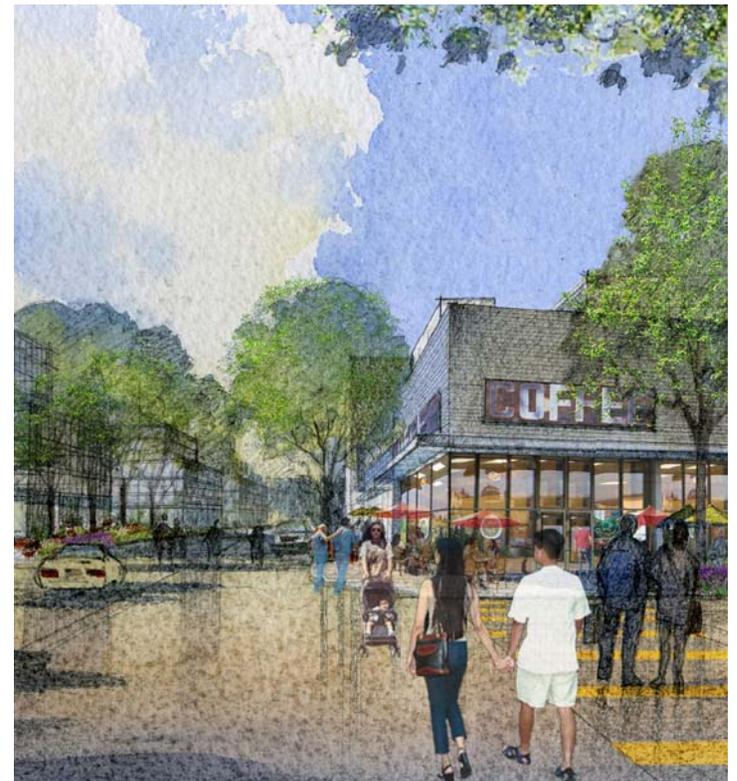
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Design Review Comments

