



Oakland Campus Modernization New Hospital Building Project

City of Oakland Planning Commission
December 6, 2023



Agenda

1. UCSF Benioff Children's Hospital Oakland Context
2. New Hospital Building Project:
Proposed Design and Land Use Compatibility
3. Timeline and Process
4. Questions and Comments

UCSF Benioff Children's Hospital Oakland Context

UCSF Benioff Children's Hospital Oakland

Healing Oakland since 1912

- **UCSF Benioff Oakland is the only Level 1 pediatric trauma center in the region** and ranks among the best hospitals for 2023-2024
- UCSF Benioff Oakland is a nationally recognized teaching hospital providing inpatient, outpatient and community-based services with experts in more than 30 distinct pediatric subspecialties
- As a Federally Qualified Health Center, UCSF Benioff Oakland provides primary health care and resources to address the social and environmental needs of 9,000 underserved children every year. 70 percent of pediatric patients are covered by Medi-Cal



**Ranked in 10 out of
10 specialties**
U.S. News & World Report

UCSF Benioff Children's Hospital Oakland

*Data from fiscal year ending June 30, 2022



2,660+

Employees



\$24.9M

Community Contributions



37,475

Emergency Visits



220,000+

Outpatient Specialty Clinic Visits



7,350+

Hospital Stays



6,650

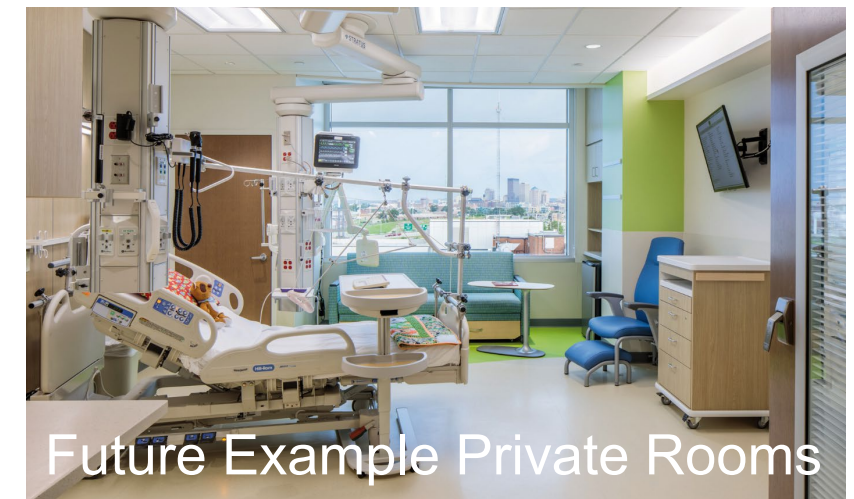
Surgical Cases

Current State of the Hospital

- Aged facilities and functional obsolescence
- Seismically non-compliant buildings
- Capacity constraints: inefficient layouts, adjacencies, and undersized facilities for current program of care
- Current facilities do not support the long-term viability of the hospital

Enhancing & Expanding Care in Oakland

- State-of-the-art facilities to support & extend excellence of care provided by our staff
 - New Emergency Department, with adjacent imaging
 - New Operating Rooms
- Expanded access to meet critical community health needs
 - New Mental Health beds and services
- Healing environments that support patient families
 - Creating Private Patient Rooms
 - Space for families



New Hospital Building Project: Proposed Design and Land Use Compatibility

University of California Context

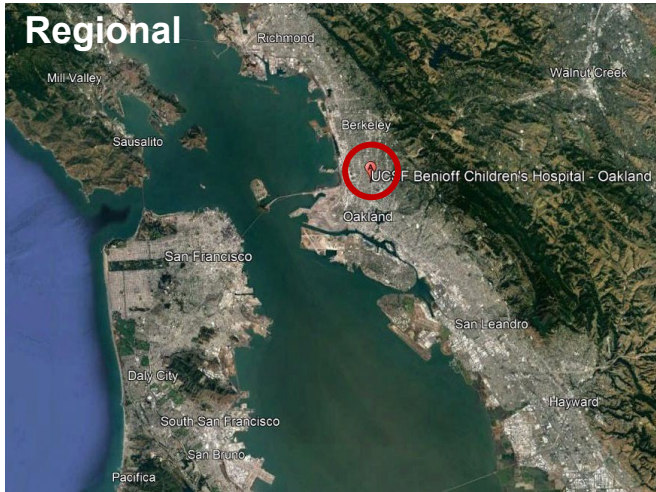
- As a state agency with independent jurisdiction, the University of California (UC) will entitle the New Hospital Building project
- The purpose of this informational presentation is to solicit feedback from the Planning Commission on the design and land use compatibility of the project
- On November 6, UCSF received input from the City of Oakland Landmarks Preservation Advisory Board on ways to recognize impacts to on-site historic resources in the design of the project
- UCSF is committed to engagement with community stakeholders throughout the planning, design, review, and construction process

Avenues for Input into the Project

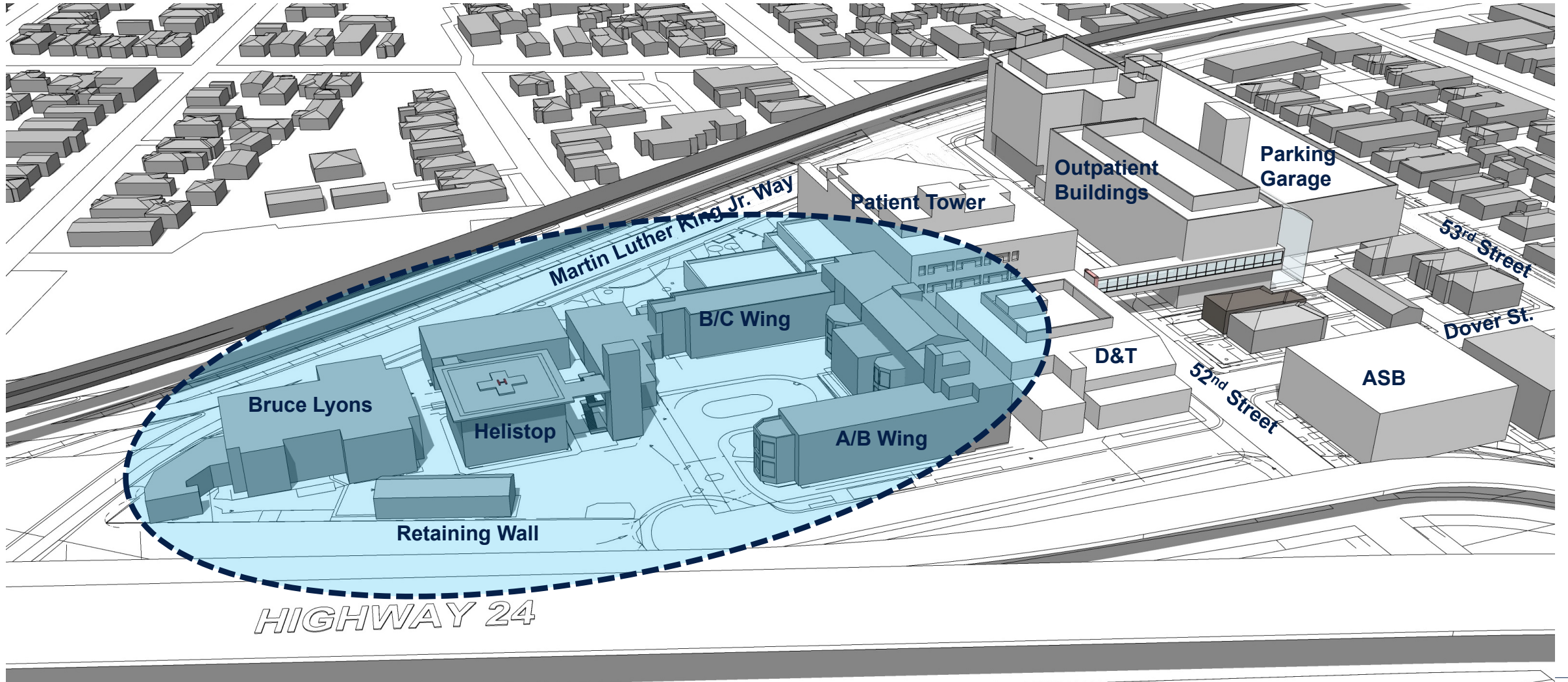
UCSF is being advised by input from:

- City of Oakland Planning Commission
- Landmarks Preservation Advisory Board
- Historic Design Advisory Group
 - Advisory body of local experts convened by UCSF to provide input into ways to recognize impacts to on-site historic resources in the design of the project
- Community Meetings (www.ucsf.edu/cgr/cgr-projects/new-hospital-building)
- UCSF's California Environmental Quality Act (CEQA) Process

