



Kaiser Permanente Oakland Medical Center Project

# Community Involvement and Urban Design Process

Monday, October 17, 2005  
Oakland Masonic Center  
6:30 p.m. - 9:00 p.m.

# Agenda

- Welcome & Introduction
- Overview of Process and Input Received to Date
- Presentation of Revised OMC Project
- Other Urban Design Opportunities
- Community Input Stations
- Next Steps



# Phase 1: Understanding the Project & Possibilities

# Phase 2: Developing Possible Solutions

Kaiser Permanente Oakland Medical Center Project

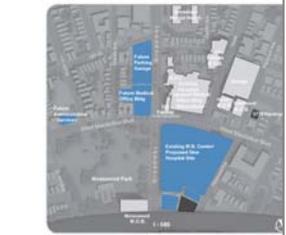
## Community Involvement and Urban Design Process

**About the Project**

Since the 1989 Loma Prieta earthquake, the importance of seismic safety has been evident to all hospitals including the Kaiser Permanente Oakland Medical Center. During that earthquake the Fabrick Medical Office Building tower at the corner of MacArthur and Broadway was heavily damaged and has since been unoccupied. Furthermore, State Senate Bill 1955 (SB-1955), passed after the 1991 Northridge earthquake, requires that all acute care hospitals in California retrofit or rebuild their facilities to comply with new seismic safety standards, or close by specific dates. For Kaiser Permanente's Oakland Medical Center, this date is the year 2015. Kaiser Permanente aims to begin construction on the Oakland Medical Center Project in 2006 in order to comply with these state seismic safety standards.



In order to meet these new requirements and upgrade its existing significant renovations, including construction of new buildings and a two-level parking garage, this upgrade will also help to provide more space for the new medical center campus which will include a new hospital to replace the existing Fabrick Medical Office Building tower, a specialized Pediatric care center, and additional outpatient services.



Kaiser Permanente Oakland Medical Center Project

## Community Outreach Activities to Date

The local community surrounding the Kaiser Permanente Oakland Medical Center (OMC) renovation project has participated in several community outreach activities pertaining to the OMC renovation project. The following are brief summaries of past meetings:

- October 8, 2003 and April 14, 2004: **PANL Meetings**  
The Oakland Medical Center Reconstruction and Rehabilitation Project was introduced to Kaiser Permanente at two Piedmont Avenue Neighborhood Improvement League (PANL) meetings. The replacement project was presented as part of broader presentations about construction projects and other medical center activities.
- August 26, 2004: **Community Meeting with Vice Mayor Jane Brunner**  
Vice Mayor Jane Brunner hosted a community meeting at the Kaiser Permanente Oakland Medical Center where Brunner, Gale, So, Vice President and Area Manager, Kaiser Permanente, East Bay Area, gave a presentation about ongoing projects and the need for the OMC replacement project and initial plans. The meeting generated numerous questions, which were answered by Kaiser Permanente in a letter distributed to the meeting attendees and other neighborhood groups around the Medical Center.
- October 13, 2004: **Oakland Chamber of Commerce Meeting**  
A brief review of the OMC Project was presented by Kaiser Permanente to the Oakland Chamber of Commerce Planning and Construction Committee.



The City of Oakland has retained two firms – RBF Consulting's Urban Design Studio (RBF) and SMPM – to lead a community process intended to yield urban design alternatives that may be capable of improving Kaiser Permanente's proposed Oakland Medical Center (OMC) Replacement Project. In partnership with the City and the community, RBF and SMPM will be conducting the following two-phase process aimed at finding common ground between the community, the City, and Kaiser Permanente. The major goals of this process are to:

- Describe the current OMC Project proposal, as well as Kaiser Permanente's requirements, needs, and limitations that influence the design of their medical center replacement program;
- Provide a forum for community input on the project, identifying issues, concerns, ideas, and suggestions;
- Explore the potential for alternatives to Kaiser Permanente's current proposal which benefit both Kaiser Permanente and the surrounding community.

**Phase 1: Understanding the Project and Possibilities**

The purpose of phase 1 is to provide meaningful opportunities to understand the City of Oakland, Kaiser Permanente, and the community's priorities, vision and challenges pertaining to the proposed Kaiser Permanente Oakland Medical Center project. This phase will entail the following specific elements:

- Baseline Research**  
Initial research is being conducted by RBF and SMPM to gain understanding of community issues, City priorities, and Kaiser Permanente programming.
- Newsletter #1**  
The first newsletter is distributed to introduce the Project and Process.
- Community Workshop #1**  
The first community workshop will be held August 23, 2005 from 7:00pm to 9:00pm, at Memorial Park Recreation Center, 3612 Webster Street (near MacArthur), Oakland, CA 94609. The driveway access is off of Webster near the 1500 overpass, north of MacArthur. There is a small parking lot plus plenty of on-street parking surrounding the park. The focus of this workshop is to summarize information gathered to date, present urban design observations, and receive feedback from the community.
- Neighborhood Walks**  
Walks with residents through the neighborhoods adjacent to the OMC will be held to understand community concerns and ideas in the field. Date, time, and location to be announced.
- Discussion Groups**  
Smaller discussion group meetings will occur with PANL and with the residents and neighbors of MacArthur Avenue, Carville Avenue, Howe Street, and Richmond Avenue. These meetings will focus on specific neighborhood issues and ideas. Date, time, and location to be announced.

**Phase 2: Developing Possible Solutions**

The purpose of this phase is to develop objective urban design criteria that provide an overall framework through which the Kaiser Permanente Oakland Medical Center project can be evaluated and potential urban design alternatives developed. This phase will commence in the fall and will include:

- Urban Design Options**  
Options related to urban design will be identified for enhancing Kaiser Permanente Oakland Medical Center project based on Phase 1 input and findings.
- Community Workshop #2**  
The second community workshop will focus on establishing community-based "Good Neighbor" design guidelines and identifying a range of community-based alternatives for evaluating the Kaiser Permanente Oakland Medical Center project in response to articulated community issues. Date, time, and location to be announced.
- Prepare Alternative Development Solutions**  
Alternative development solutions will be prepared to evaluate against Kaiser Permanente's refinement of its proposed Project and to identify potential site alternatives.
- Newsletter #2**  
The second newsletter will be distributed to summarize key findings from Community Workshops #1 and #2 and alternative development solutions.

Participation in the workshops, discussion groups, and neighborhood walks will enable community input into the City's design review process, and may identify design alternatives that can improve upon or enhance the proposed Kaiser Permanente Oakland Medical Center project. Any questions or comments may be directed to Scott Gregory, contract planner for the City of Oakland, at (510) 535-6600, or by email to kaiser@tamplink.gregory.com.

mentments of the OMC Project will be and concerns of the project

**Commission-Scoping Session**  
Kaiser Permanente is to be holding a scoping session. Many residents of Oakland speak at the session.

**Meetings**  
Meetings were held by Kaiser Permanente at Howe Street, 36th Street and Carville Avenue. Meetings were conducted to introduce the project, and answer any questions.



# Pre-Workshop # 1

- October 8, 2003: PANIL Meeting
- April 14, 2004: PANIL Meeting
- August 26, 2004: Community Meetings with Vice Mayor Jane Brunner
- October 13, 2004: Oakland Chamber of Commerce Meeting
- March 9, 2005: PANIL Meeting
- April 13, 2005: City of Oakland Planning Commission- Scoping Session
- May 23-27, 2005: Neighborhood Specific Meetings



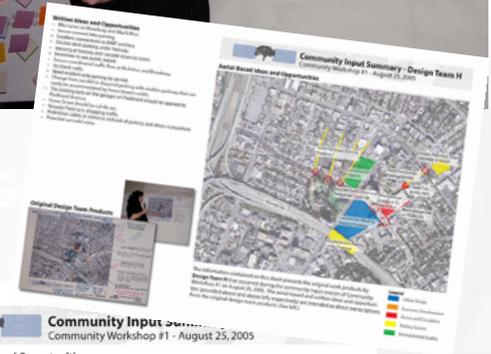
# Key, Preliminary Urban Design Issues Raised

- Reduce height of parking garage on Broadway
- Create active streetfronts – no blank walls and “dead” parking garage walls along major corridors
- Maximize building mass near I-580 – relieve pressure on adjacent neighborhoods
- Explore more efficient ‘adjacencies’ of uses – reduce need for pedestrian bridges
- Optimize parking efficiencies – not too much and not too little



# Workshop #1

## August 25, 2005



- Legend**
- Urban Design**
    - Step Back Hospital Massing and Concentrate Higher Density Towards Freeway Ground Floor Commercial Retail
    - Scale to Neighborhood with No More than 2-3 Stories and Underground Parking
    - Retains for MOB Center
  - Economic Development**
    - Phase Out Hotels
    - Potential Re-development Areas
  - Access and Circulation**
    - Need Intersection Improvements
    - Possible Car-De-Sacs
    - Exit Ramp Off I-580 to MOB Parking
    - Suggested Shuttle Route
    - Make One Way with Traffic Calming
  - Parking System**
    - Need for Residential Permit Parking
    - Potential Parking Structure Concentrations
    - Used by Kaiser Patients and Employees
  - Environmental Quality**
    - Landscaping Needed
    - Potential Impact on Trees and Grass Due to Shadows
    - Kaiser Should Hito Maintain and Add Security
    - Possible Addition of a Dog Park
    - Impact on Creek and Neighborhood Before and After Construction
    - Preserve Creek and Park



The information contained on this sheet presents a compilation of the original work products by all the Design Teams that occurred during the community input session of Community Workshop #1 on August 25, 2005. Please refer to individual Design Team Input Summary sheets for more specific aerial-based and written ideas and opportunities.

# Neighborhood Discussions & Walks

## September 12-13, 2005



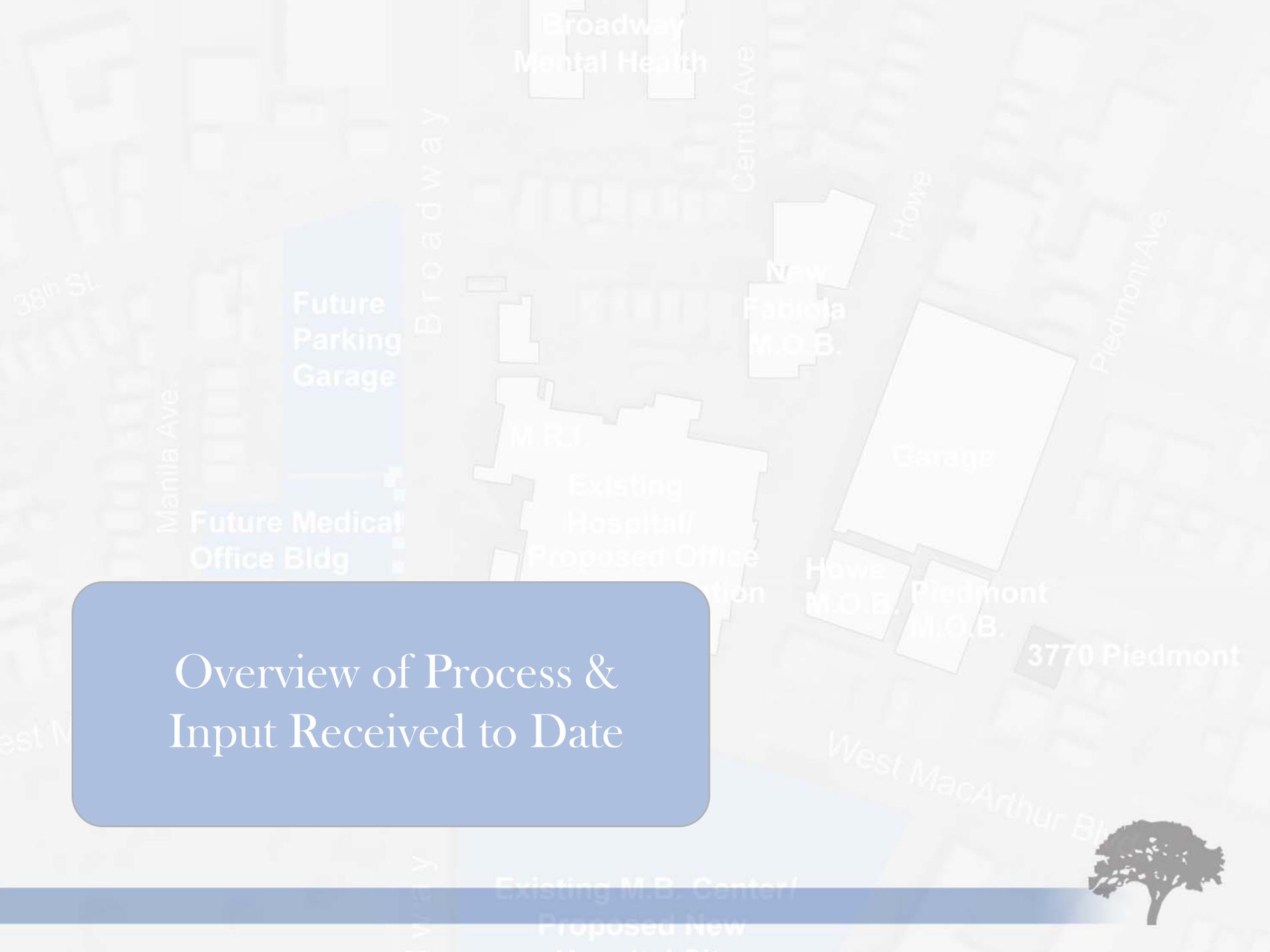
Existing M.B. Center  
Proposed New  
M.B. Center



# Key Concerns/ Priorities

- 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





Overview of Process &  
Input Received to Date





Broadway  
Mental Health

Cerrito Ave.