Retail Space



View from Broadway at 38th Street looking south to retail space



*Walking south on Broadway -
crossing 38th street*

Design Review Comments

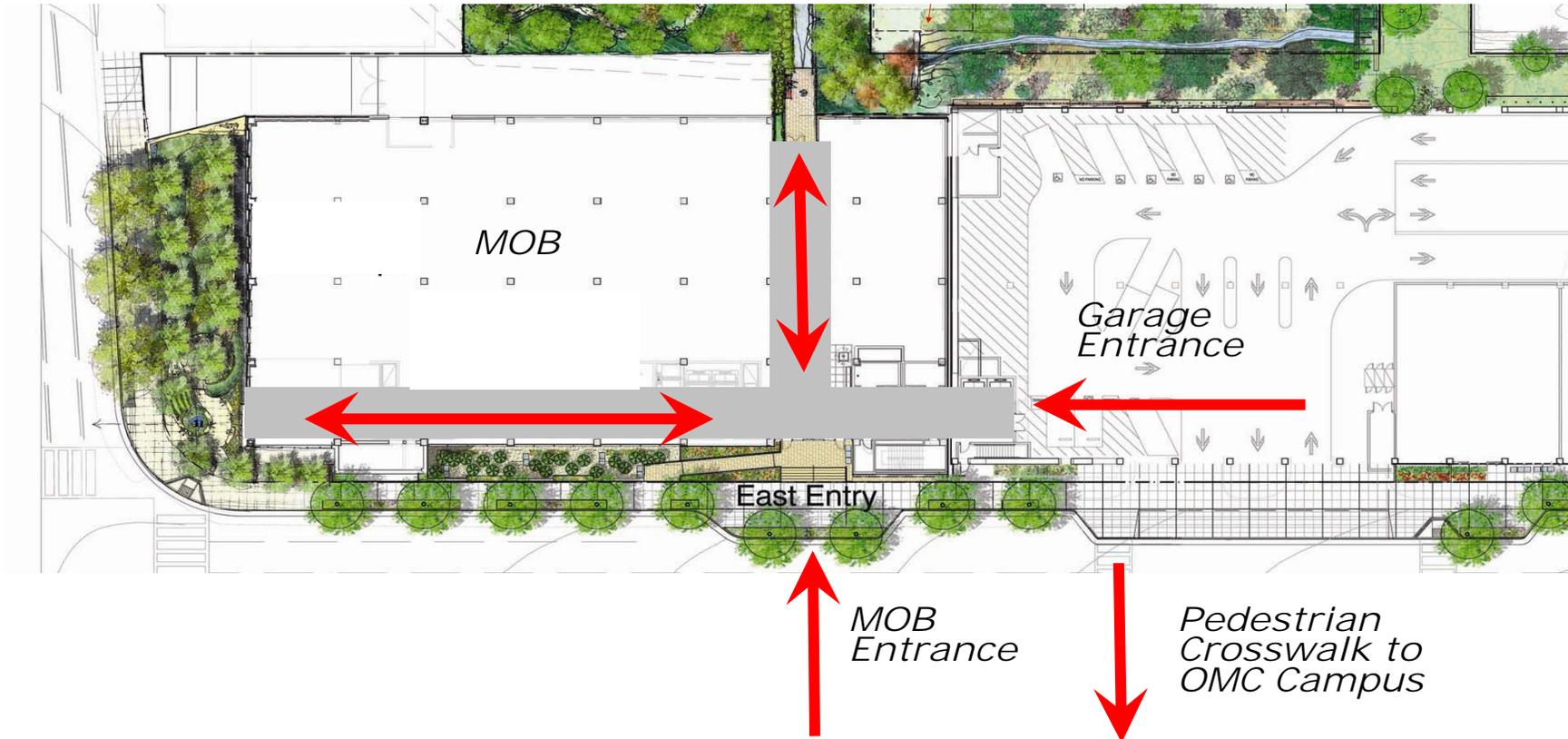
Street-Level Experiences



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Design Review Comments

Street-Level Experiences



Design Review Comments

Street-Level Experiences



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Rendering of MOB Entrance

Design Review Comments

Street-Level Experiences



The light well along Broadway has been removed from the project because of budgetary constraints

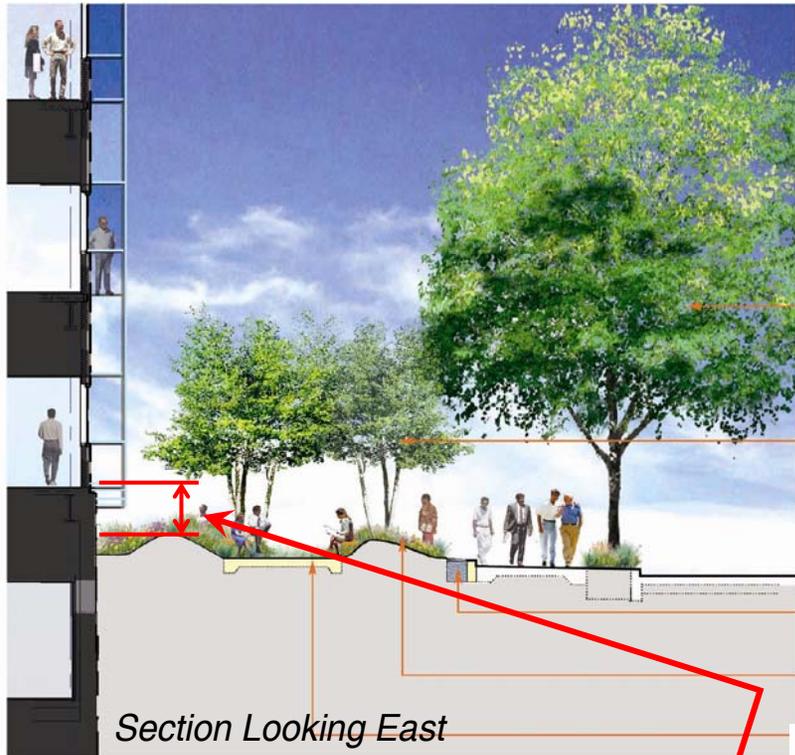
Ground level landscaping will be provided between sidewalk and building