Project Location



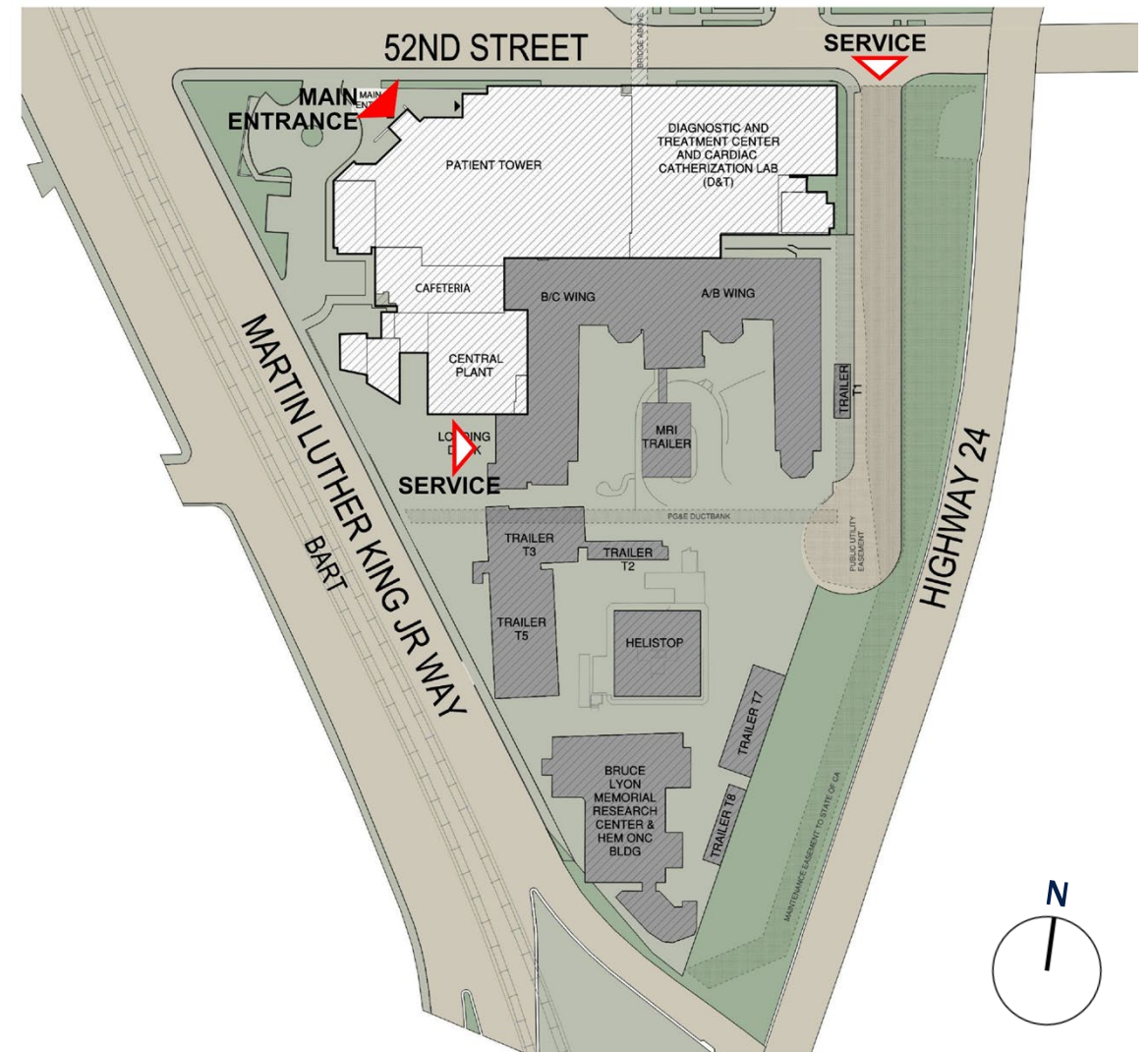
Existing Site – Area for Redevelopment



Existing Site

Access and use of areas south of the Patient Tower and D&T are constrained:

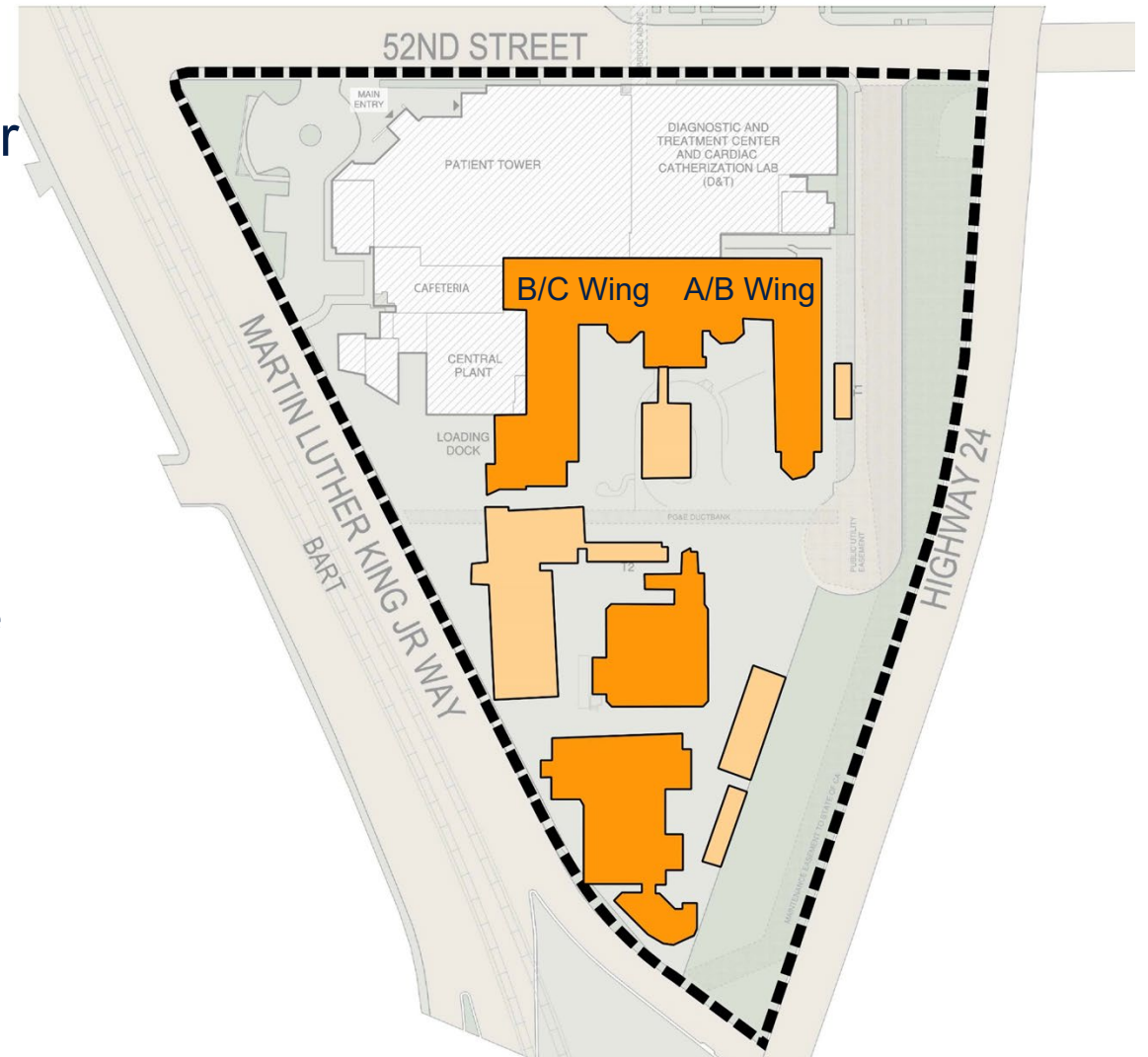
- Limited circulation from 52nd Street requires turnaround with no through traffic
- A/B and B/C Wings no longer structurally safe
- Inefficient site layout no longer allows for new facilities
- Service spaces intermingled with Public use areas
- Embankment at Highway 24 reduces available land use



Existing Buildings Proposed for Removal

Highlighted structures are proposed to be demolished or removed to prepare the site for redevelopment

- The A/B and B/C Wings have received an SPC-1 seismic designation and are no longer compliant for Level 1 care
- Other highlighted structures have outlived their temporary status and / or efficient use



Historic Elements Proposed for Removal

A/B Wing (Baby Hospital)



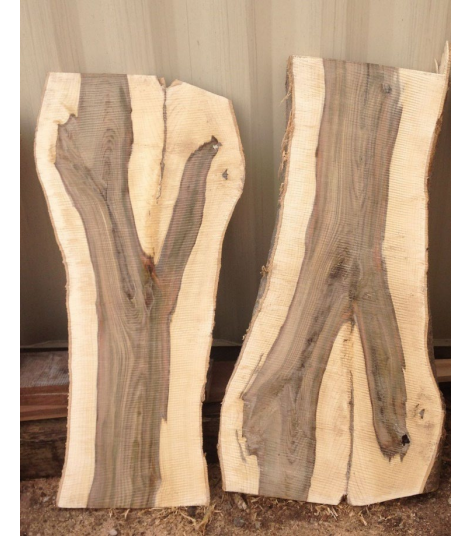
- A Salvage Plan will be prepared to identify important elements of the A/B Wing that could be preserved during demolition
- The reuse of salvaged elements will be considered during the design process for the New Hospital Building

Additional Features that are Valued

Magnolia Tree (not an historic resource)



Cuttings taken from the original magnolia tree



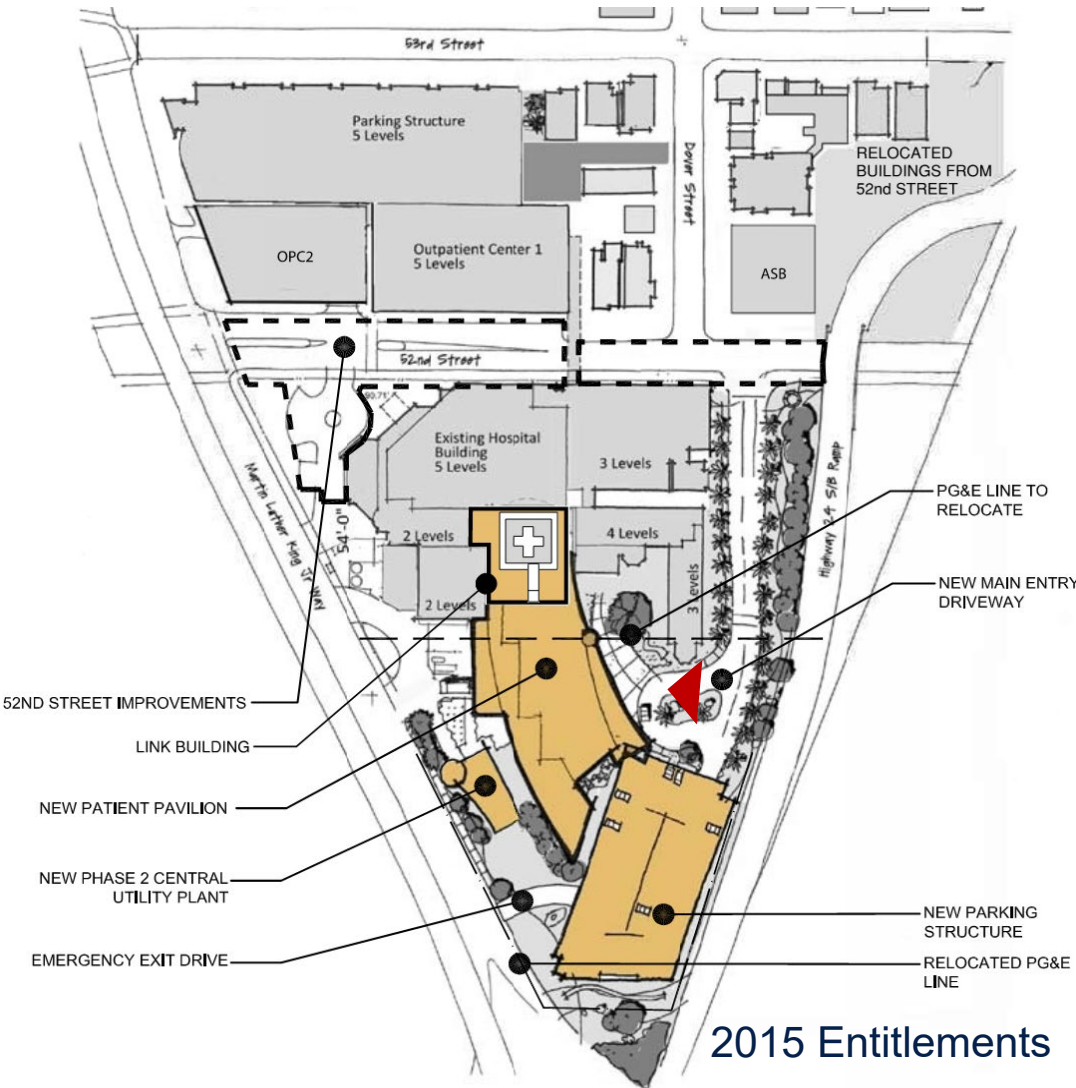
Feedback from Landmarks Preservation Advisory Board