38th St.

Future  
Parking  
Garage

Broadway

Manila Ave.

Future Medical  
Office Bldg

M.R.I.

Existing  
Hospital/  
Proposed Office  
Building

New  
Fabiola  
M.O.B.

Howe

Garage

Piedmont Ave.

Howe  
M.O.B.

Piedmont  
M.O.B.

3770 Piedmont

West M

West MacArthur Bl

Existing M.B. Center/  
Proposed New  
M.O.B.



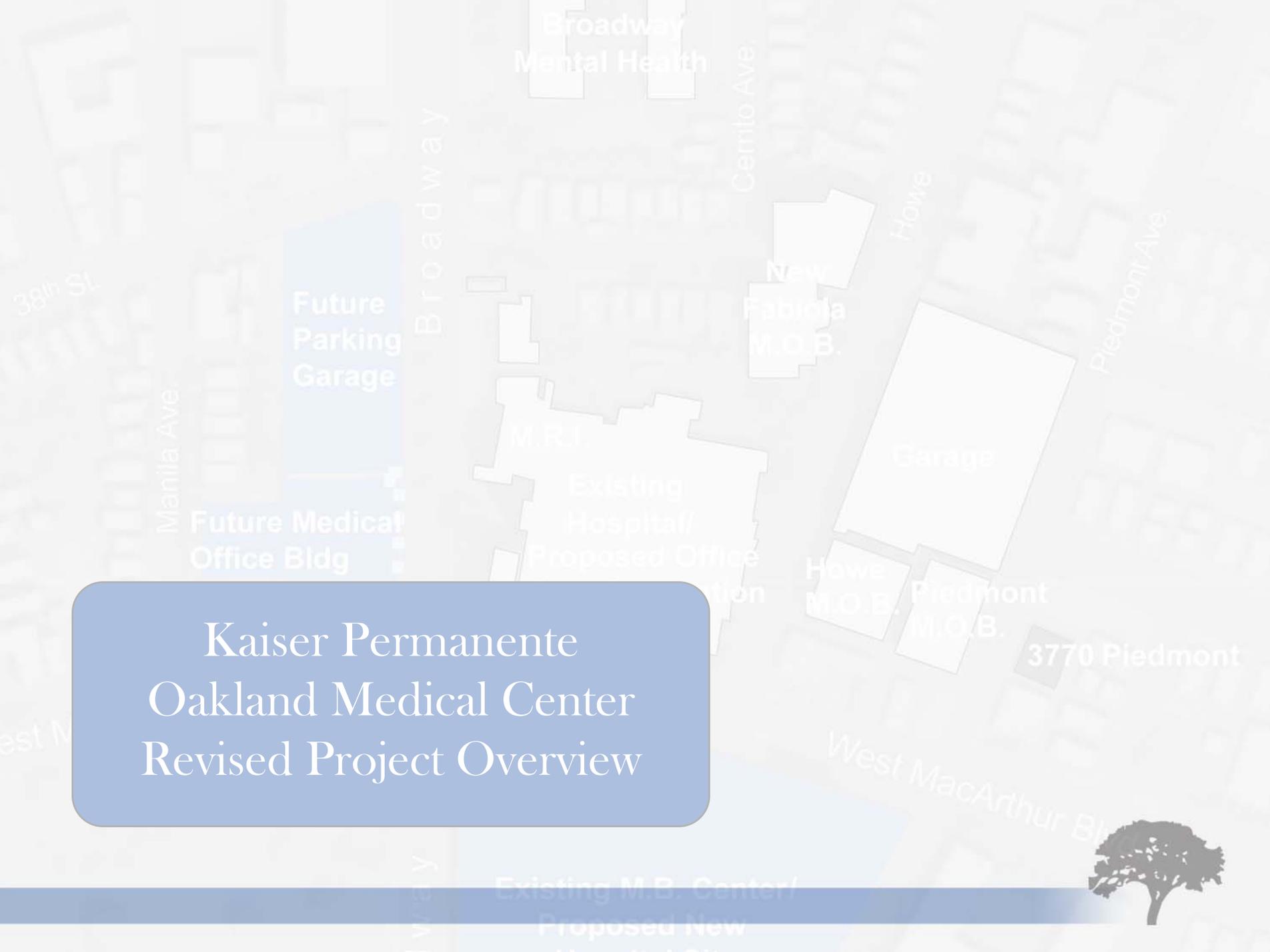
Community Input

# Community Input

**STEP 1:** Observe the Kaiser Permanente presentation of the revised project followed by City consultant presentation of other urban design opportunities to be further explored. During presentations, record your questions and notes on the provided handouts.

**STEP 2:** After the presentation, visit the Community Input Stations to ask specific questions and/or discuss specific issues related to the revised Kaiser Permanente project.





The map shows the layout of the Kaiser Permanente Oakland Medical Center. Key features include:   
 - **Streets:** Broadway, Cerrito Ave., Howe, Piedmont Ave., West MacArthur Bl., Manila Ave., 38th St.   
 - **Buildings:** Broadway Mental Health, New Fabiola M.O.B., Existing Hospital/ Proposed Office, M.R.I., Future Medical Office Bldg, Future Parking Garage, Garage, Howe M.O.B., Piedmont M.O.B., 3770 Piedmont, Existing M.B. Center/ Proposed New.   
 - **Other:** A blue rounded rectangle contains the title text. A tree icon is in the bottom right corner.

# Kaiser Permanente Oakland Medical Center Revised Project Overview





Other Urban Design  
Opportunities to Explore





# Opportunities to be Further Explored by the City

## Traffic Strategies

- Reducing Traffic on Neighborhood Streets (i.e. Manila, Shafter, Howe and Westal)
- Potential closing of Howe Street



# Opportunities to be Further Explored by the City

## Parking Strategies

- Consider Remote, or Satellite Parking locations
- Highly Efficient Parking within Garages
- Aggressive TSM/TDM to reduce number of cars
- Neighborhood Parking Permits/Enforcement