Section without Light-Well

Design Review Comments

Street-Level Experiences



Section Looking East

Height of exposed concrete base has been greatly reduced by changing grades of the MacArthur Garden



South Building Elevation



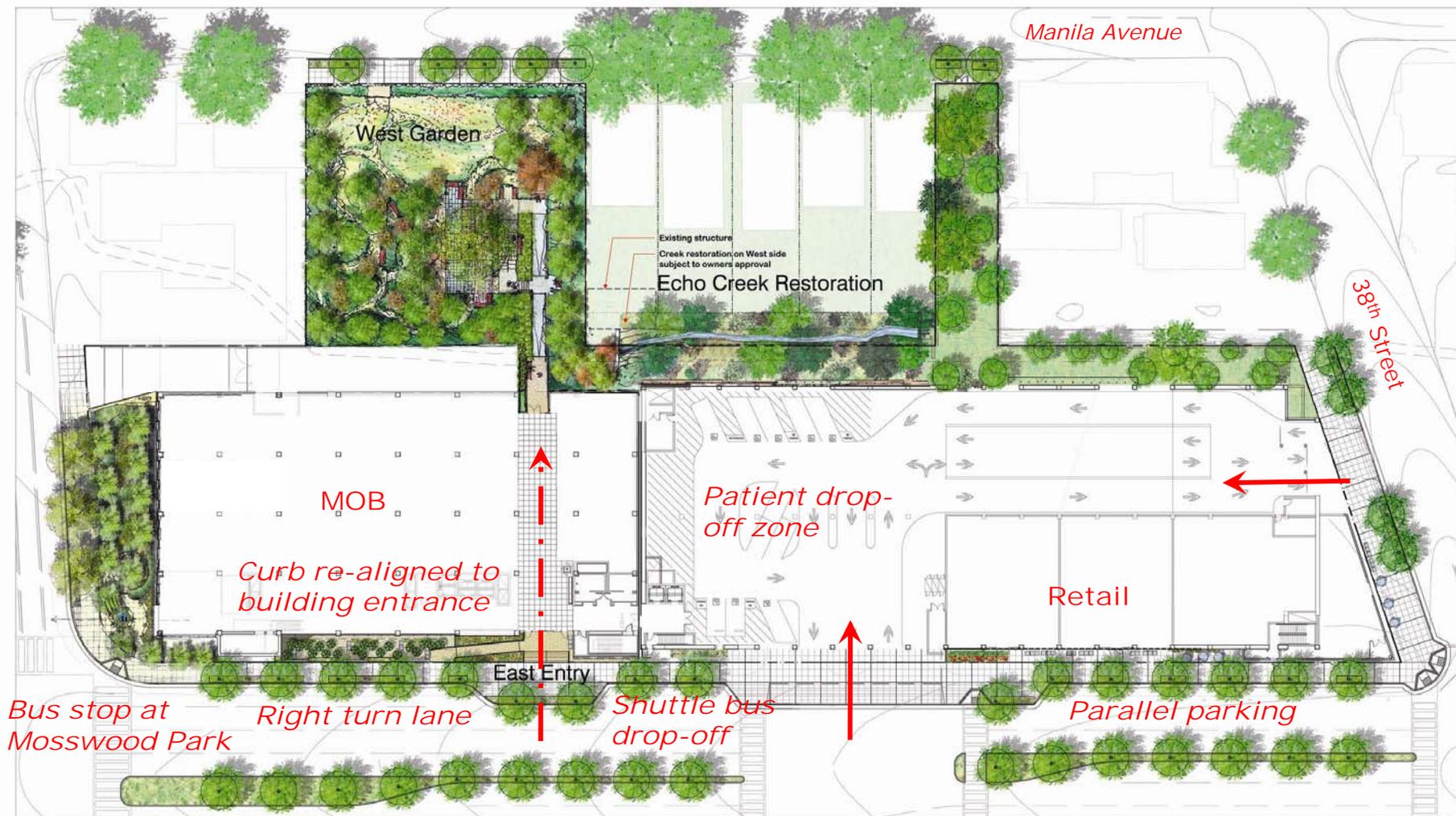
MacArthur Garden