- Incorporating a history wall in the New Hospital Building is very important
- It is also important to bring the remembrance of the site's history out to the public realm, so it is accessible to the neighborhood
- Is there a way for the new plans to echo the existing configuration of the courtyard surrounded by a U-shaped building?
- Consider referencing the existing Bay windows or other fenestration details in the design of the new hospital
- The current buildings have an eclectic mix of facades and that could be reflected in the new building

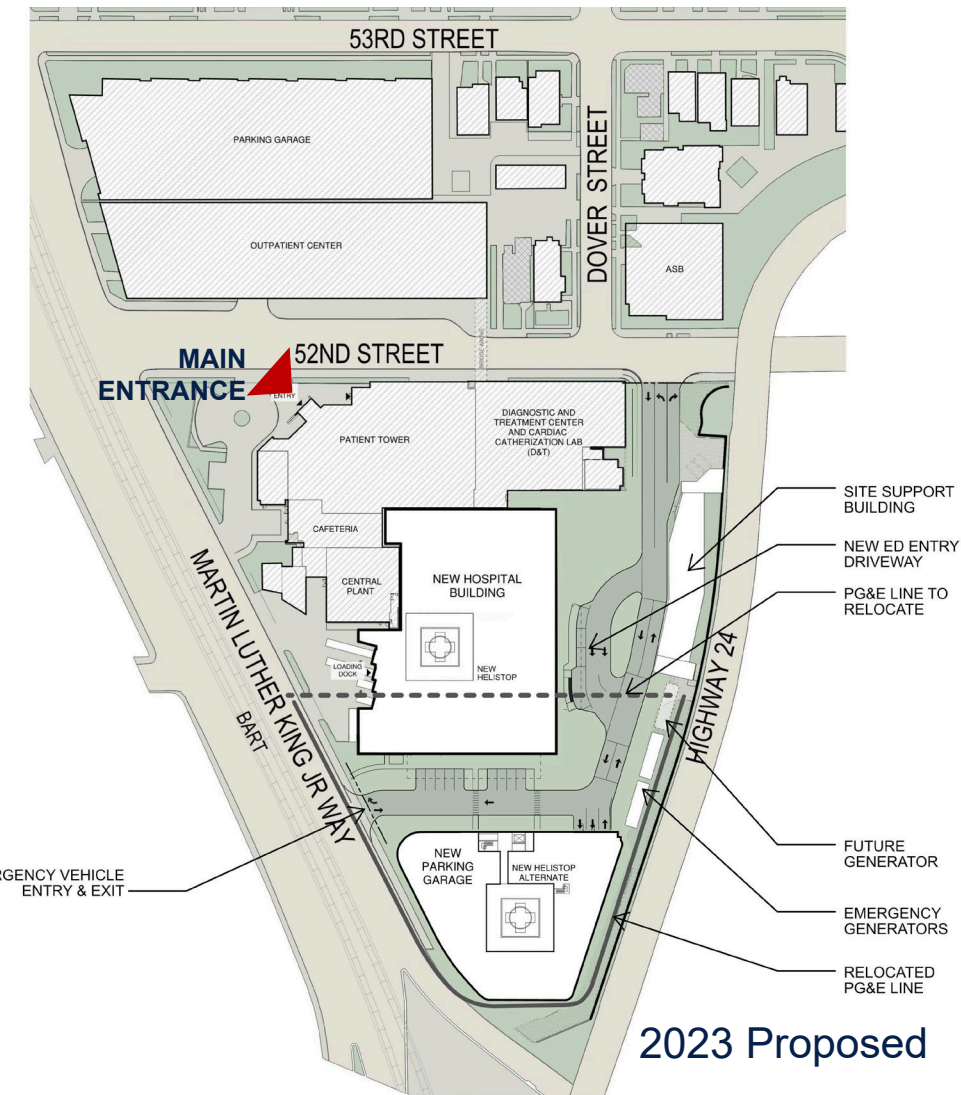
Design Comparison

Design changes required to meet the following additional critical program needs:

- Resized Emergency Department with adjacent imaging
- Resized Operating Rooms
- Added Inpatient Behavioral Health unit
- Shelled spaces for future flexibility



2015 Entitlements

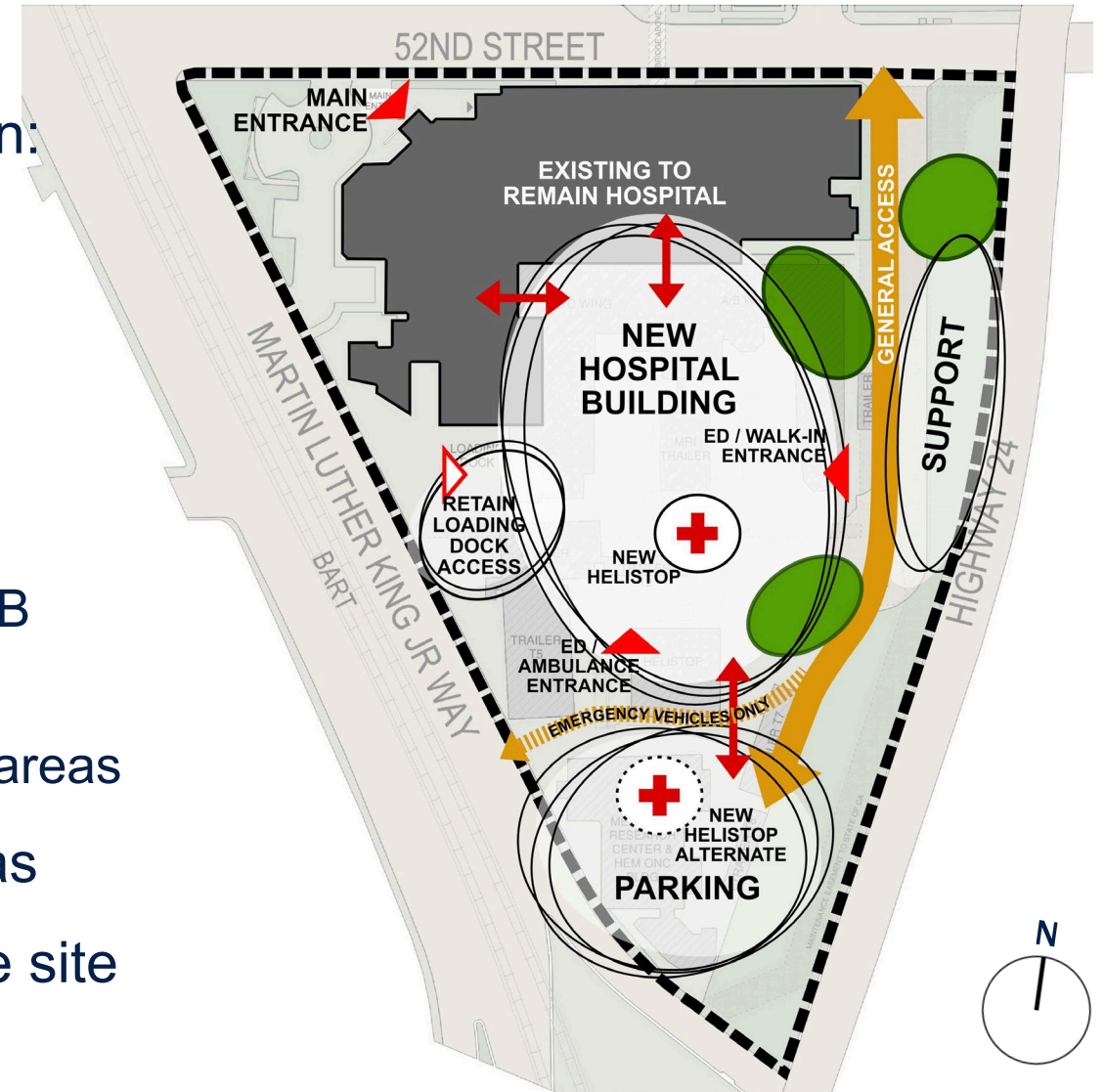


2023 Proposed

Site Layout Concept

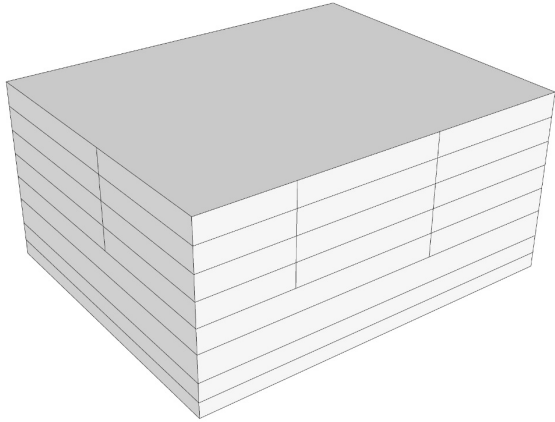
Proposed layout of site takes into consideration:

- New Hospital Building in close proximity to existing facility for physical connection
- Support functions on the periphery
 - Loading dock next to MLK Jr Way for easier access
 - South garage to maximize space for the NHB
 - East facility support for flexible use
 - Clear definition between public and service areas
- Maximize green spaces by (east) public areas
- Straightforward vehicular circular through the site