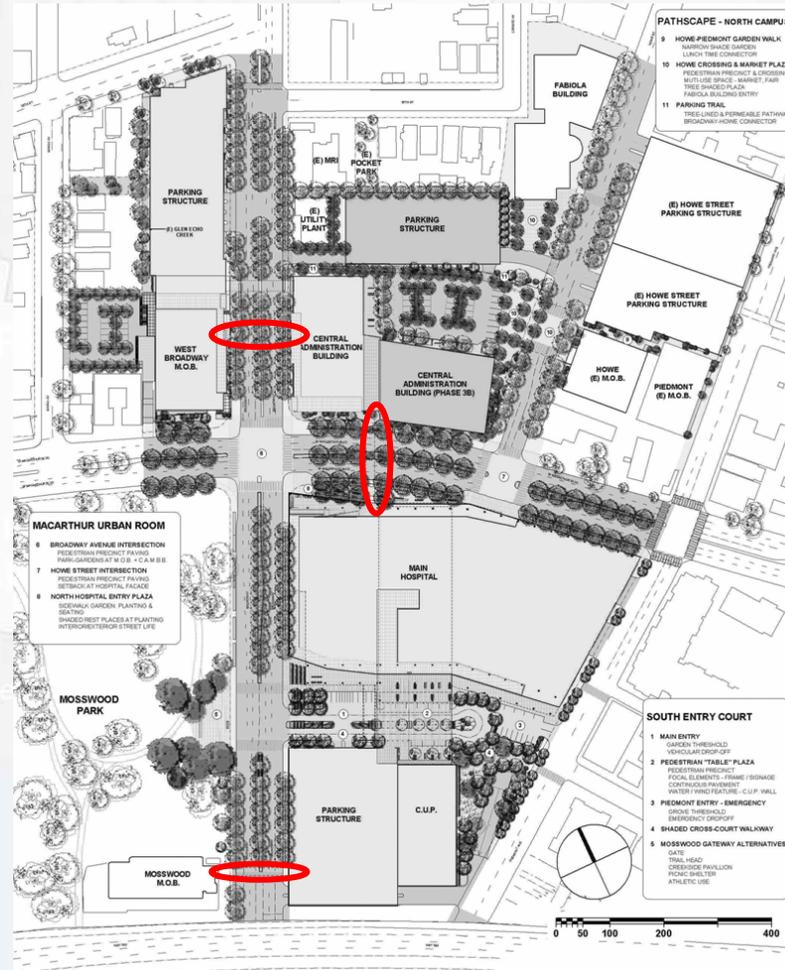


Existing M.B. Center/  
Proposed New

# Opportunities to be Further Explored by the City

## Skybridges

- Tunnel Options
- Surface Options



# Opportunities to be Further Explored by the City

Integrate Adjacent Properties into Plan

- Motel Site
- Gas Station/Auto Site



Existing M.B. Center/  
Proposed New



# Opportunities to be Further Explored by the City

## Mosswood Park

- Entries/Edges
- Potential New Improvements
- Daylighting the Creek



# Mosswood Park Improvements

## PASSIVE :

- ENTRY PLAZA
- GATEWAY
- ENTRY GARDEN
- ENTRY GROVE
- PICNIC PAVILLION
- SHADE STRUCTURE
- CHESS TABLES



## ACTIVE :

- ATHLETIC FIELD
- COURTS
- PLAY AREA
- EXERCISE LOOP
- TRAIL HEAD



# Opportunities to be Further Explored by the City

Landscaping along Piedmont Avenue



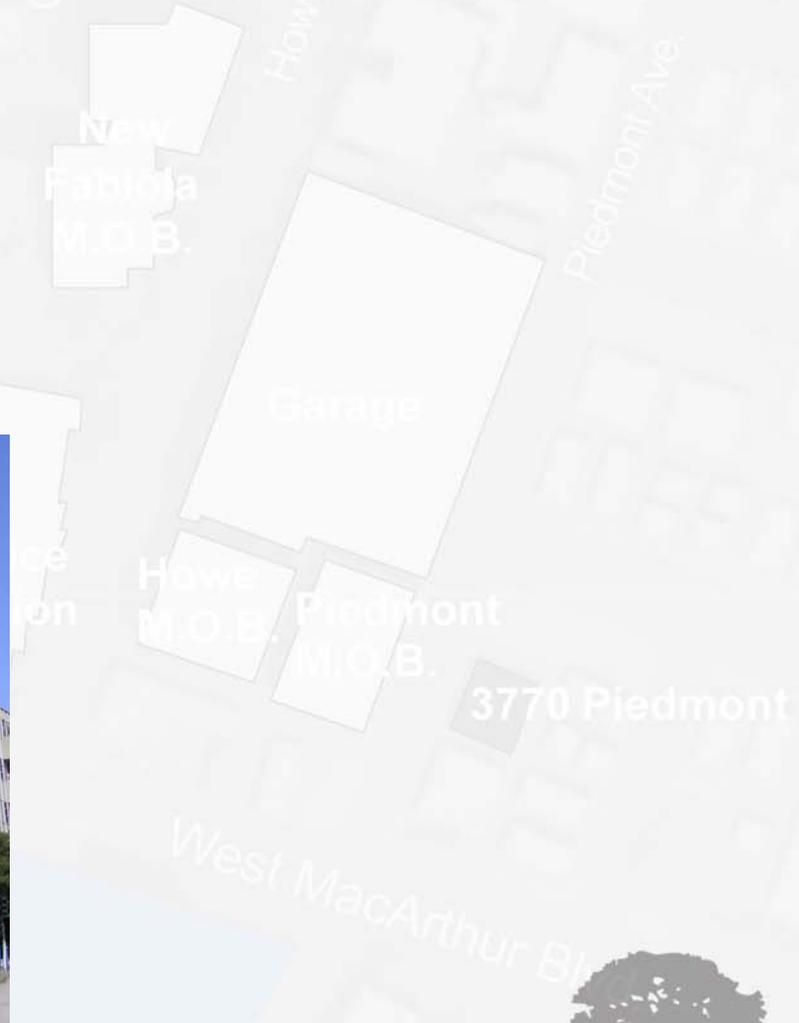
Existing M.B. Center/  
Proposed New



# Opportunities to be Further Explored by the City

## Old Hospital Site

- Edges
- Massing
- Public Circulation/Access
- Open Spaces/Public Spaces



# Agenda:

Where We Were

What We Heard – Key Issues

Where We Are Now - Revised Master Plan

Key Issues Addressed

# Agenda:

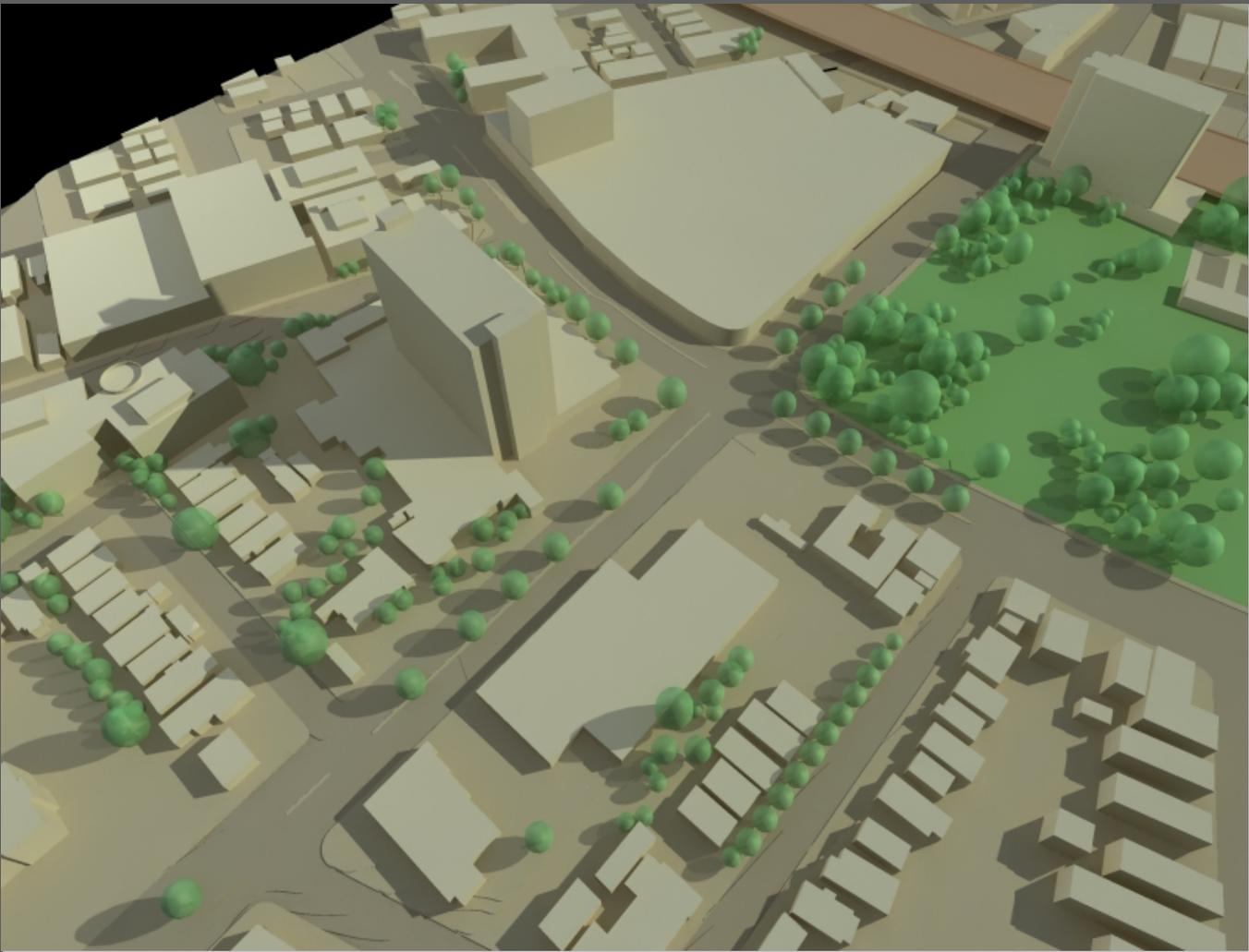
## Where We Were

## What We Heard – Key Issues

## Where We Are Now - Revised Master Plan

## Key Issues Addressed

Previous Master Plan Existing



## Previous Master Plan Phase 1



New Hospital Parking

New Medical Services Building

New MSB Parking

## Previous Master Plan Phase 2



New Inpatient Hospital

New Inpatient –  
Outpatient link

Previous Master Plan Phase 3



Remove upper floor of existing hospital structure and renovate into outpatient uses

## Previous Master Plan Phase 3



# Agenda:

Where We Were

What We Heard – Key Issues

Where We Are Now - Revised Master Plan

Key Issues Addressed

## What We Heard - Key Issues

1. Reduce height of “West Broadway” (formerly known as Honda) Parking Garage  
*Garage Height reduced by 2 stories (21 ft+)*
2. Create active street fronts – no blank walls and “dead” parking garage walls along Broadway at new garage  
*Developed active use along street fronts with landscape. Converted W. Broadway Garage level 1 stalls along Broadway to retail in Phase 3*
3. Maximize building mass near I-580 – relieve pressure on adjacent neighborhoods  
*Shifted bulk of medical center activities and traffic south to MB site*
4. Reduce need for pedestrian bridges and find ways to activate pedestrian use of streets  
*Focused entries and circulation to support street activity and life. Reduced use for pedestrian bridge to medical staff / transport*
5. Optimize parking efficiencies – not too much and not too little  
*Total campus parking supply reduced from 4,140 cars to 3,584 cars. Provided mitigation for interim needs*

# Agenda:

Where We Were

What We Heard – Key Issues

Where We Are Now - Revised Master Plan

Key Issues Addressed

## Master Plan - Primary Design Drivers

- Kaiser Permanente Hospital design standards
- Logical phasing of development
- Flexibility/adaptability for future change
- Safety and satisfaction of members/patients/staff
- Clear Circulation and Way finding
- Effective continuous operation of the Medical Center functions throughout multiple phases
- Appropriate Urban response to the site/city
- Provision for safe and adequate parking and circulation throughout all phases of development

## Master Plan – Planning Strategies

- Optimize development potential on the MB site, with maximum flexibility
- Apply Kaiser Permanente design standards
- Develop project massing to minimize impact on surrounding neighborhoods
- Break down the scale of the urban grid within the medical center campus



## Master Plan Design Drivers

The urban site of the Oakland Medical Center is one of the key design drivers.

### Major East West Streets

I-580

Mac Arthur

### North South Streets

Broadway

Howe Street

Piedmont

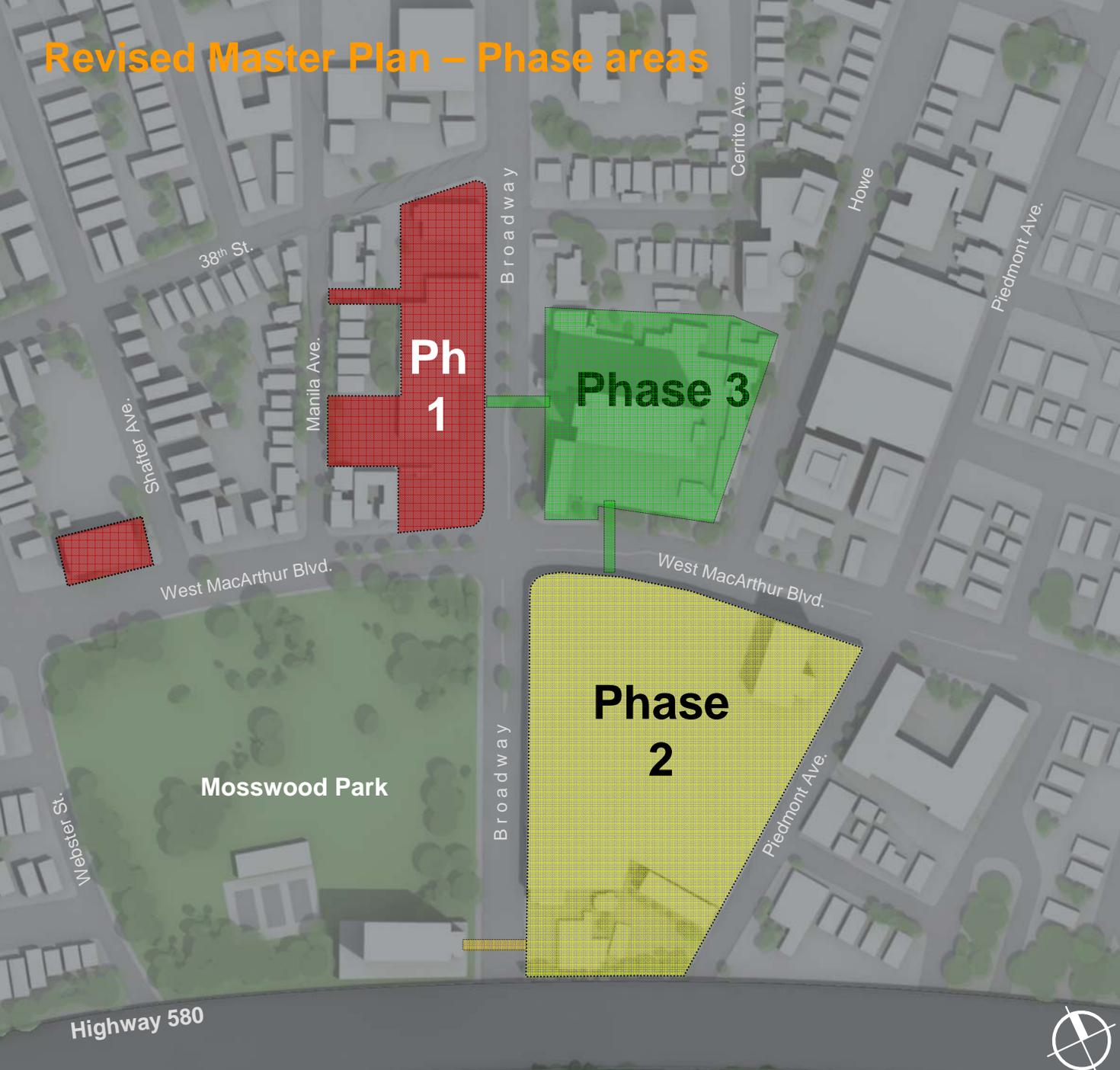
### New Pedestrian Links

South Court at Phase 2 Site

North Court at Phase 3 Site

Pedestrian oriented cross-access East to West at two locations enables Kaiser Permanente campus to stimulate neighborhood scale movement and connectivity.