Design Review Comments

Street-Level Experiences



North

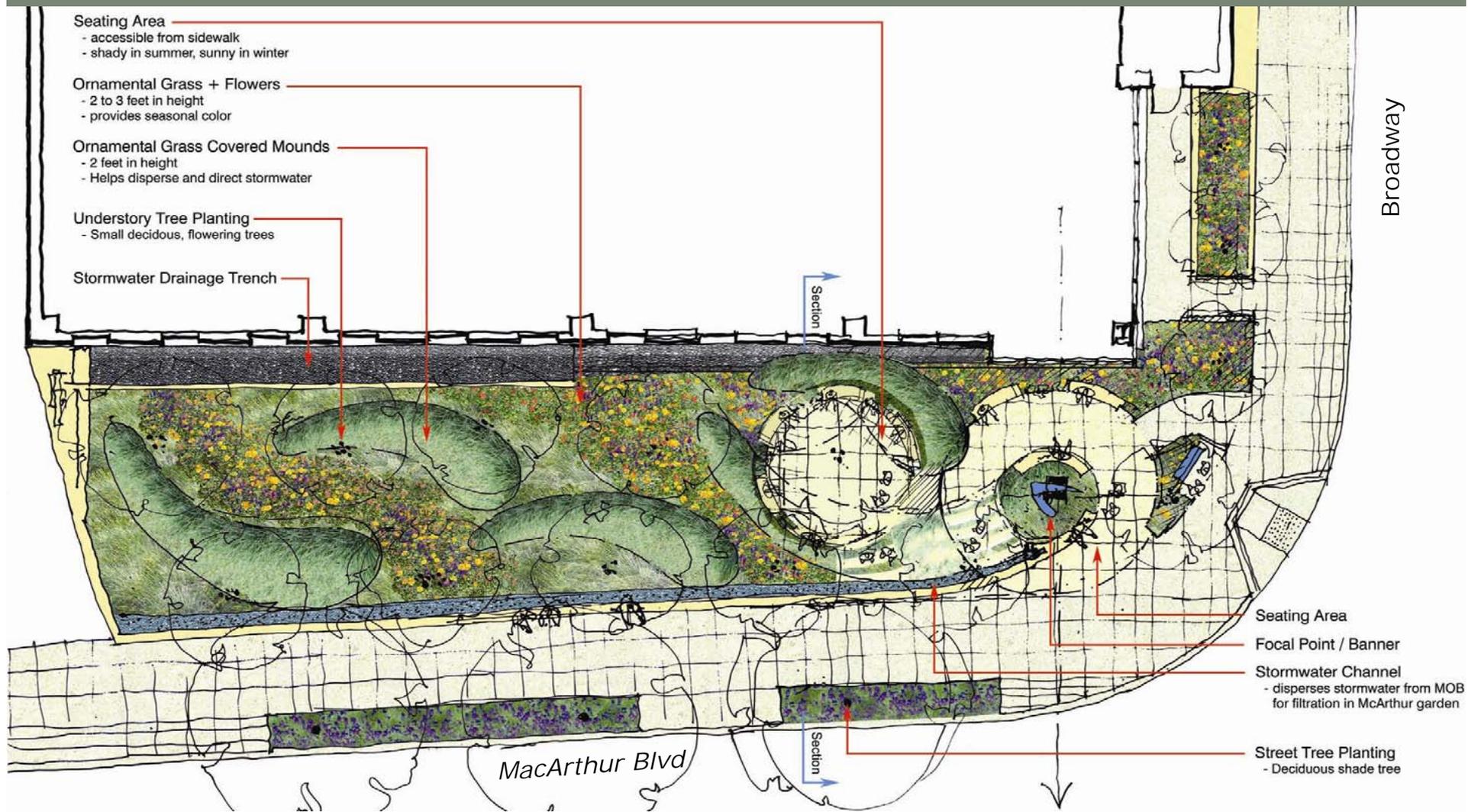


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Design Review Comments

Landscaping

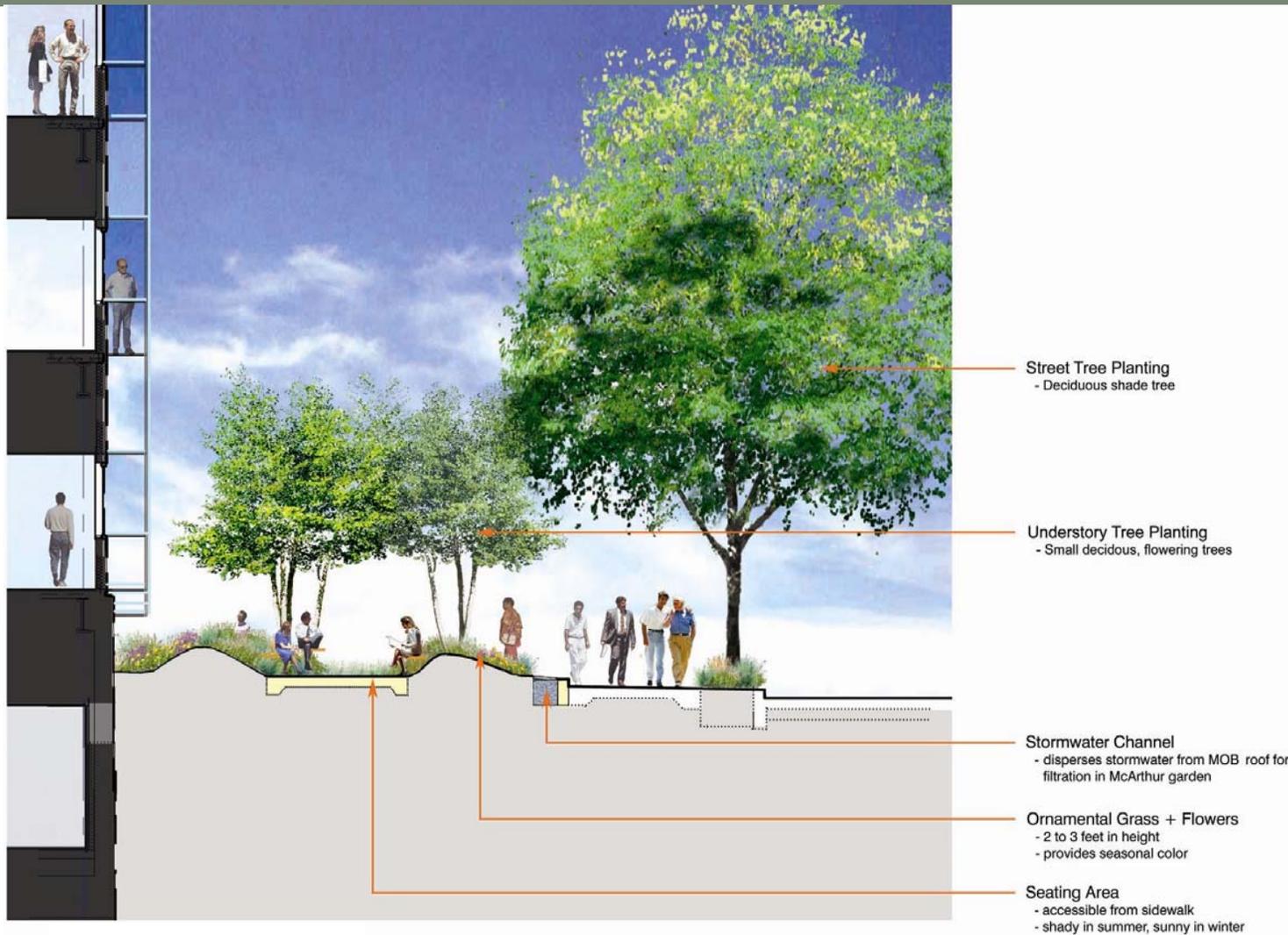


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MacArthur Garden

