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
Kaiser Permanente Oakland Medical Center

Phase 1
- MOB
- Parking Garage

Phase 1
- Medical Office Building

Phase 2
- Hospital
- Hospital Parking Garage
- CUP

Phase 3
- Medical Services Building
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
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
Design Review Comments

Architectural Interest and Articulation

South Building Elevation
Design Review Comments
Architectural Interest and Articulation

South Building Elevation

September 6, 2006
Design Review Comments

Architectural Interest and Articulation

Examples of Sunscreens
Design Review Comments
Architectural Interest and Articulation

West Building Elevation
Design Review Comments

Architectural Interest and Articulation

West Building Elevation    Parking Garage
Design Review Comments
Architectural Interest and Articulation

Enlarged Parking Garage Elevation / Section
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
Integration of building materials
Design Review Comments
Building Materials

East Building Elevation

West Building Elevation
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
Integration of building materials

Cement Plaster (stucco)

Other Kaiser Permanente's buildings

Common material in neighborhood
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

- Metal Channel at top of parapet
- Aluminum window with metal surround
- Sunscreen
- Cement Plaster-Color 1
- Cement Plaster Color 2

- Recessed Aluminum Window
- Flush Aluminum Window

September 6, 2006
Design Review Comments
Building Materials

Integration of building materials

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Finish and Appearance
Design Review Comments
Building Materials
Design Review Comments
Building Materials
Integration of building materials

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Finish and Appearance

Reasonable Cost
Design Review Comments

Retail Space

First Floor Plan

West Building Elevation
Design Review Comments
Retail Space

View from east side of Broadway looking at retail and MOB
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

MOB Entrance
Garage Entrance
Pedestrian Crosswalk to OMC Campus
East Entry
Design Review Comments
Street-Level Experiences

Rendering of MOB Entrance

September 6, 2006
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.
Height of exposed concrete base has been greatly reduced by changing grades of the MacArthur Garden.
Design Review Comments

Street-Level Experiences

- 38th Street
- Manila Avenue

- MOB
- Patient drop-off zone
- MOB
- Patient drop-off zone
- Retail
- Parallel parking
- Bus stop at Mosswood Park
- Right turn lane
- Shuttle bus drop-off
- Curb re-aligned to building entrance

North
Design Review Comments

Landscaping

- Seating Area
  - Accessible from sidewalk
  - Shady in summer, sunny in winter

- Ornamental Grass + Flowers
  - 2 to 3 feet in height
  - Provides seasonal color

- Ornamental Grass Covered Mounds
  - 2 feet in height
  - Helps disperse and direct stormwater

- Understory Tree Planting
  - Small deciduous, flowering trees

- Stormwater Drainage Trench

- Seating Area
- Focal Point / Banner
- Stormwater Channel
  - Disperses stormwater from MOB for filtration in MacArthur garden
- Street Tree Planting
  - Deciduous shade tree

MacArthur Garden
Design Review Comments
Landscaping

Section Looking East

Street Tree Planting
- Deciduous shade tree

Understory Tree Planting
- Small deciduous, flowering trees

Stormwater Channel
- Disperses stormwater from MSG roof for filtration in McArthur garden

Ornamental Grass + Flowers
- 2 to 3 feet in height
- Provides seasonal color

Seating Area
- Accessible from sidewalk
- Shady in summer, sunny in winter
Design Review Comments
Landscaping

West Garden

Manila Avenue

Garden maintenance access only
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
Model Photographs
Model Photographs
Model Photographs
Model Photographs