# Revised Master Plan – Phase areas



## Phase 1 (2006-2007)

Medical Services Building (M.S.B.) & Cancer Care Center, M.S.B. parking structure, and retail

## Phase 2 (2007-2012)

Hospital, Central Utility Plant (C.U.P.), and Hospital parking structure, skybridge to Mosswood MSB

## Phase 3 (2013-2017)

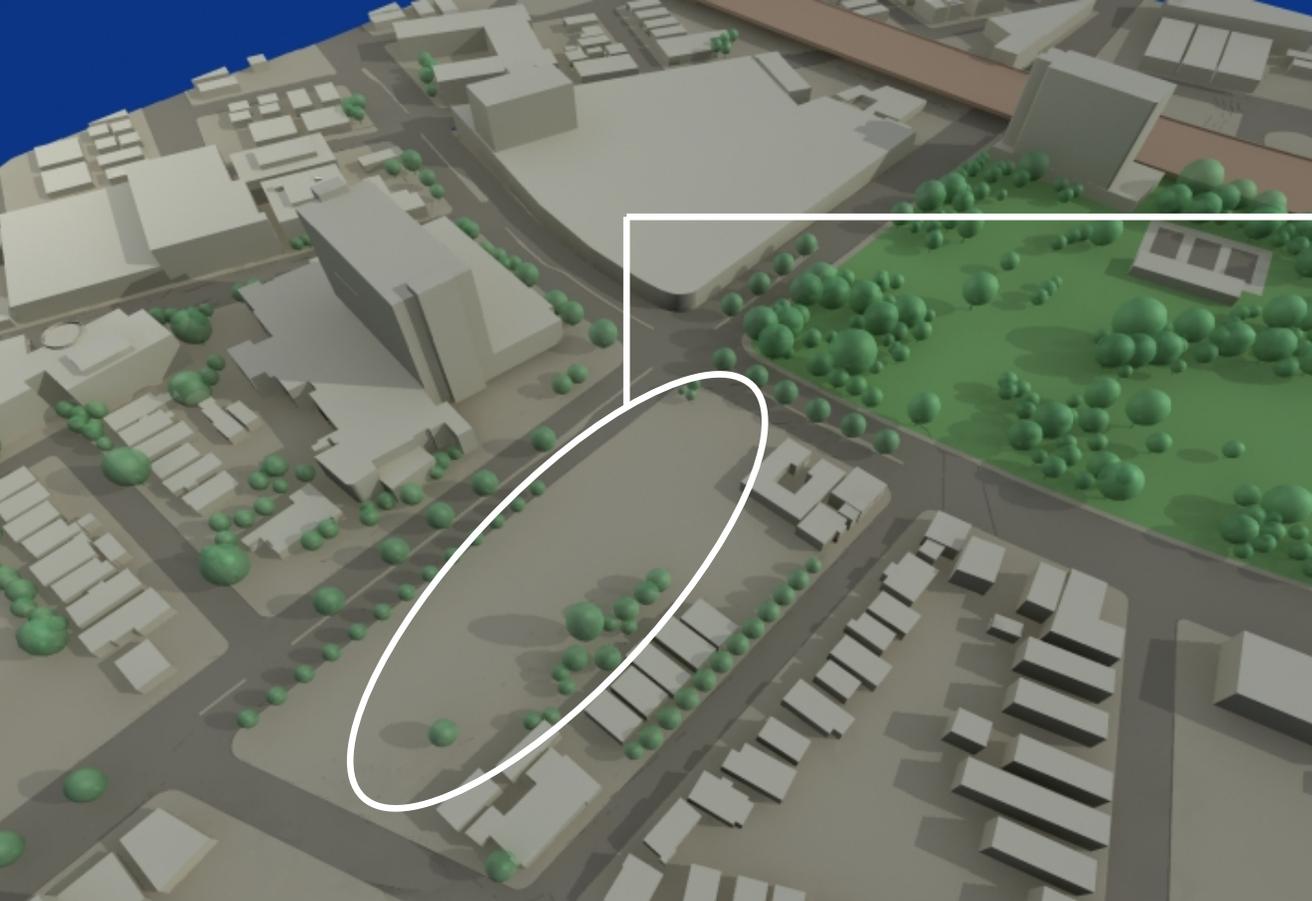
Central Administration Building/MOB, sky bridge connections, and parking

# Revised Master Plan – Key Differentiators

	Previous Master Plan	Revised Master Plan	Remarks
<b>Total Entitled</b>	<b>1,780,455 SF</b> <b>4,140 cars</b>	<b>1,780,455 SF</b> <b>3,584 cars</b>	<b>No Change</b> <b>556 less cars</b>
<b>Phase 1</b> (2006 – 2007)	West Broadway MSB (165,000 sf) • 4 floor L- shaped bldg West Broadway Garage (960 stalls) • 6 covered stories/7 decks above grade + 2 below • Partial Demo MB Center & construct new 1600 car garage	West Broadway MSB (165,000 sf) • 5 floor Rectangular bldg West Broadway Garage (738 stalls) • 4 covered stories/5 decks above grade + 2 below • Demolish MB Center	<ul style="list-style-type: none"> <li>• Pulled back from Manila</li> <li>• Fewer cars</li> <li>• 2 stories (21 ft shorter)</li> <li>• Added retail on 38<sup>th</sup> and Broadway</li> </ul>
<b>Phase 2</b> (2008 – 2012)	New Replacement Hospital • 740,000 sf • 2 joined triangular nursing Towers • 5 bed floors over 4 floor base  New Hospital Garage (1600 stalls) • 10 floors above grade + 2 below Sky bridge to Mosswood MSB Loading Dock at grade	New Replacement Hospital • 900,000 - 1,013,000 sf • 1 rectangular nursing tower • 6 bed floors + mechanical floor over 4 floor base  New Hospital Garage (1216 stalls) • 7 floors above grade + 2 below Sky bridge to Mosswood MSB Loading Dock in Basement	<ul style="list-style-type: none"> <li>• Hospital shifted toward 580</li> <li>• Rotate Tower / Move mass South away from MacArthur</li> <li>• Garage 3 floors smaller</li> <li>• Dock hidden from neighbors</li> </ul>
<b>Phase 3</b> (2013 – 2017)	Partial Existing Hospital Demolition • Remodel to non-acute service • 542,387 sf • 7 floors above grade  Parking provided in Howe & new Hospital garage  Sky bridges to West Broadway & MB Hospital along street edges	Existing Hospital Demolition • New Central Admin/ Education Ctr • 45,000 – 200,000 sf • 3 – 5 floors above grade  Surface Parking (189 car)  Sky bridges to West Broadway & MB Hospital at mid block	<ul style="list-style-type: none"> <li>• More neighbor friendly</li> <li>• Much smaller program</li> <li>• Better scaled building</li> <li>• New bridges respect int' sections &amp; support street</li> </ul>



## Revised Master Plan Phasing Existing Condition



## Revised Master Plan Phasing

### Phase 1 (2006-2007)

- **Demolition** of existing buildings

#### *Make-Ready for Site Clearance:*

*Phase 1 MOB / Garage construction necessary in order to relocate Kaiser services from existing MB Center and replace 1,156 parking stalls at MB Parking Garage and avoid disruption to Kaiser services*



# Revised Master Plan Phasing

## Phase 1 (2006-2007)

- **Medical Services Building (MSB) & Cancer Care Center** (165,000 sf)
- **Garage**
  - **738 stalls** (reduced from 960)
  - **4 stories/5 decks** (reduced from 6 stories/7 decks), i.e. 23' height reduction
- AAA Admin Building (Remodel. No new construction)
- Redevelop **site features**
  - **surface parking** along Manila
- Retail on 38<sup>th</sup> and Broadway



## Revised Master Plan Phasing Phase 2 (2008-2012)

- Demolition of existing MB Center



## Revised Master Plan Phasing

### Phase 2 (2008-2012)

- **Demolition of existing MB Center**
- **Hospital**
  - Tower turned from previous master plan to move hospital mass toward 580
- **Garage**
  - **8 – 9 Stories** compared to 10 Stories in previous master plan
- **Central Utility Plant**
- **Site development**
- **Sky bridge to Mosswood MSB**



## Revised Master Plan Phasing

### Phase 3 (2013-2017)

- **Demolition of Existing Hospital**
  - Previous Master Plan left some of existing hospital in place



## Revised Master Plan Phasing

### Phase 3 (2013-2017)

- **Demolition of Existing Hospital**
- **Office & MOB / Conference Education Center**
  - Less than ½ size and height as compared to previous Master Plan
- **Farmers' Market, Parking**
- **Site Development & Skybridges** to phase 1 & 2
- **Parking garage** (as needed)



# Agenda:

Where We Were

What We Heard – Key Issues

Where We Are Now - Revised Master Plan

Key Issues Addressed

## Key Issues

1. Reduce height of “West Broadway” (formerly known as Honda) Parking Garage
2. Create active street fronts – no blank walls and “dead” parking garage walls along Broadway at new garage
3. Maximize building mass near I-580 – relieve pressure on adjacent neighborhoods
4. Reduce need for pedestrian bridges and find ways to activate pedestrian use of streets
5. Optimize parking efficiencies – not too much and not too little



## Key Issue #1 West Broadway Parking Garage

### Changes

- MSB: Construct Away From Manila
- Surface Lot for designated staff parking
- Parking Garage: Drop from 960 stalls to 738 stalls ( 4 stories/5 decks above grade + 2 below grade)
- Phase 3 – Convert parking along Broadway to retail

**Key Issue #1**  
West Broadway Parking Garage



Previous Master Plan

**Reduce Height of West Broadway Parking Garage**

# Key Issue #1 West Broadway Parking Garage

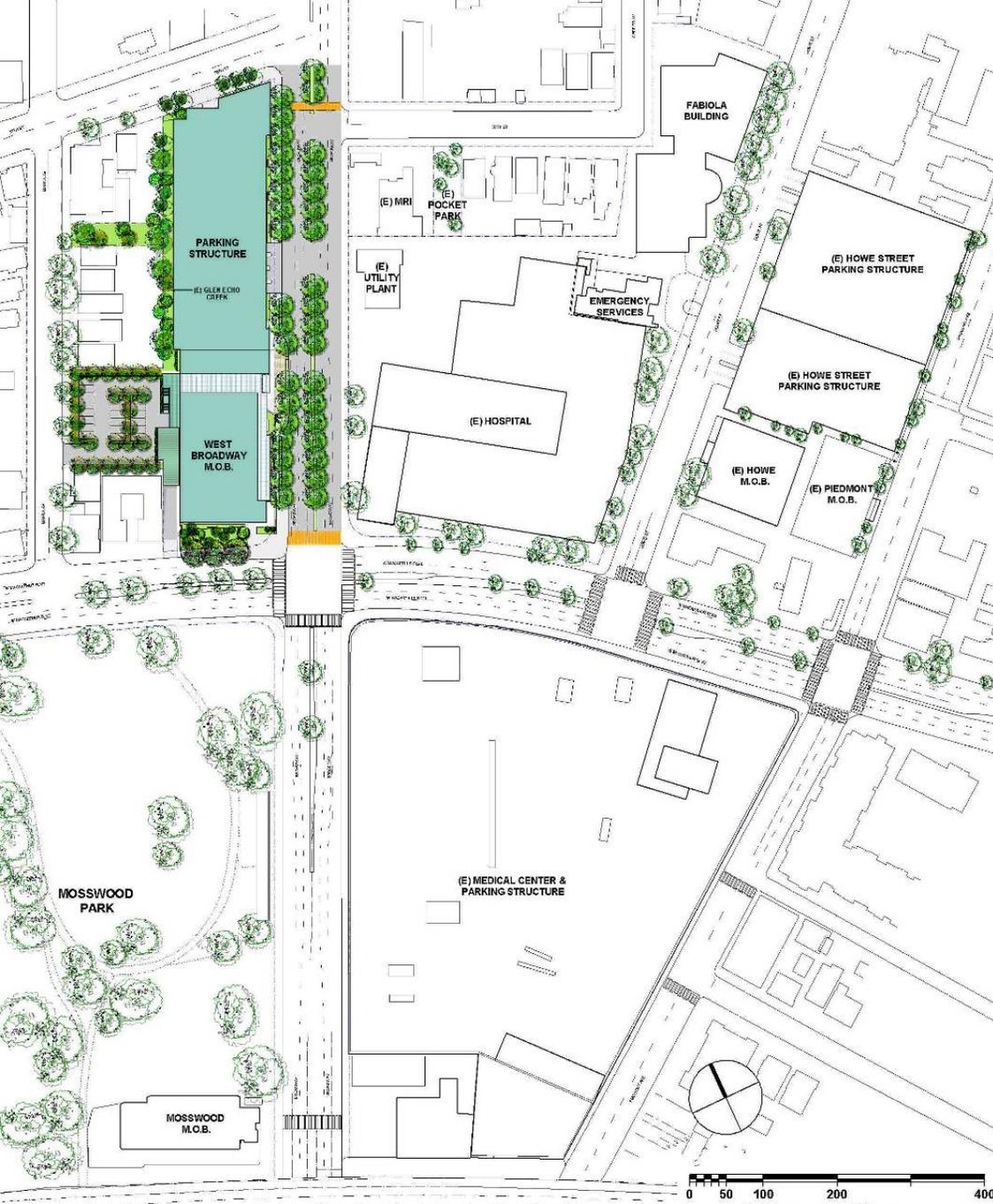


Revised Master Plan

## Reduce Height of West Broadway Parking Garage

## Key Issues

1. Reduce height of “West Broadway” (formerly known as Honda) Parking Garage
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Master Plan Landscape Concept