Design Review Comments

Landscaping

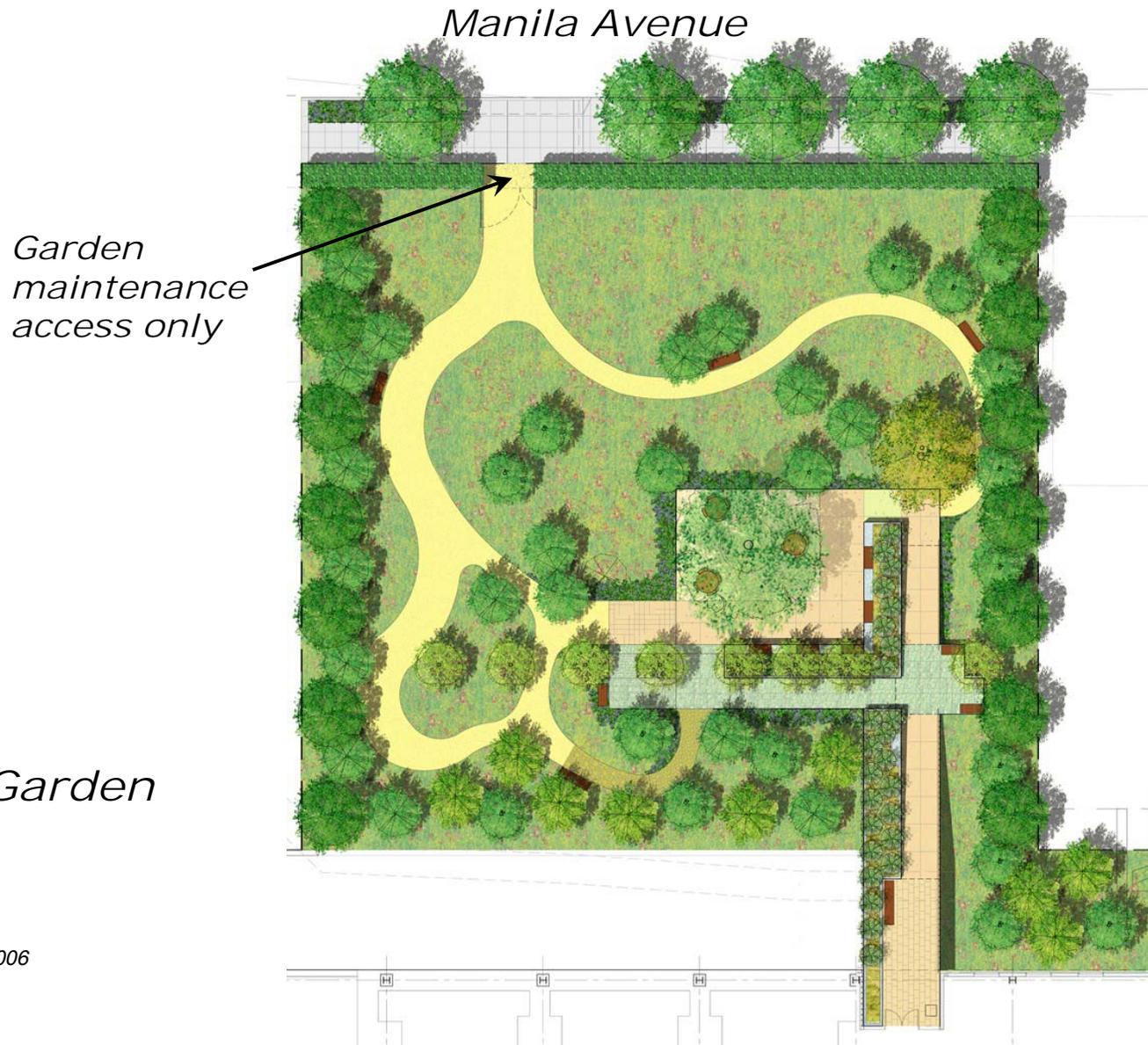


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Section Looking East

Design Review Comments

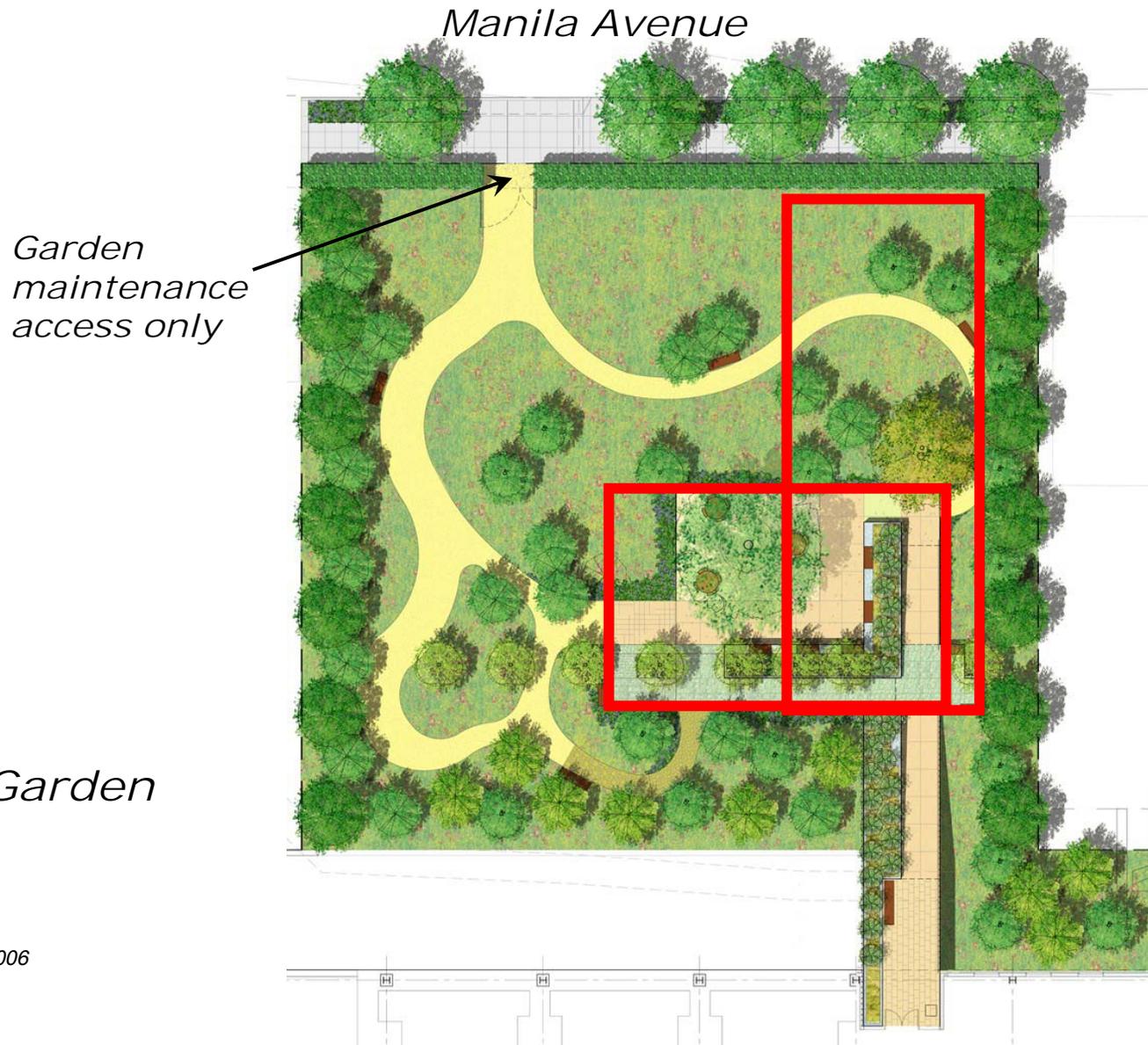
Landscaping



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Design Review Comments