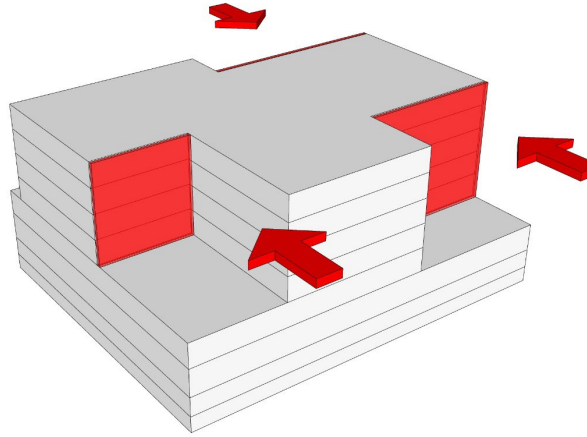
New Hospital Building Massing

Sculpted to Maximize Bed Floor Planning



SIMPLIFIED BOX

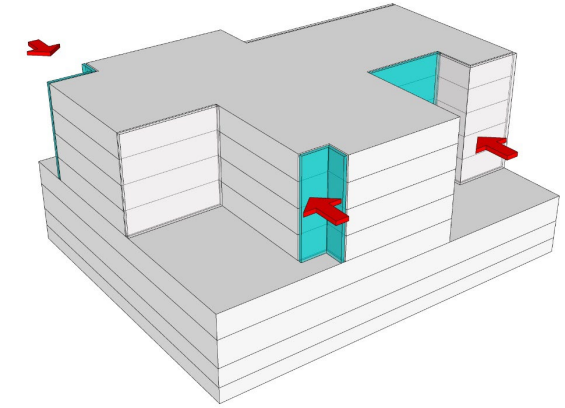
Volume Driven by Podium Floor Plate



BED FLOOR CONFIGURATION

Volume Adjusted for Bed Floor Layout

- Creates Two Neighborhood Pods
- Improves Access to Daylight
- Provides Roof Terraces



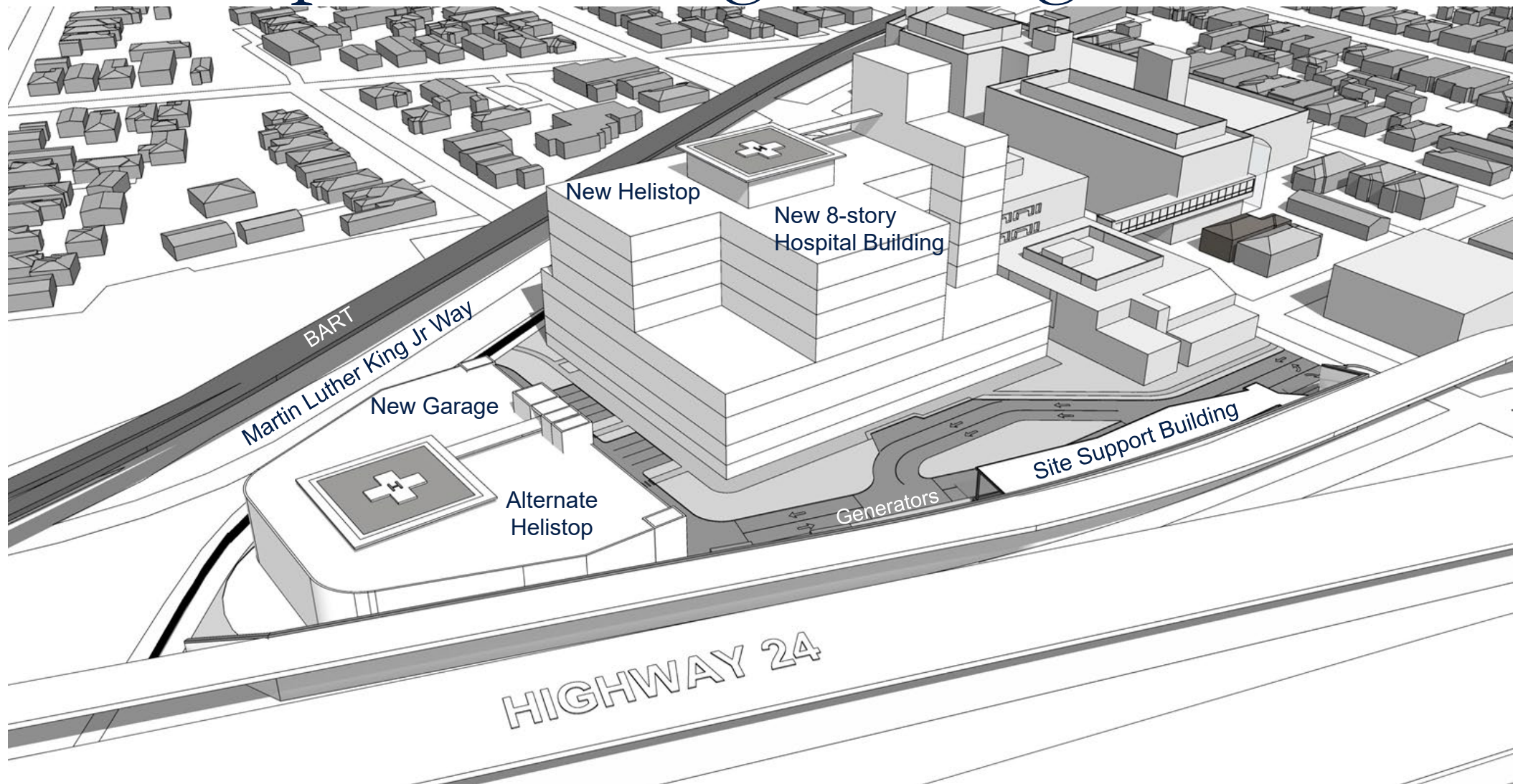
ACCESS TO DAYLIGHT

Volume Adjusted to Meet Bed Floor Area Requirements

- Opportunities to Access Fresh Air with Balconies
- Opportunities for Outdoor Waiting Areas Provided Adjacent to Public Elevator Core

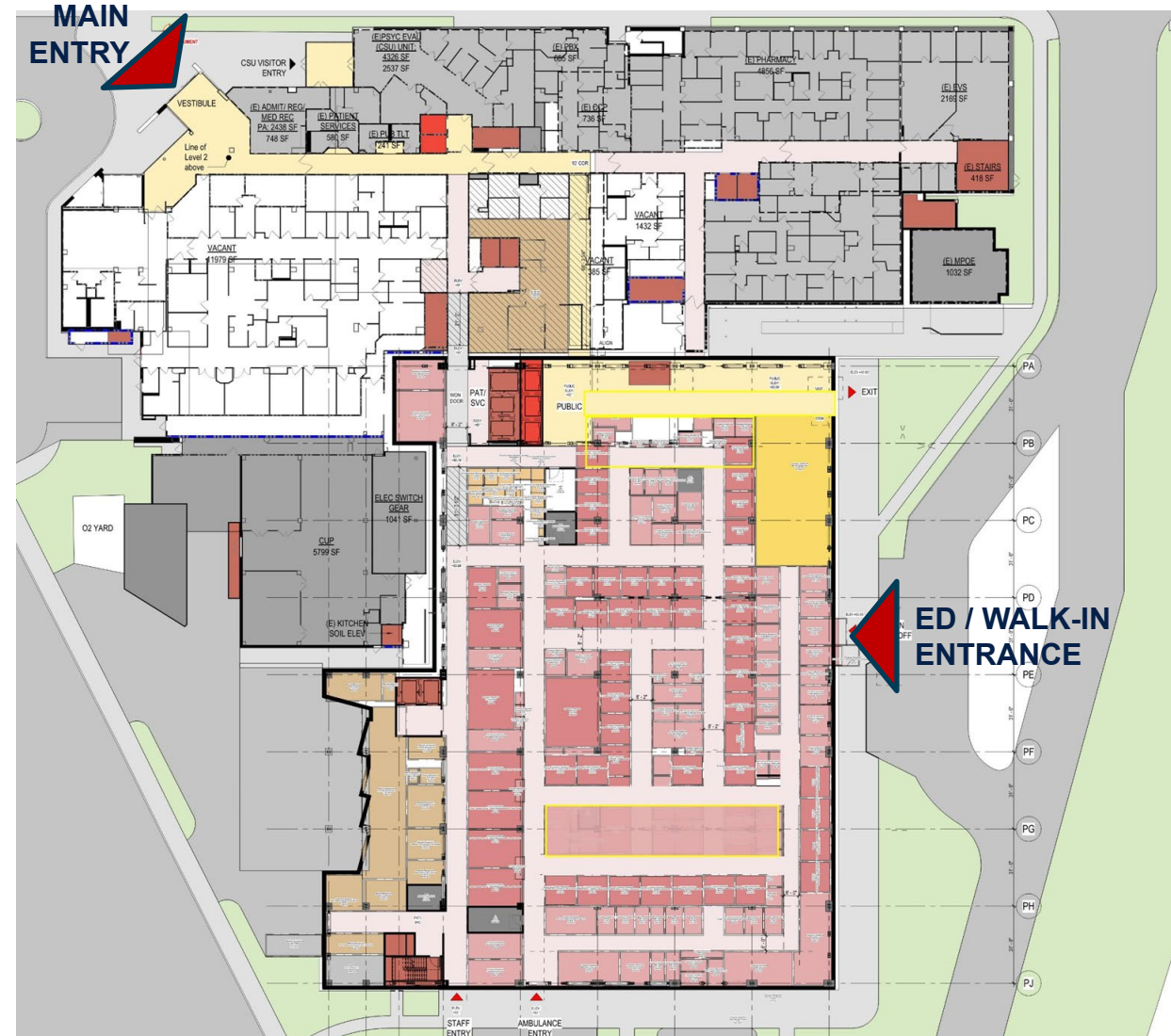
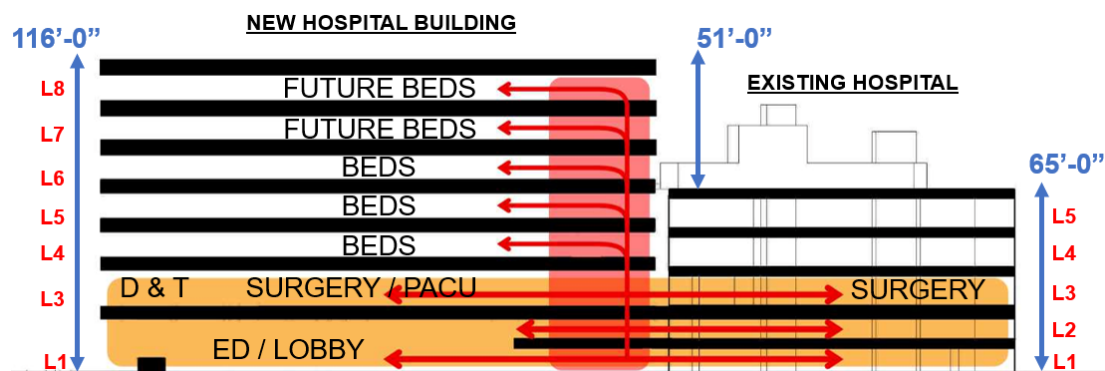
BED FLOORS