Phase 1

## Key Issue #2 Create Active Street Fronts

Develop responsive urban edges to all new developments respecting and enhancing the livability of the neighborhood



**Key Issue #2**  
**Create Active Street Fronts**

**Develop responsive urban edges to all new developments respecting and enhancing the livability of the neighborhood**

Master Plan Landscape Concept Phase 2



**Key Issue #2**  
**Create Active Street Fronts**

**Develop responsive urban edges to all new developments respecting and enhancing the livability of the neighborhood**

Master Plan Landscape Concept Phase 3



## Intersection of 38<sup>th</sup> Street and Broadway Looking South



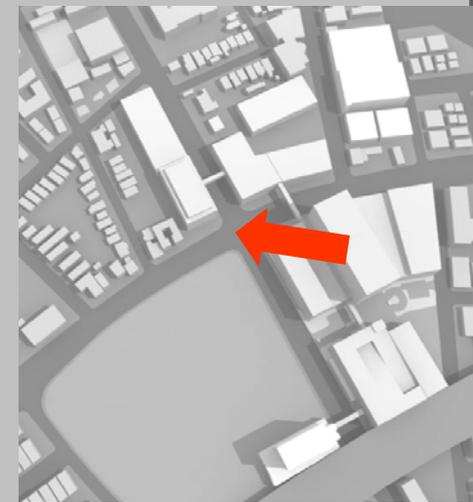


Intersection of 38<sup>th</sup> Street and Broadway Looking South





## Intersection of West MacArthur and Broadway Looking North





Intersection of West MacArthur and Broadway Looking North





Manila Avenue Looking East to Medical Services Bldg





Manila Avenue Looking East to Medical Services Bldg





Broadway Looking East down W. MacArthur





Broadway Looking East down W. MacArthur





## Broadway Looking East down W. MacArthur



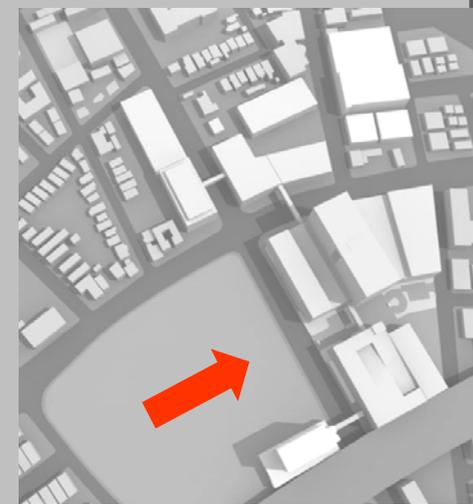


## Broadway Looking East down W. MacArthur



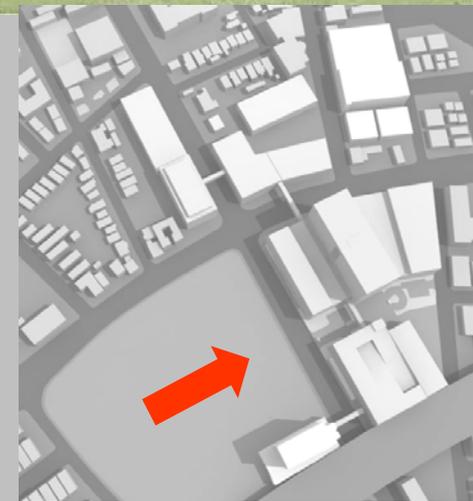


## Mosswood Park Looking East To New Hospital





## Mosswood Park Looking East To New Hospital



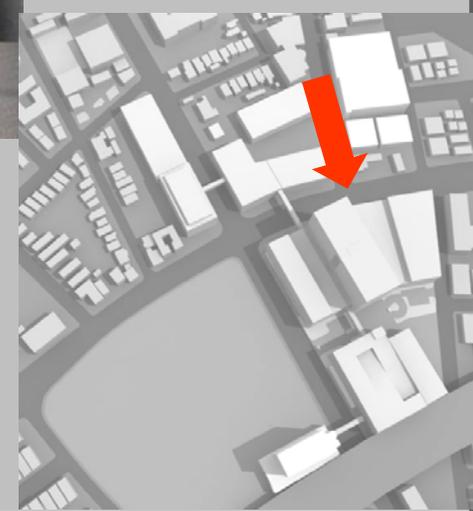


## Hospital Entrance off Broadway



## Patient drop-off at Hospital Entrance

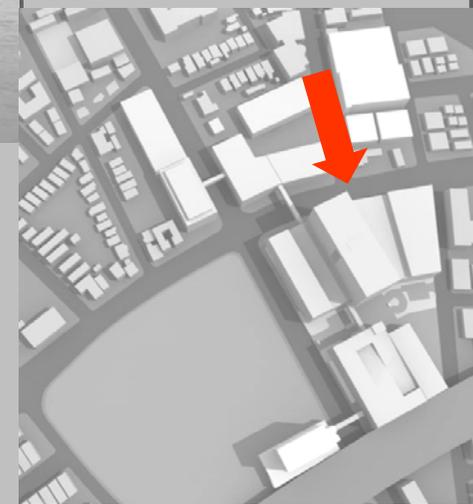




View down Howe of Replacement Hospital

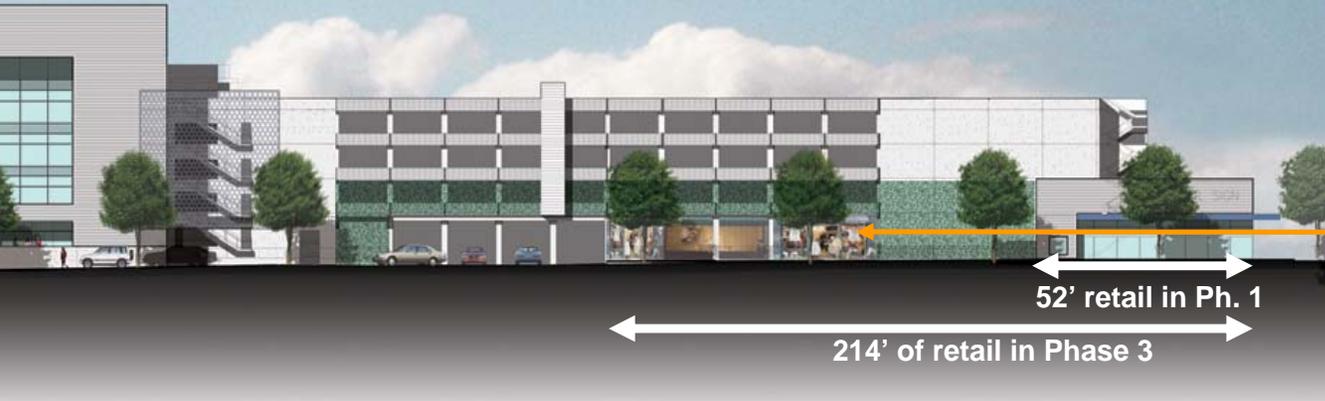


View down Howe of Replacement Hospital



## Active Street Fronts

Retail at West Broadway MOB parking  
– in Phase 3



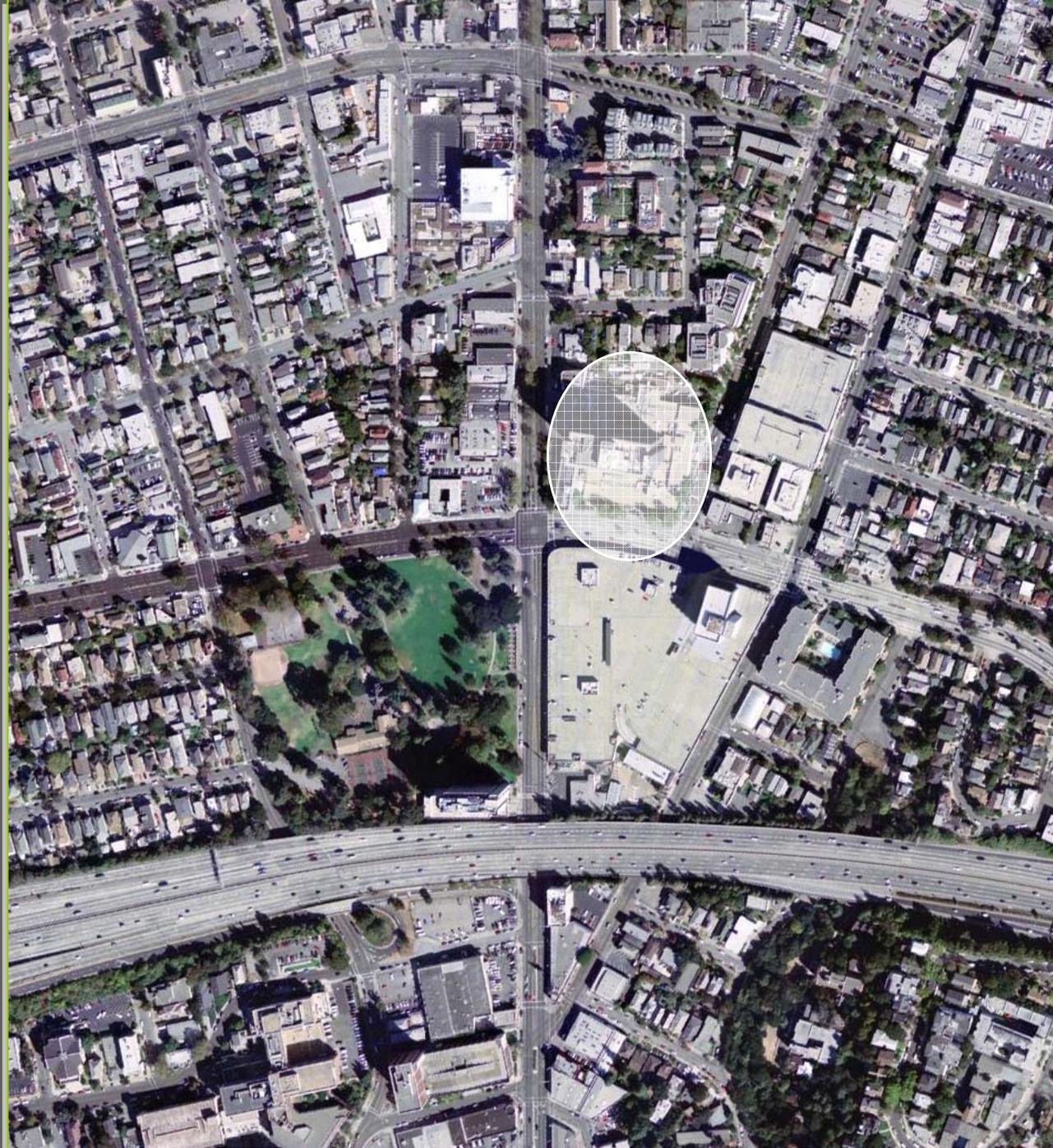
*Phase 3 Retail at street level*

Broadway Elevation



*Phase 3 Retail at street level*

Close-up view



### Key Issue #3

Maximize building mass near I-580

- Shift Bulk of Activities South



### Key Issue #3

Maximize building mass near I-580

- Shift Bulk of Activities South

## Key Issues

1. Reduce height of “West Broadway” (formerly known as Honda) Parking Garage
2. Create active street fronts – no blank walls and “dead” parking garage walls along Broadway at new garage
- 3. Maximize building mass near I-580 – relieve pressure on adjacent neighborhoods**
4. Reduce need for pedestrian bridges and find ways to activate pedestrian use of streets
5. Optimize parking efficiencies – not too much and not too little