Landscaping



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Glen Echo Creek

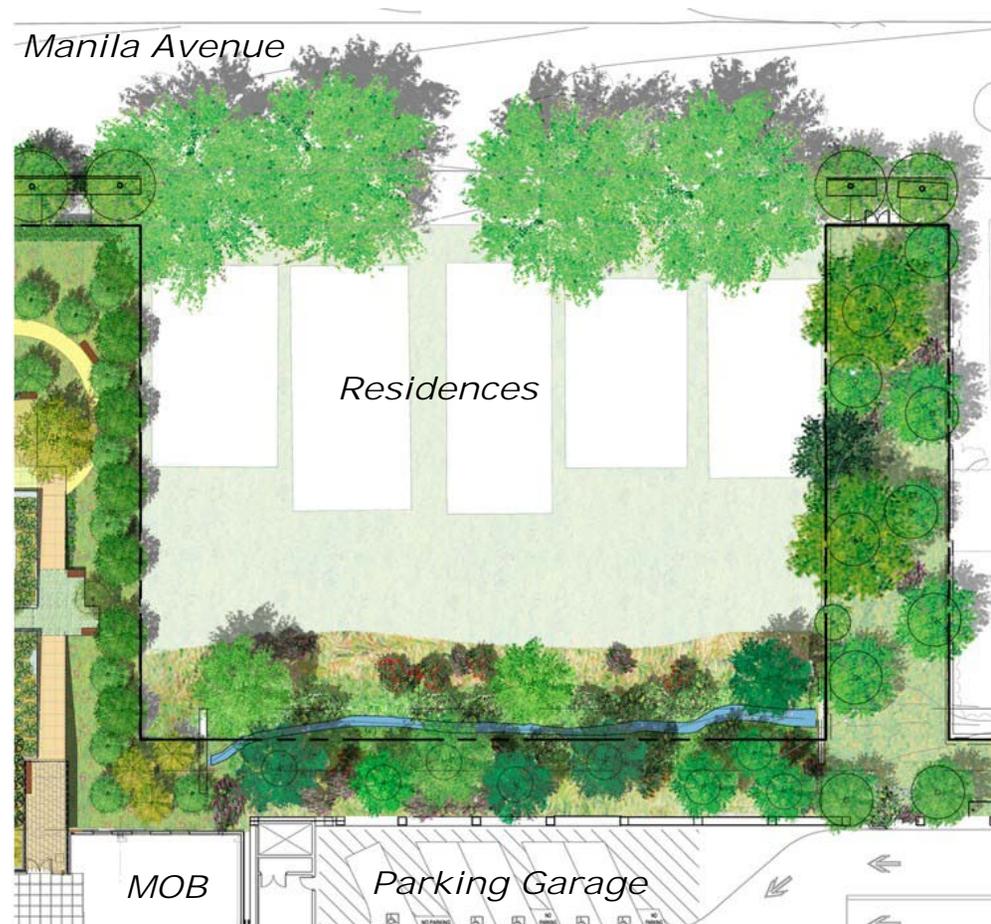
Restoration Work includes:

Re-grading slopes of creek

Re-vegetation on both sides of creek

Installation of temporary culvert and other protective measures during construction

Restoration Re-vegetation and Planting Plan (RVPP) is attached to the staff report and describes details of creek restoration



Glen Echo Creek Restoration

Model Photographs



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Model Photographs



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Model Photographs



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Model Photographs



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Questions and Comments



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