New Hospital Building Massing

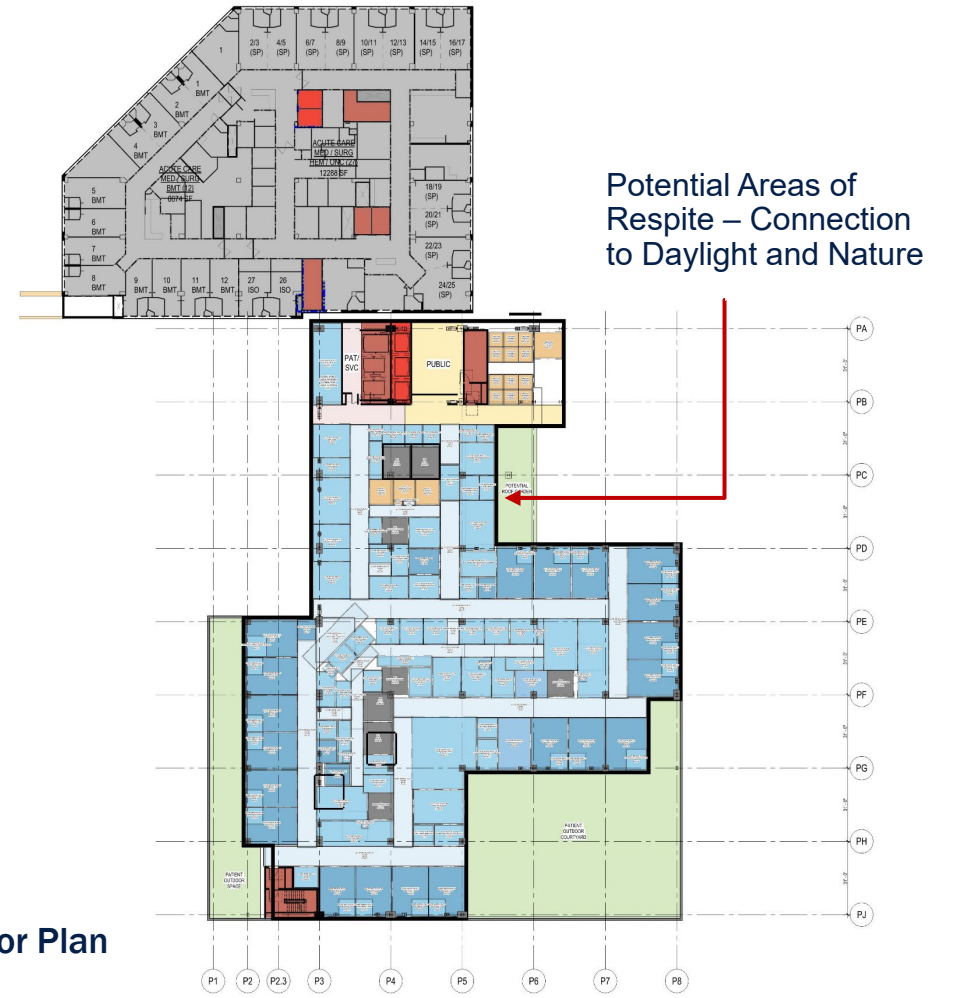
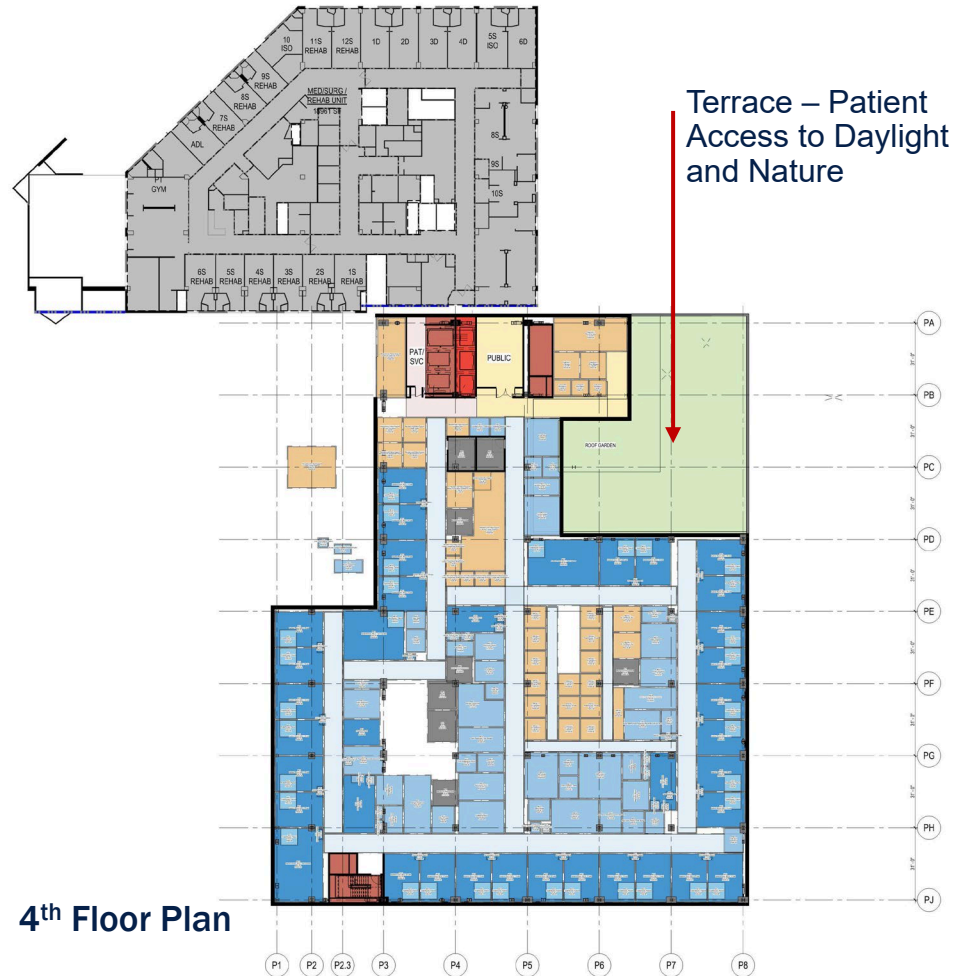


Massing Diagrams - Plans

- Maximized footprint of the first 3 floor levels accommodates larger program spaces.
- Size of lower floors creates a “base” or podium that grounds the building aesthetically.
- Main connectivity between existing and new buildings occur at these levels.