### Key Issue #3

Maximize building mass near I-580

- Shift Bulk of Activities South



167'



Existing Hospital

W. Mac Arthur

Existing MB Center Garage (MOB Beyond)

580

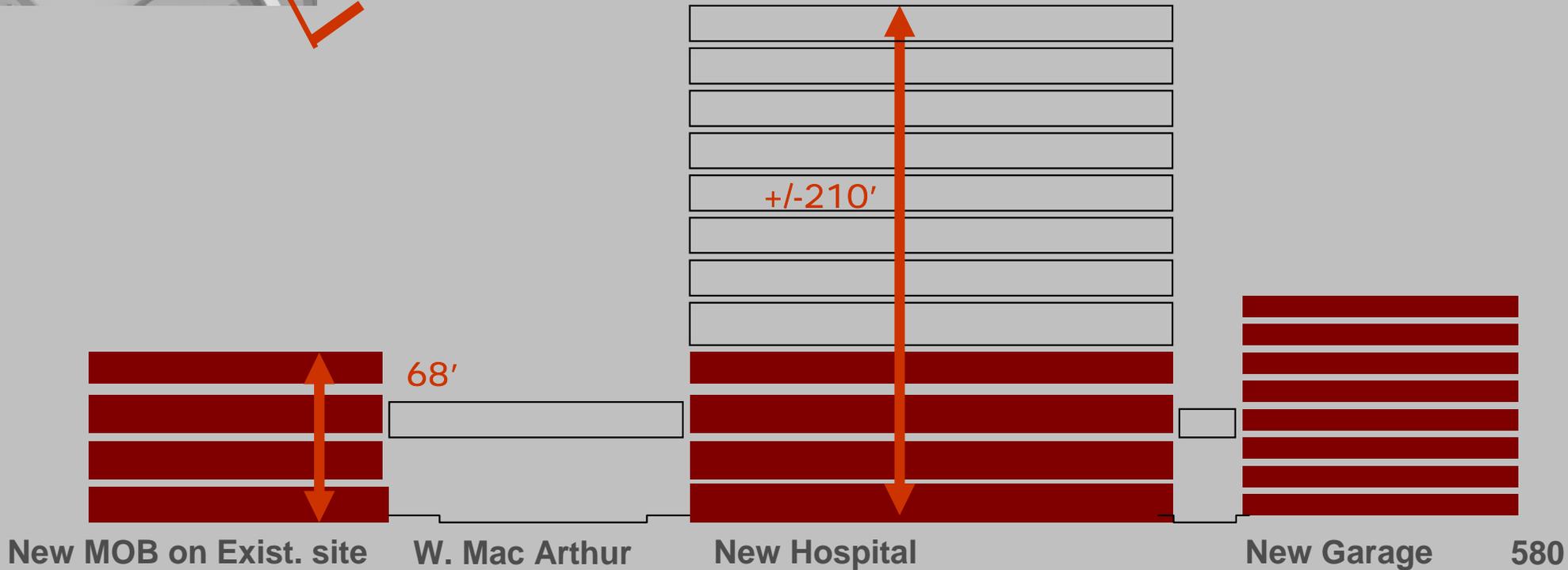
Existing Site section



### Key Issue #3

Maximize building mass near I-580

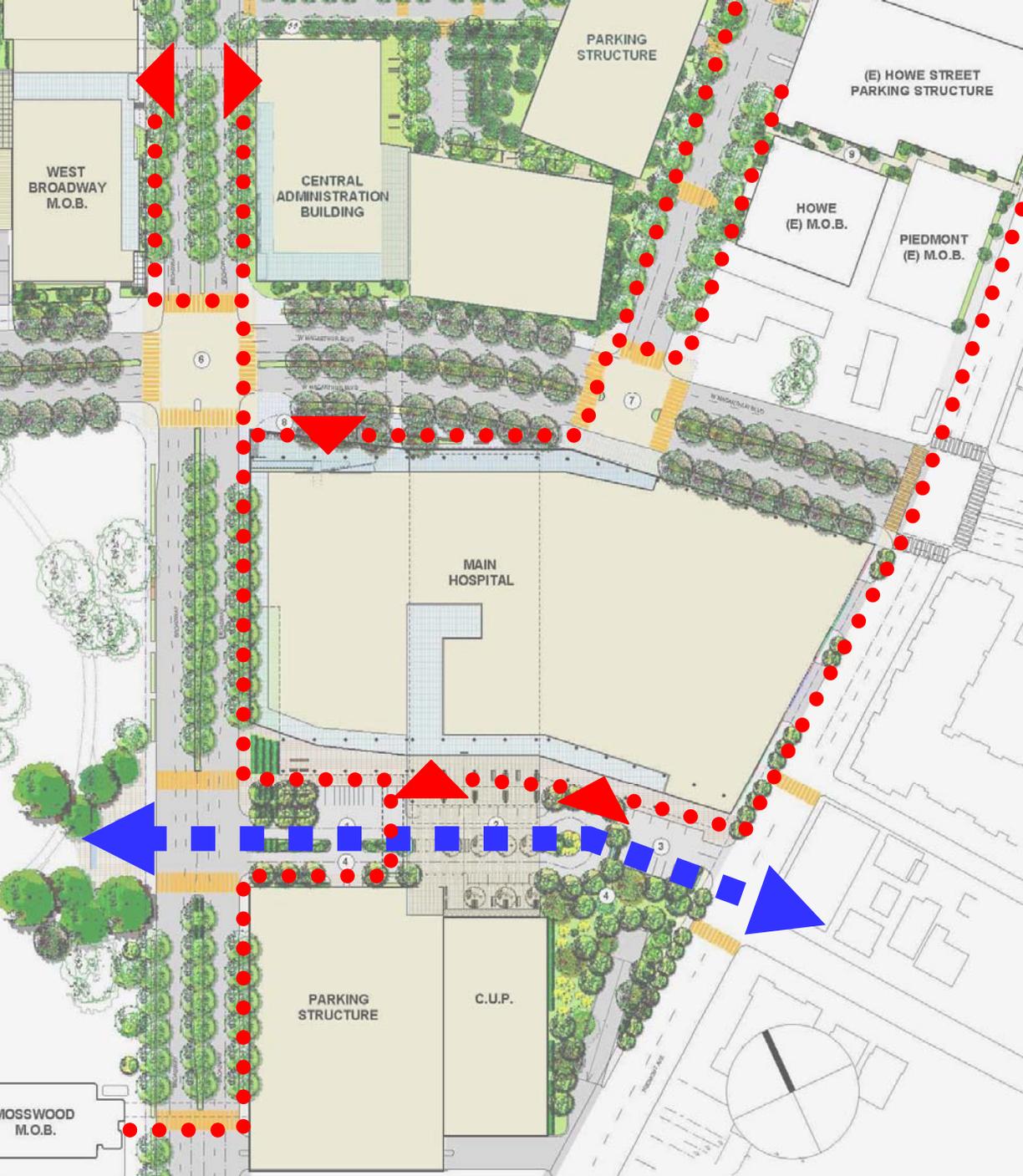
- Shift Bulk of Activities South



Revised Site section

## Key Issues

1. Reduce height of “West Broadway” (formerly known as Honda) Parking Garage
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3. Maximize building mass near I-580 – relieve pressure on adjacent neighborhoods
- 4. Reduce need for pedestrian bridges and find ways to activate pedestrian use of streets**
5. Optimize parking efficiencies – not too much and not too little



## Key Issues

Focus entries and circulation to support street activity and life

### Pedestrian Access from North

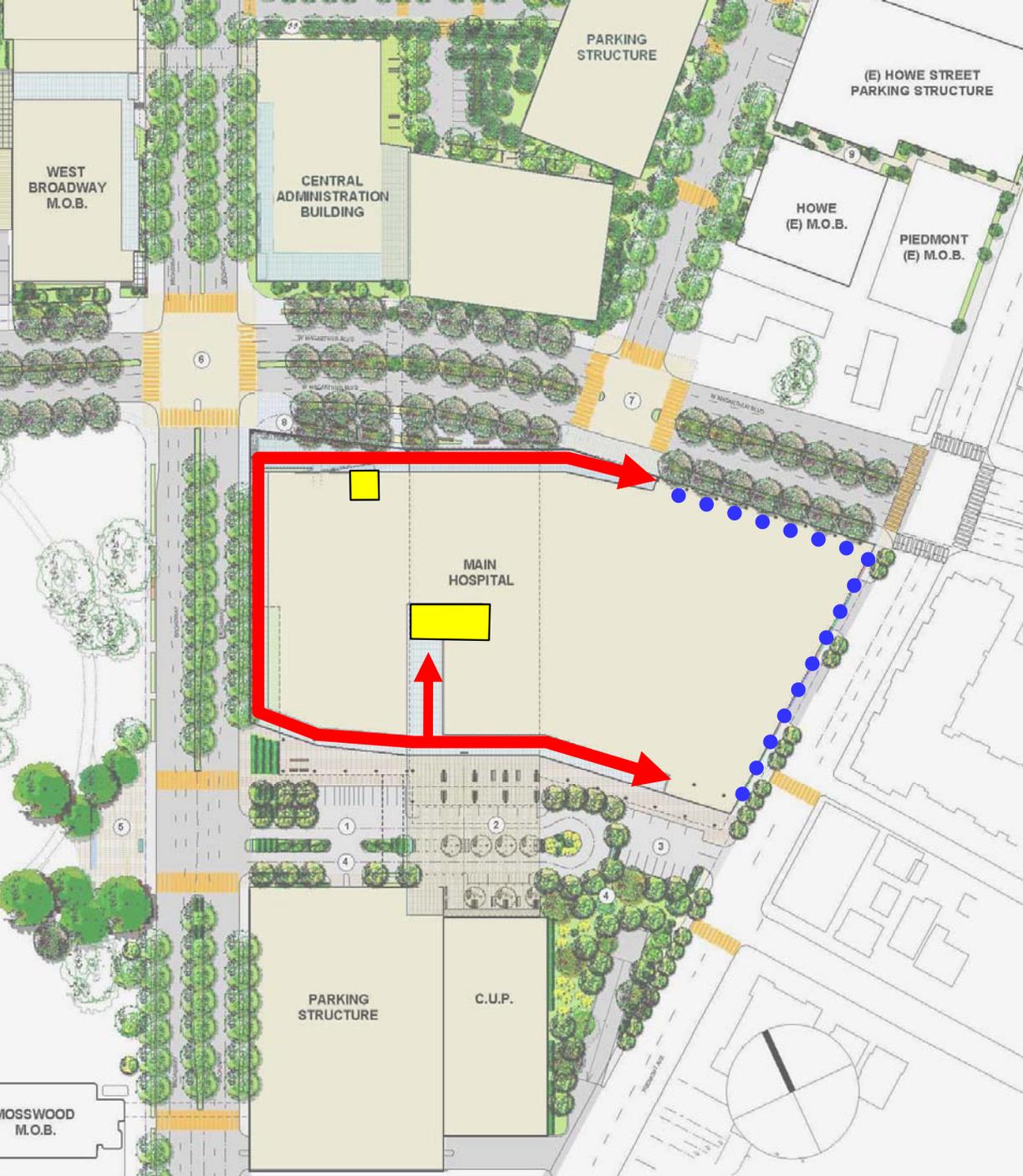
- From Howe/Piedmont garages
- From West Broadway garage
- From transit