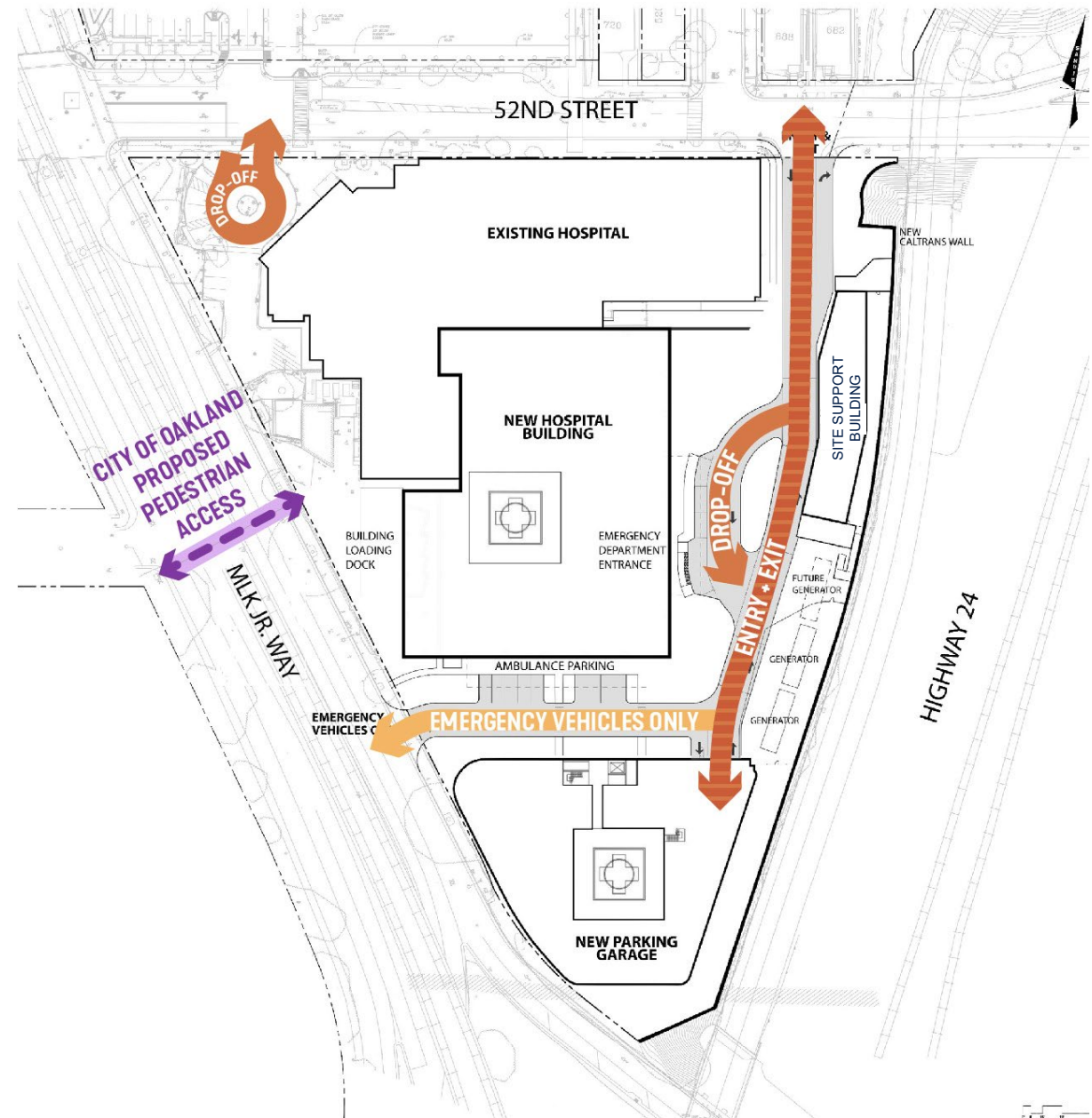


Massing Diagrams - Plans



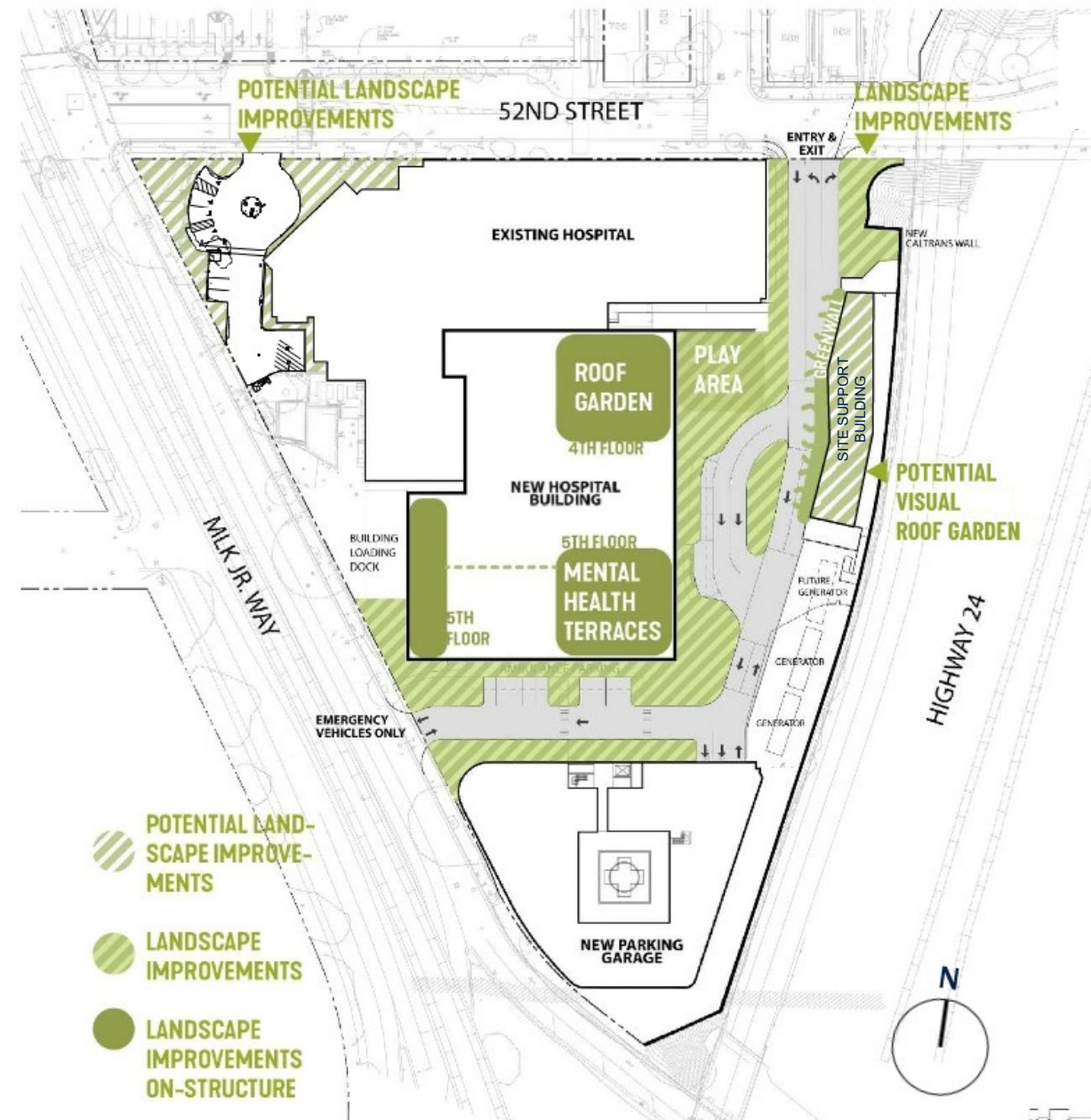
Site Circulation

- Vehicular entry and exit to the site will be from 52nd Street
- MLK Jr Way will be for emergency vehicles to enter and exit only
- The site support building will serve as a temporary loading dock during construction; at project completion it will be re-purposed as needed by UCSF
- Turnaround is provided at the Emergency Department's entrance to allow drivers to loop back to 52nd or continue south to the parking garage



Site Landscape

- Ground level landscape improvements range from programmable garden spaces to bioswales and greening of the patient drop-off area
- Potential landscape improvements at the existing entrance of the Hospital
- Patient accessible garden spaces are located on the 4th and 5th floor terraces
- Potential for west façade green wall and/or visual green roof atop the site support building; under study for storm water needs



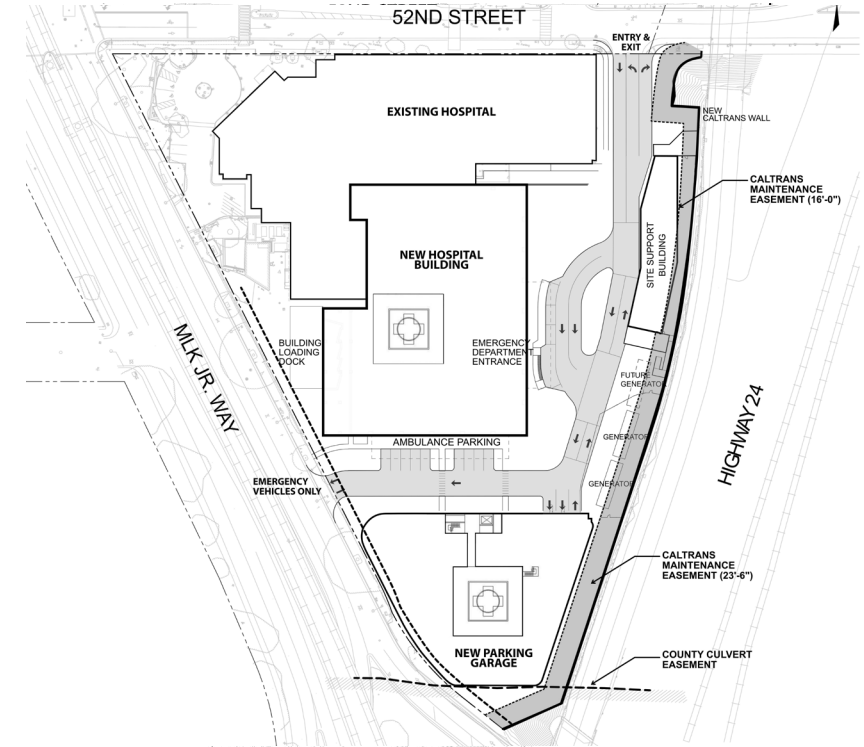
Land Use Compatibility

The proposed project is in compliance with Oakland General Plan policies and Planning Code standards in all significant respects