### Pedestrian Access from South

- From Hospital garage
- From Mosswood MOB

### Pedestrian Access across site

- From Richmond neighborhood



## Key Issues

Focus entries and circulation to support street activity and life

### Perimeter circulation system

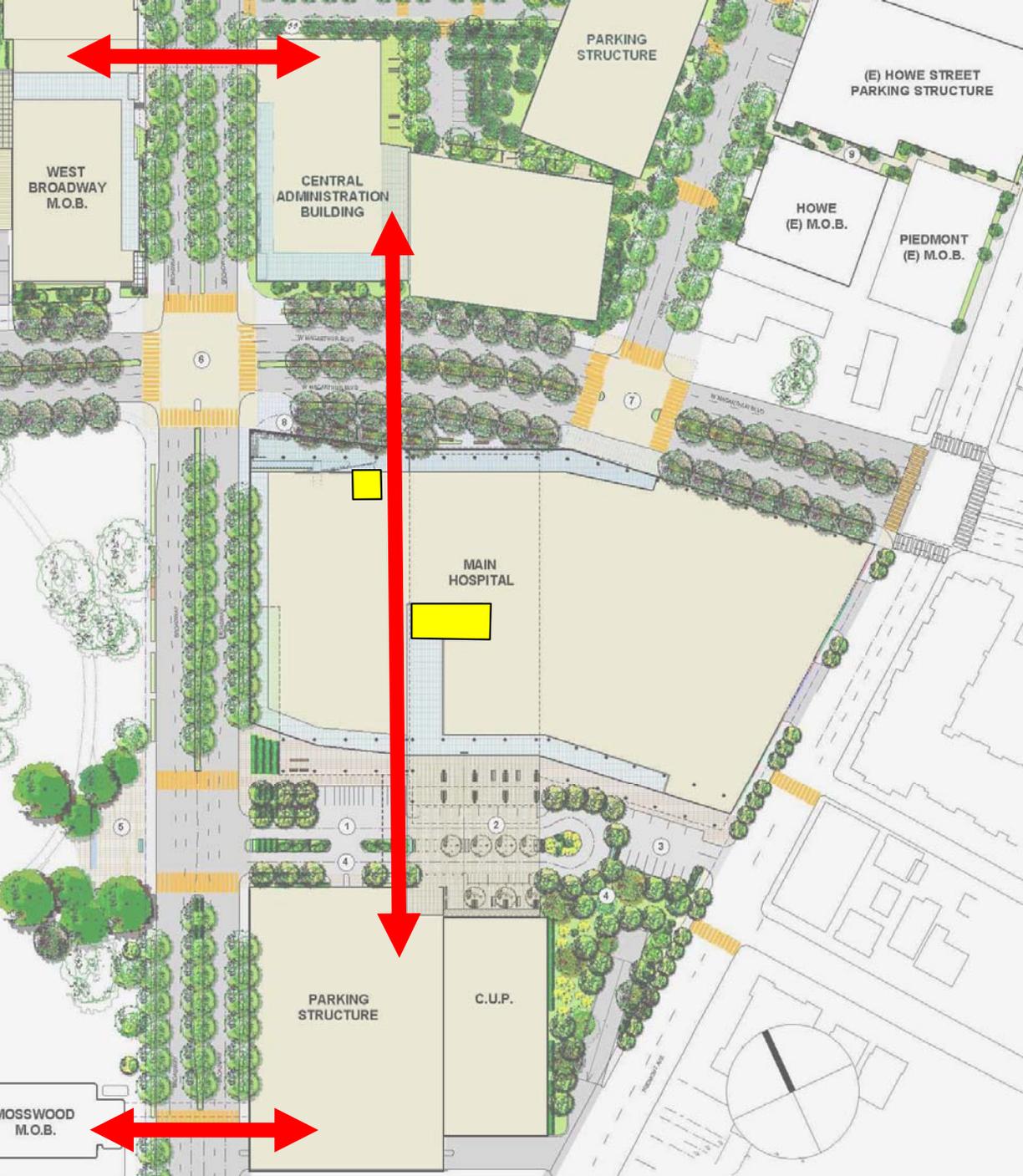
- From Howe/Piedmont
- From West MacArthur
- From Broadway
- From Parking garage

### Internal circulation system

- Central Core supports Hospital function
- Perimeter core along West MacArthur improves access from the north

### Perimeter transparency

- Along Piedmont
- Along West MacArthur



## Key Issues

Focus entries and circulation to support street activity and life

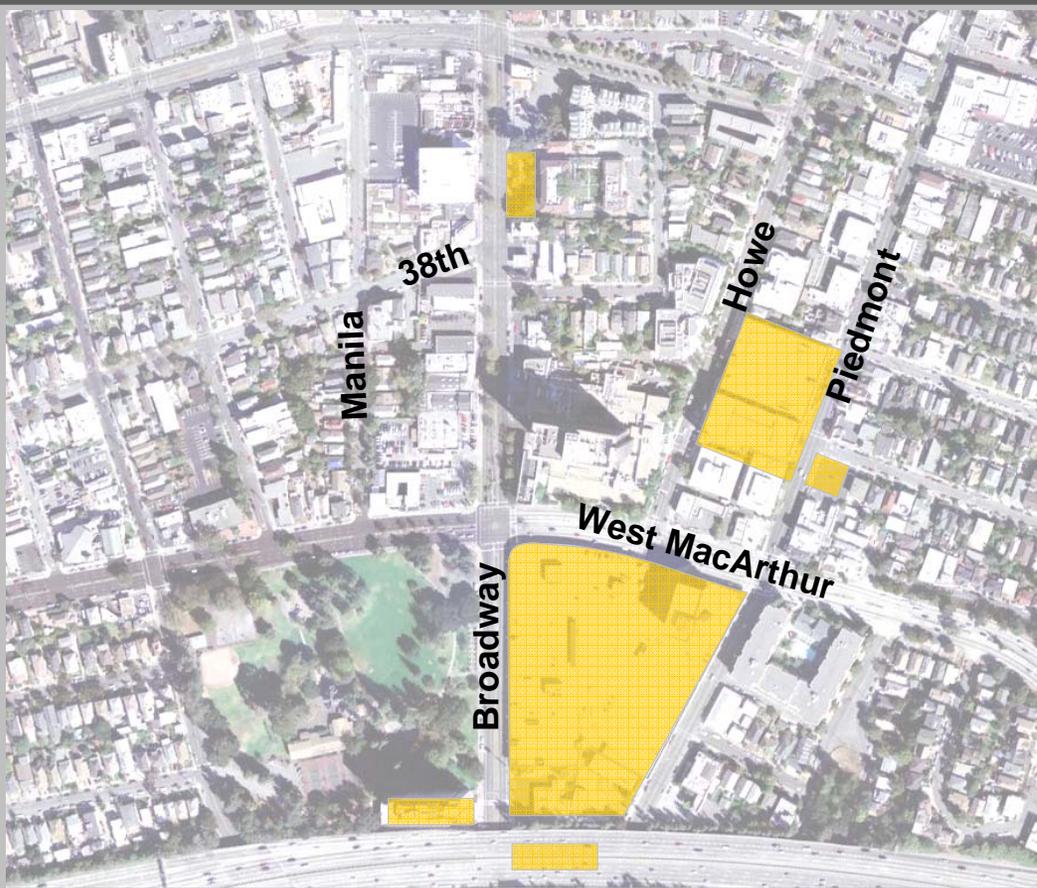
### Level 3 circulation system

- Upper level circulation serves critical clinical needs of hospital

## Key Issues

1. Reduce height of “West Broadway” (formerly known as Honda) Parking Garage
2. Create active street fronts – no blank walls and “dead” parking garage walls along Broadway at new garage
3. Maximize building mass near I-580 – relieve pressure on adjacent neighborhoods
4. Reduce need for pedestrian bridges and find ways to activate pedestrian use of streets
5. **Optimize parking efficiencies – not too much and not too little**

# Master Plan Parking Tally Existing



PARKING	HOWE	MB CTR	3451 PIEDMONT LOT	MOSSWOOD	CAL TRANS LOT (LEASE)	3900 BROADWAY MENTAL HEALTH						CAMPUS SUPPLY	CAMPUS NEEDS	SURPLUS / DEFICIT / REMARKS
<b>CURRENT</b>	<b>1173</b>	<b>1156</b>	<b>20</b>	<b>132</b>	<b>110</b>	<b>65</b>						<b>2656</b>	<b>2383</b>	<b>273</b>
PHASE 1														
PHASE 2														
PHASE 3														

Sears  
Garage



# Master Plan Parking Tally

## Phase 1 (2006 - 2007)

- New 738 car W. Broadway Garage

### Parking Measures for phasing:

- 150 valet spaces @ Howe Garage
- 100 valet spaces @ new W. Broadway Garage
- Acquires Old Sears Garage for construction parking

PARKING	HOWE	MB CTR	3451 PIEDMONT LOT	MOSSWOOD	CAL TRANS LOT (LEASE)	3900 BROADWAY MENTAL HEALTH	AAA LOT	WEST BROADWAY MSB GARAGE	WEST BROADWAY MSB LOT			CAMPUS SUPPLY	CAMPUS NEEDS	SURPLUS / DEFICIT / REMARKS
CURRENT	1173	1156	20	132	110	65						2656	2383	
PHASE 1	1173	0	20	132	110	65	75	738	34			2347	2597	(250)
PHASE 2	VALET 150 @ HOWE for staff only							VALET 100 @ W.BROADWAY for staff only						
PHASE 3														

Sears  
Garage



# Master Plan Parking Tally

## Phase 2 (2008-2012)

- Eliminate valet @ Howe and West Broadway Garage
- Loss of Cal Trans lease & Piedmont lot
- New 1,216 car Hospital Garage at MB site

PARKING	HOWE	MB CTR	3451 PIEDMONT LOT	MOSSWOOD	CAL TRANS LOT (LEASE)	3900 BROADWAY MENTAL HEALTH	AAA LOT	WEST BROADWAY MSB GARAGE	WEST BROADWAY MSB LOT	MB HOSPITAL GARAGE		CAMPUS SUPPLY	CAMPUS NEEDS	SURPLUS / DEFICIT / REMARKS
CURRENT	1173	1156	20	132	110	65						2656	2383	
PHASE 1	1173	0	20	132	110	65	75	738	34			2347	2597	(250)
<b>PHASE 2</b>	<b>1173</b>	<b>0</b>	<b>0</b>	<b>132</b>	<b>0</b>	<b>65</b>	<b>75</b>	<b>738</b>	<b>34</b>	<b>1216</b>		<b>3433</b>	<b>3433</b>	<b>0</b>
PHASE 3														