- Land Use Classification
- Floor Area Ratio
- Height
- Setbacks

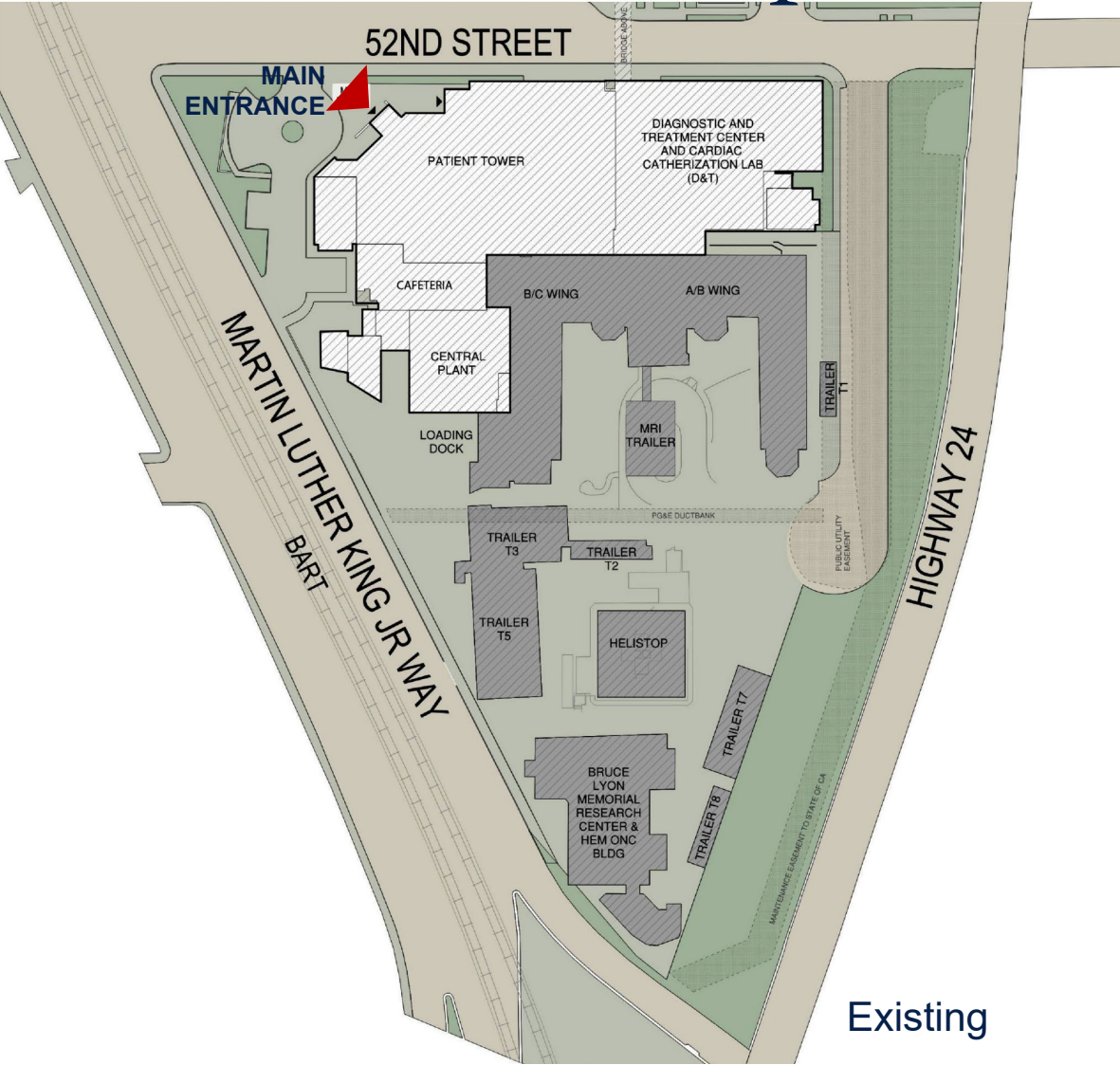


Land Use Classification
S-1 Medical Center

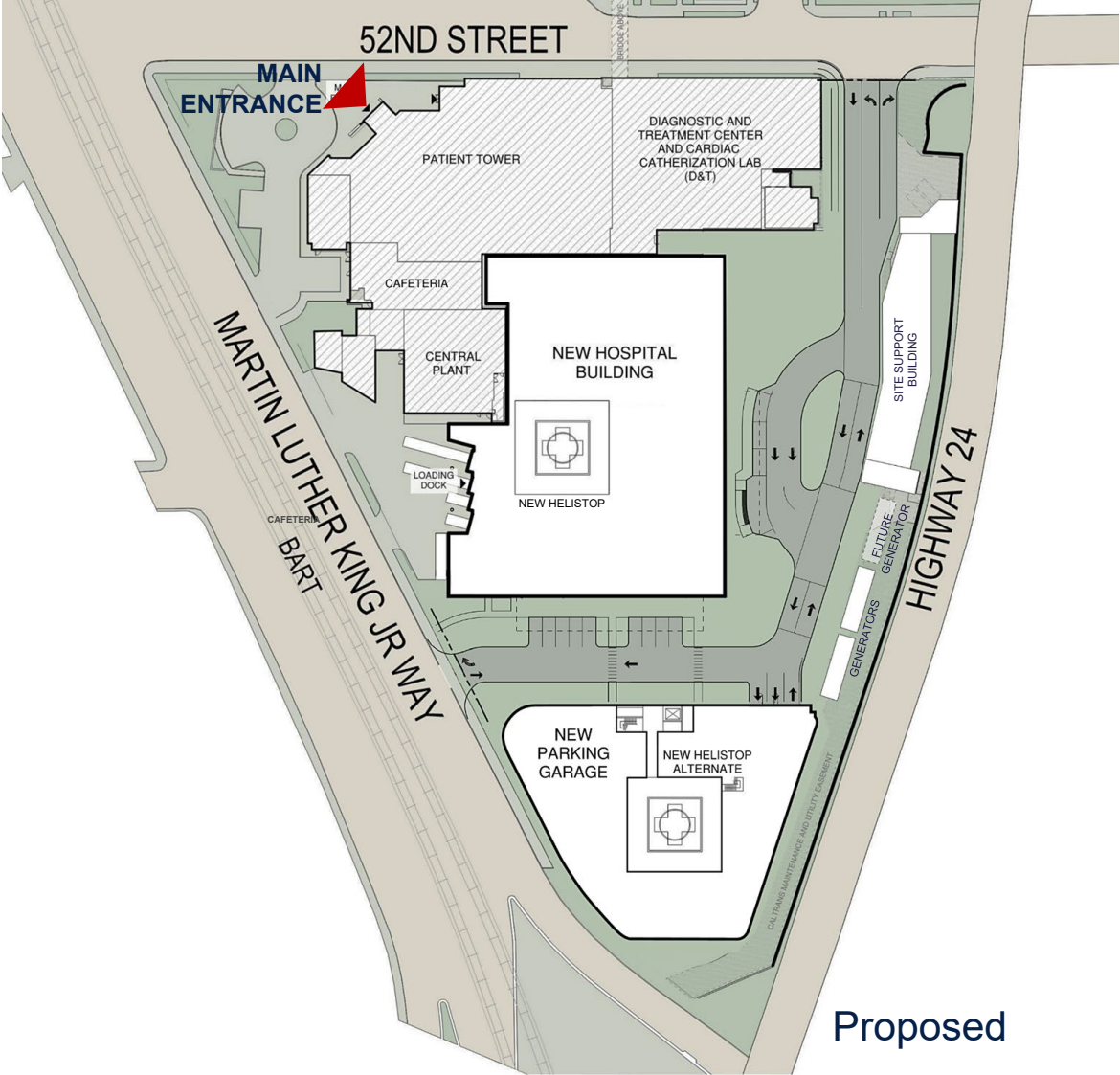


Setbacks
(Waiver or bonus assumed for setback along Martin Luther King Jr. Way)

Site Plan Comparison



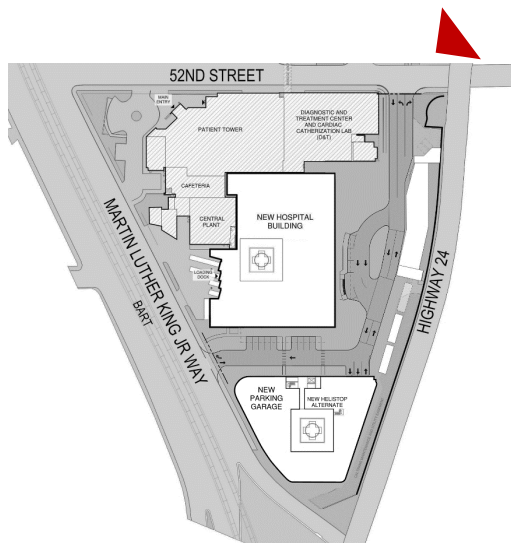
Existing



Proposed

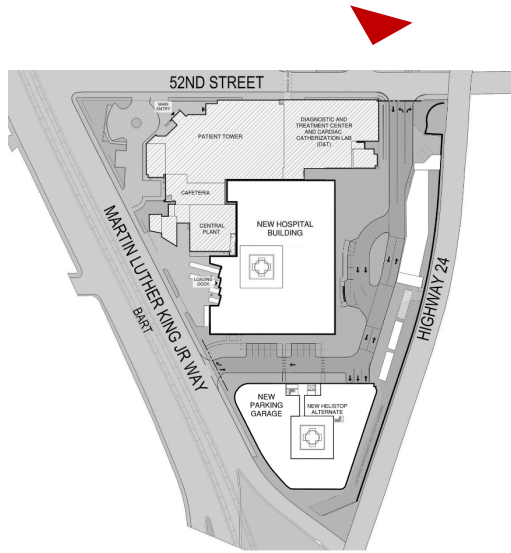
Proposed Massing

View Looking West from 52nd Street



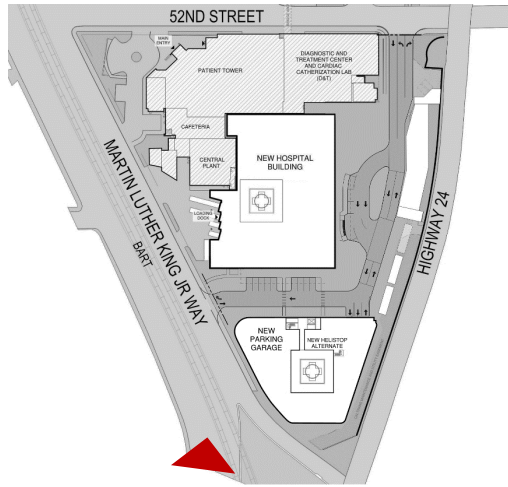
Proposed Massing

View Looking South from Dover Street



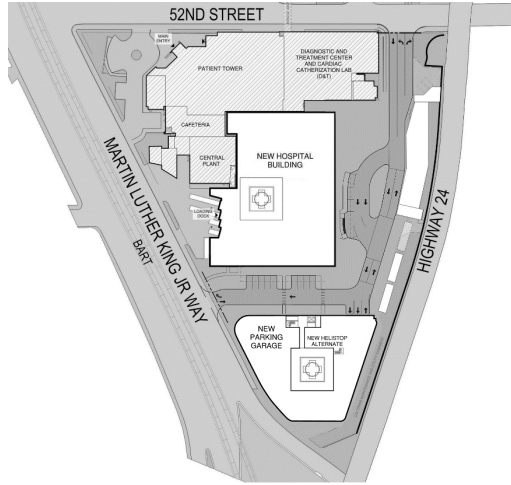
Proposed Massing

View Looking North from MLK Jr. Way



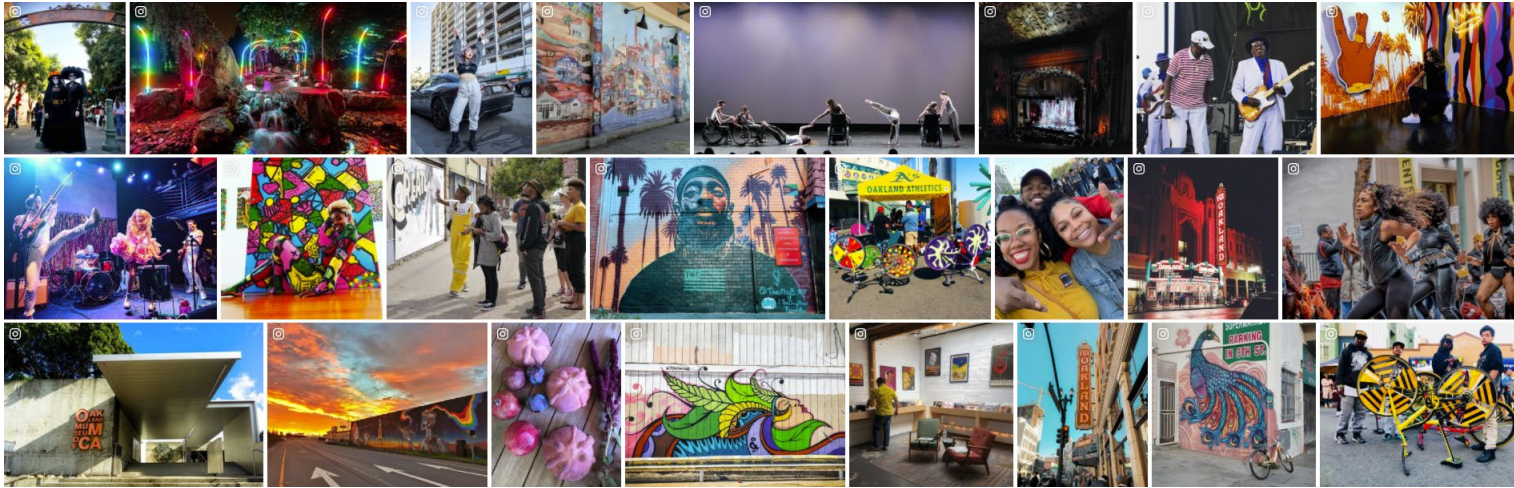
Proposed Massing

View Looking South from MLK Jr. Way



Oakland Culture

Vivid and Diverse



Context and Materiality

Play of Light and Color

Tower/ Metal Panels

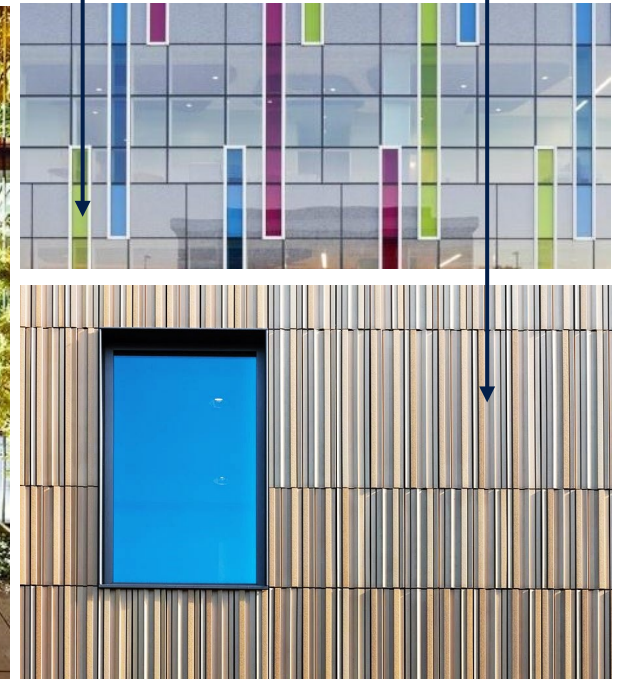
Glass Volume

Cementitious
Finish

Colored
Glass

Colored
Glass

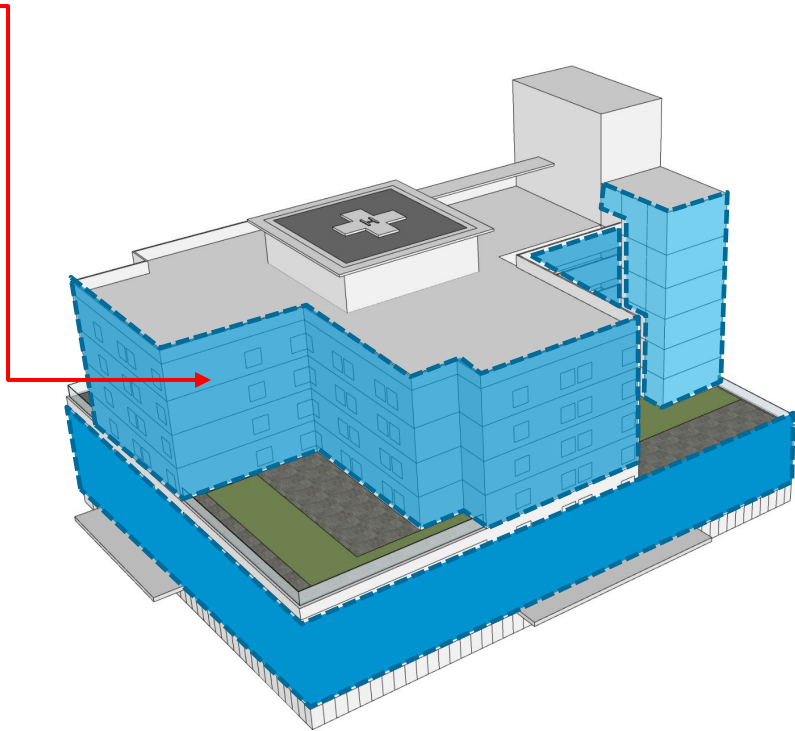
Terra
Cotta



Massing Diagrams – Design Expression

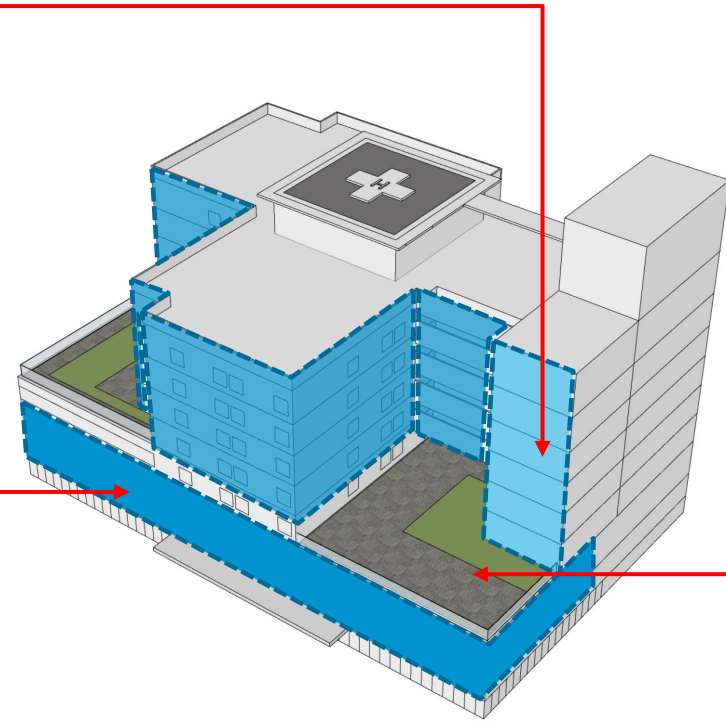
Bed Floor Pods Resting on Podium + Stair Lantern

Bed Floors – Opportunity to differentiate from Podium expression



Podium – Opportunity to Reference Existing / Significant Historic Brick Buildings

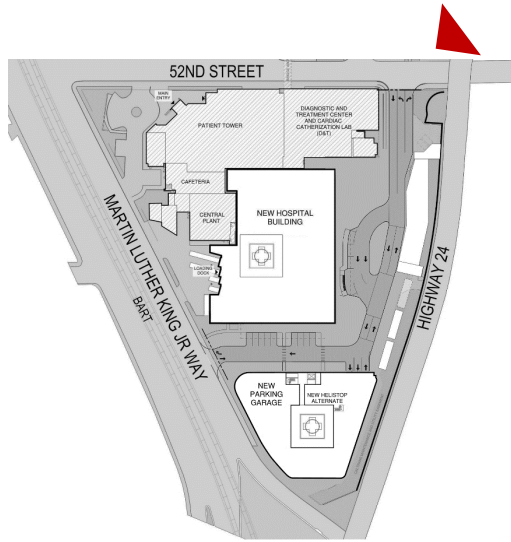
Stair Tower – Opportunity for Local Art Integration



Terrace – Access to Daylight and Nature

Conceptual Design Possibility

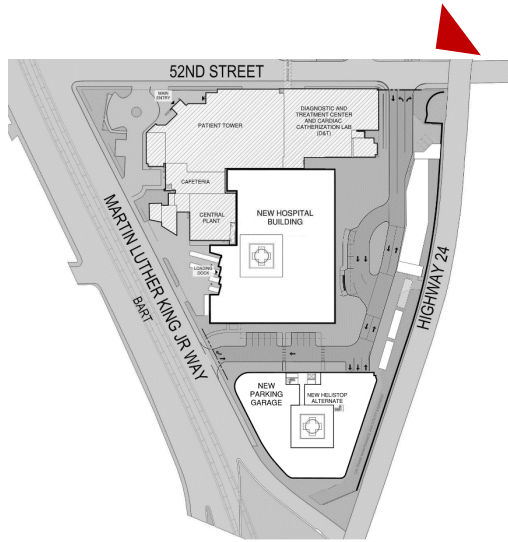
View Looking West from 52nd Street



For illustrative purposes only; does not represent actual architectural design

Conceptual Design Possibility

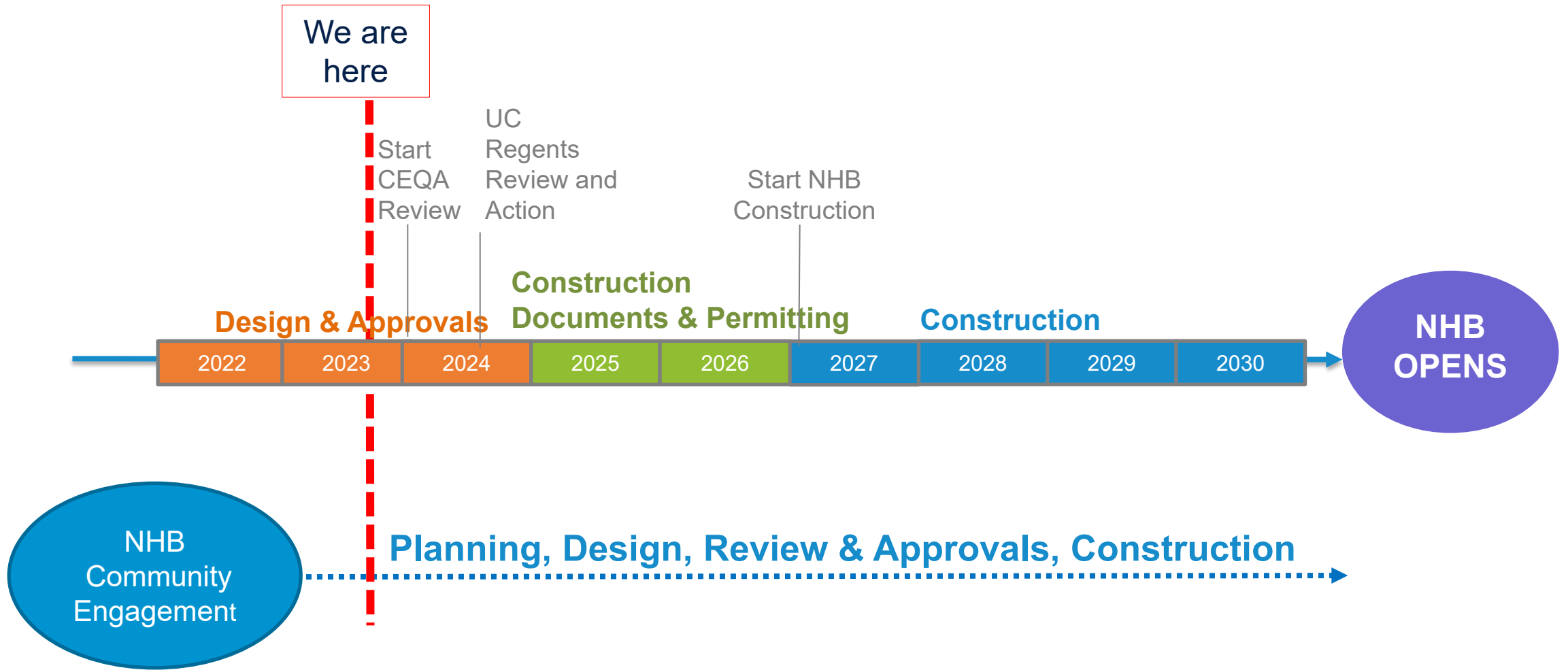
View Looking West from 52nd Street



For illustrative purposes only; does not represent actual architectural design

Timeline and Process

New Hospital Building Project Schedule



Timeline and Process

Draft Environmental Impact Report (EIR) publication

January 2024

UC Regents consider certification of Final EIR and approval of New Hospital Building project

Summer 2024

New Hospital Building Community Meetings

Community Meetings:

- March 8, 2023
- April 4, 2023
- May 10, 2023
- June 14, 2023
- September 13, 2023
- October 11, 2023
- December 13, 2023

Information on prior and upcoming community meetings:

www.ucsf.edu/cgr/cgr-projects/new-hospital-building

Support for BCH Oakland New Hospital Building Project



EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOOD



CALIFORNIA CHILDREN'S HOSPITAL ASSOCIATION

Contact Information

If you have any questions or would like to be added to our email list, please contact:

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Jessica.arline@ucsf.edu

Questions & Comments



UCSF Benioff Children's Hospitals