Sears  
Garage

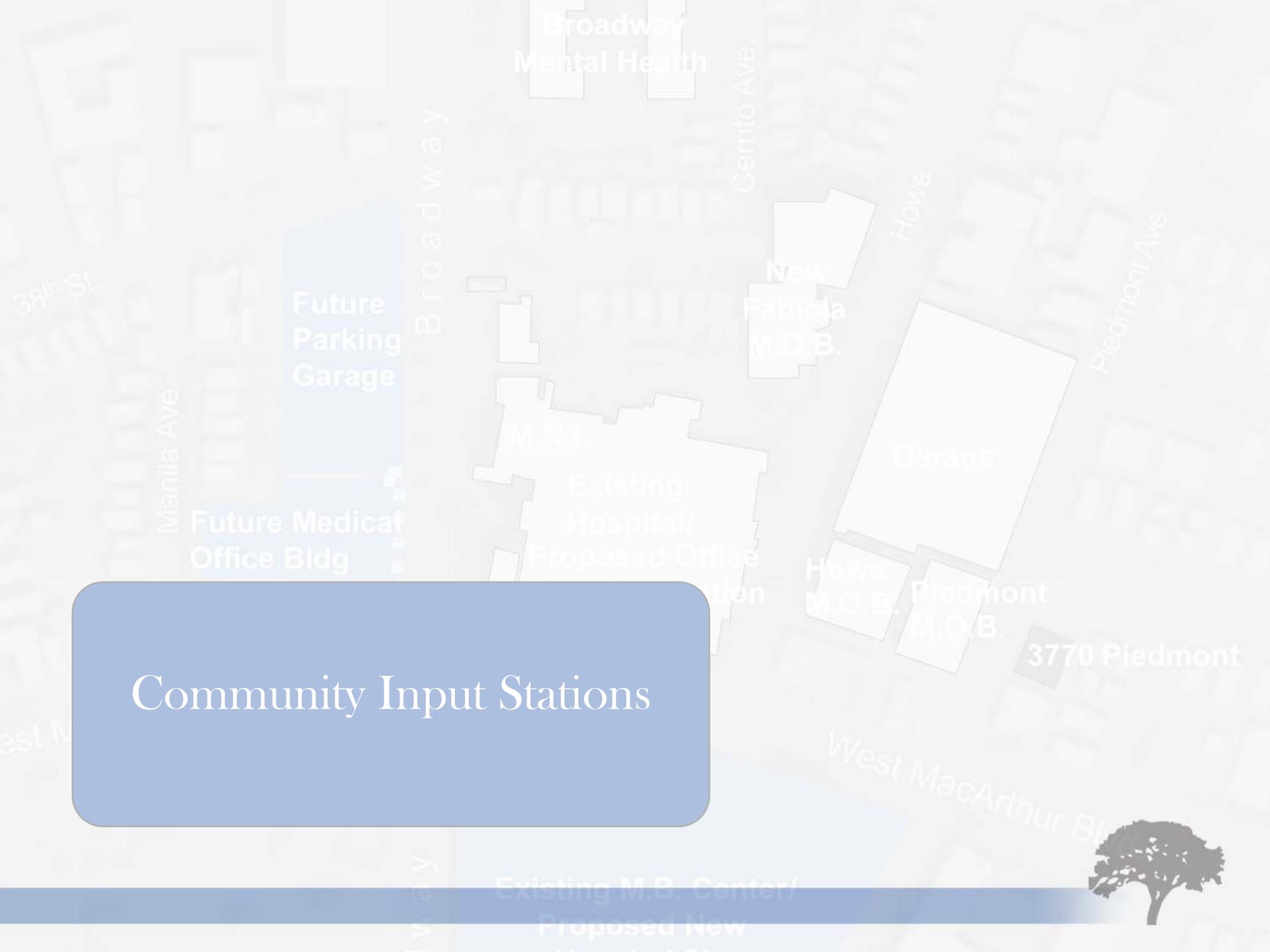


## Master Plan Parking Tally

### Phase 3 (2013-2017)

- Convert part of W. Broadway level 1 parking to retail – Loss of 38 stalls
- A 189 car surface lot for Central Admin MOB/Conf. Education Center

PARKING	HOWE	MB CTR	3451 PIEDMONT LOT	MOSSWOOD	CAL TRANS LOT (LEASE)	3900 BROADWAY MENTAL HEALTH	AAA LOT	WEST BROADWAY MSB GARAGE	WEST BROADWAY MSB LOT	MB HOSPITAL GARAGE	CENTRAL ADMIN PARKING LOT	CAMPUS SUPPLY	CAMPUS NEEDS	SURPLUS / DEFICIT / REMARKS
CURRENT	1173	1156	20	132	110	65						2656	2383	
PHASE 1	1173	0	20	132	110	65	75	738	34			2347	2597	(250)
PHASE 2	1173	0	0	132	0	65	75	738	34	1216		3433	3044	389
<b>PHASE 3</b>	<b>1173</b>	<b>0</b>	<b>0</b>	<b>132</b>	<b>0</b>	<b>65</b>	<b>75</b>	<b>700</b>	<b>34</b>	<b>1216</b>	<b>189</b>	<b>3584</b>	<b>3584</b>	<b>0</b>



Broadway  
Mental Health

Cemito Ave.

38th St.

Future  
Parking  
Garage

Broadway

Manila Ave.

Future Medical  
Office Bldg

M.R.I.

Existing  
Hospital/  
Proposed Office  
tion

New  
Fabiola  
M.O.B.

Howe

Garage

Piedmont Ave.

Howe  
M.O.B.

Piedmont  
M.O.B.

3770 Piedmont

West MacArthur Bl

Existing M.B. Center/  
Proposed New



# Community Input Stations

# Community Input Stations

## STEP 1: Begin at any Station

- STATION A: Balance Kaiser Permanente's Program Needs with Protection of Neighborhoods
- STATION B: Environmental Quality
- STATION C: Efficient Access and Circulation
- STATION D: Quality Urban Design
- STATION E: Well-Balanced Parking System
- STATION F: Economic Development and Stability
- Community Input Station: Provides Community Input Information Received.



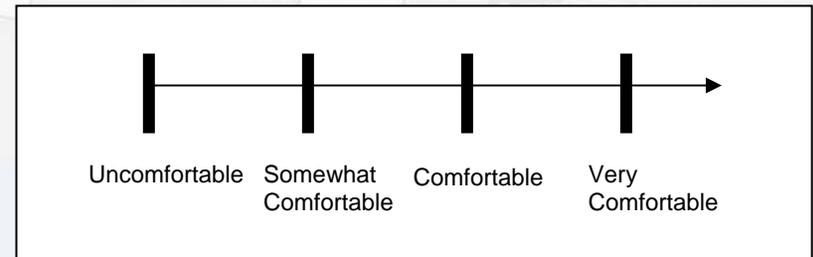
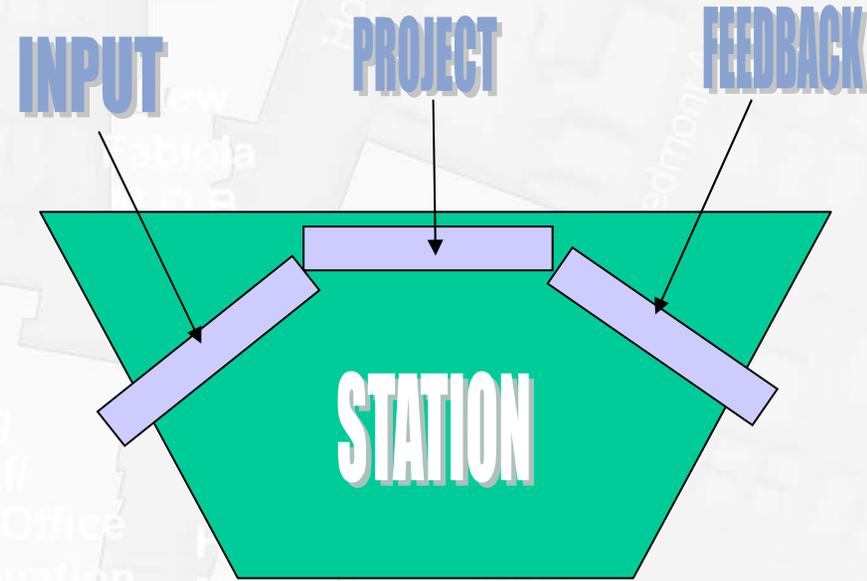
# Community Input Stations

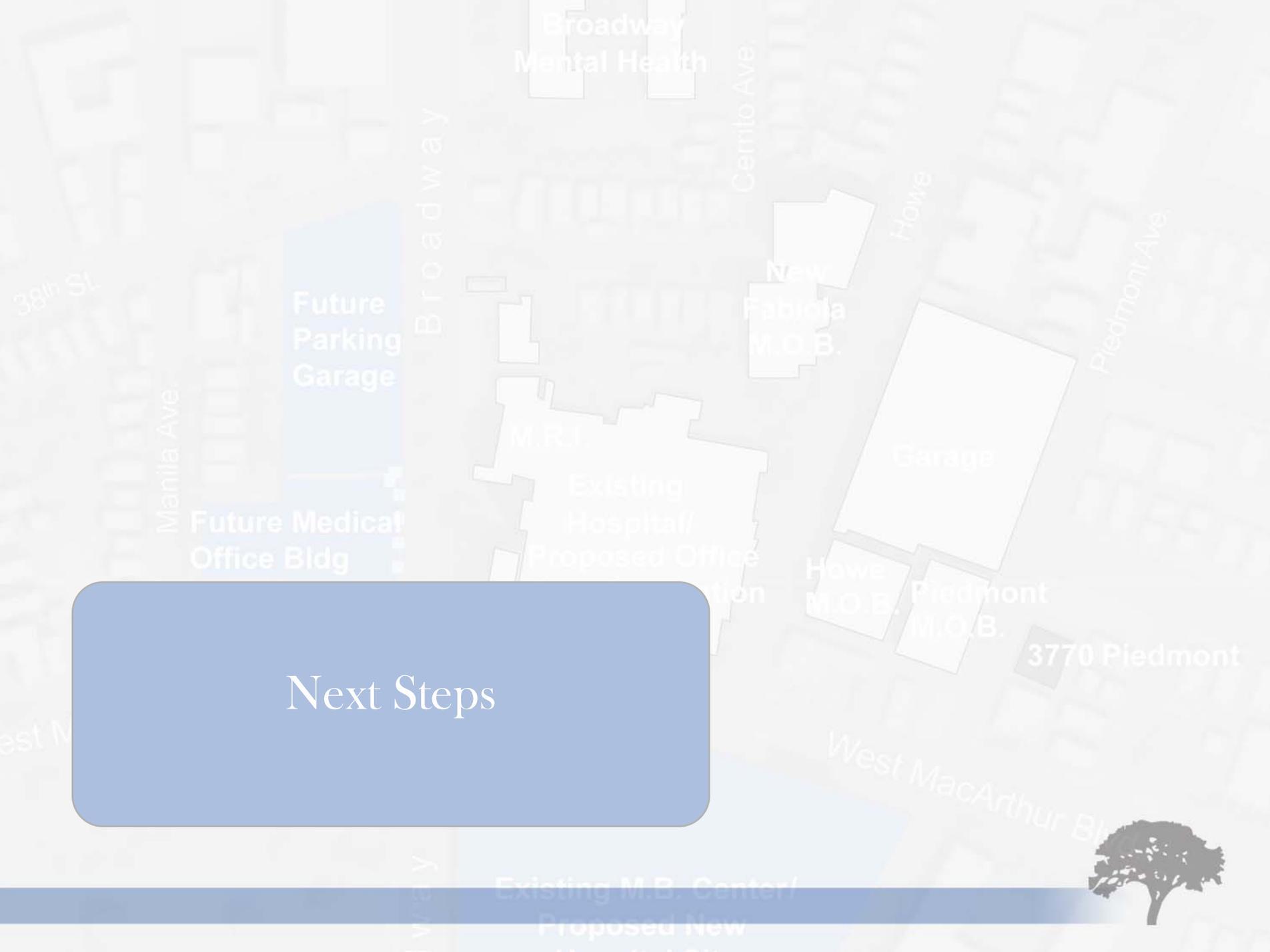
STEP 2: View Community input to date related to the station topic.

STEP 3: View revised project and topic related visuals.

STEP 4: Share your thoughts and questions regarding project and process.

STEP 5: Rate level of comfort of the Project revisions with regard to the Key Concerns/Priorities.





Broadway  
Mental Health

Cerrito Ave.

38th St.

Future  
Parking  
Garage

Broadway

Manila Ave.

Future Medical  
Office Bldg

M.R.I.

Existing  
Hospital/  
Proposed Office  
tion

New  
Fabiola  
M.O.B.

Howe

Garage

Piedmont Ave.

Howe  
M.O.B.

Piedmont  
M.O.B.

3770 Piedmont

est M

West MacArthur Bl

Existing M.B. Center/  
Proposed New



# Next Steps

# Next Steps

- Newsletter #2 - Summary and Conclusions of Community Outreach Process
- City Design Review Process
  - Full sets of Community Outreach products and input to date
  - Public hearings
- EIR Process
  - Draft EIR expected out within a month or so
  - Planning Commission hearing for comments
  - Final EIR including responses to all comments
- Public Hearings
  - Planning Commission
  - City Council

