



**KAISER PERMANENTE**

*Good People. Good Medicine.*

# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE

*A Regional Health Care Delivery Model for the 21st Century*



*[ Artist's rendering of Park Avenue Façade, Main Hospital Entrance (at left) from Park Avenue and Haven Street looking east ]*



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## KAISER PERMANENTE MEDICAL CENTER—EMERYVILLE

### A REGIONAL HEALTH CARE DELIVERY MODEL FOR THE 21ST CENTURY

The Kaiser Permanente Medical Center in Emeryville will be one of the finest health care institutions in the Bay Area. The hospital itself will offer the full range of state-of-the-art clinical diagnostic and treatment services for inpatients and outpatients, providing primary care in all medical specialties. The medical center will also provide specialized tertiary services to Kaiser members in the greater Bay Area. These specialized services will include neurosurgery and complex spine surgery; high-risk obstetrics; neonatal intensive care; and pediatric intensive care.

The Emeryville facility will be an important component of a regional health care delivery system that has been evolving rapidly over the past decade. A number of forces have combined to require a flexible, distributed, outpatient health care delivery system with concentrations of hospital (inpatient) and high tech diagnostic and treatment services that serve the greater Bay Area. Some of these forces include the growing emphasis on outpatient care,

the high cost of state-of-the-art technology, and rapidly changing population characteristics.

The Medical Center in Emeryville will consist of a hospital and medical office buildings which reflect Kaiser Permanente's long established practice of stressing outpatient care and the cost effectiveness of sharing expensive diagnostic and treatment facilities between outpatient and inpatient care. A Health Education Center will be available to the entire community. This center will have audio-visual educational materials, a library, and a health care products store. The center will also provide a broad array of educational programs both days and evenings.

**Project Overview.** The project includes the planning, design and construction of a new medical center for the Kaiser Permanente Medical Care Program, to be located on approximately 30 acres within a service area that includes Alameda, Albany, Berkeley, El Cerrito, Emeryville, Kensington, Oakland, Piedmont and Richmond.

The medical center will provide primary care for members in the service area and specialized or tertiary care to members throughout the greater Bay Area.

Outpatient medical services will also continue to be provided at the existing medical center at MacArthur and Broadway in Oakland.

**Location.** The medical center project site's central location and proximity to major freeways and other transportation arteries, make it ideally situated to provide convenient health care services to Kaiser members in the regional service area. The site is located in the warehouse and commercial district of Emeryville and is bounded by San Pablo and Park Avenues and Hollis, 45th street, Doyle and 53rd Street. The project site is approximately 1/2 mile east of Interstate 80 and is in close proximity to the Emeryville-Oakland city boundaries. The MacArthur BART station is located approximately 3/4 of a mile southeast of the project.

**Project Elements.** The initial phase of the new medical center project will be the construction of a hospital, medical office buildings, parking structure and a central utility building. Additions to this base development would be expected after the year 2003 to meet the needs of Kaiser members in the area.



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**Hospital Services.** The proposed new hospital will provide medical and support services on specialized nursing units for Adult Medical-Surgical, Pediatrics, Critical Care, Obstetrics, and Neonatal Intensive Care Unit. Core clinical services for inpatients and outpatients will be provided: Surgery, Radiology, Nuclear Medicine, Emergency Room, Laboratory, Pathology and Therapy (respiratory, physical and occupational).

**Outpatient Services.** Medical services proposed to be provided in the medical office buildings could include, but are not limited to the following:

- Primary Medical, Pediatrics, Obstetrics-Gynecology and Surgery
- Specialized Services (e.g. Neurology, Hematology/Oncology)
- Specialized Referral Services (e.g. High Risk Obstetrics, Complex Spine Surgery)

**“Liner” Buildings.** Retail and office uses are proposed at the perimeter of the site along Hollis Street, Park Avenue, San Pablo Avenue and portions of 45th Street. The buildings will line the

parking structures and medical office buildings. They will provide up to 50,000 square feet of pedestrian oriented uses which could include small food markets, restaurants, apparel stores, specialty stores and business offices.

**Parking.** A combination of surface and structured parking for approximately 2,600 cars will be provided in the initial development.

### DEVELOPMENT TIMELINE

**First Phase.** Site preparation will begin in 1995 with construction of the first phase of the hospital to begin in early 1996 and to be completed in mid-1999. The construction of the medical office buildings will also be completed by 1999. A more detailed overview of initial phase elements follows:

- **Hospital.** The initial phase of the hospital is planned to be approximately 520,000 square feet, five stories in height and will initially support up to 292 beds. The hospital will include nursing units, clinical support

departments and administrative support. The hospital will operate 24 hours a day.

- **Medical Office Buildings.** The initial development of the medical office buildings will be a complex of several buildings, three to five stories each, plus an equipment penthouse. Total area of the Phase One medical office buildings will be approximately 415,000 square feet. The buildings will house up to 275 physicians and other health care providers. Medical office weekday hours will be from 8 a.m. to 5:00 p.m. Extended hours of operation are planned for some services in the evening to 9 p.m. and on the weekends.
- **Central Utility Building.** The Phase One central utility building is likely to be a three story building of approximately 20,000 square feet in size.
- **“Liner” Buildings.** Retail and office uses are proposed at the perimeter of the site along Hollis Street, Park Avenue, San Pablo Avenue and portions of 45th Street. These buildings will line the parking structures and medical office buildings. They will provide up to



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50,000 square feet of pedestrian oriented uses which could include small food markets, restaurants, apparel stores, specialty stores and business offices.

- **Parking.** Combination of surface and structured parking for approximately 2,600 cars will be provided in the initial development.

### **Future Campus Development.**

Based on future membership growth and needs, the final buildout of the medical center is likely to involve approximately 533,000 additional square feet (bringing the campus to approximately 1,563,000 square feet). The final buildout will be phased and will involve the following:

- **Hospital.** Buildout of the hospital will likely involve up to an additional 245,000 square feet (bringing the hospital total to approximately 765,000 square feet). This may occur as a series of additions which respond to the functional needs of the hospital over time. Ancillary departments or beds may be added (to a maximum of 450 beds).

- **Medical Office Buildings.** By buildout, additional medical office buildings could be constructed to add up to approximately 260,000 square feet, bringing the total to approximately 675,000. The number of physicians/providers could increase to a maximum of 450.

- **Central Utility Building.** By buildout, the central utility building may be expanded from approximately 20,000 square feet to 40,000 square feet to accommodate expansion.

- **"Liner" Buildings.** Approximately 8,000 additional square feet of pedestrian oriented space could be included along the street edges of the campus buildout.

- **Parking.** By buildout, space will be available for approximately 3,600 cars.

## QUESTIONS AND ANSWERS ABOUT THE EMERYVILLE KAISER PERMANENTE MEDICAL CENTER

### **Q. Why is the Emeryville site desirable?**

**A.** The proposed site is ideally suited for a number of reasons. Most important is that it is centrally located with our Health Plan service area, and is in close proximity to the MacArthur/Broadway campus, which will be used for outpatient services after the new medical center opens. The site is also large enough for future expansion and is shaped in such a way that allows for an efficient and functional medical center configuration. There is excellent access to public transportation, good automobile access and excellent campus pedestrian flow. It is also important to note that the proposed facility is welcomed by an overwhelming majority of the Emeryville community.





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**Q. What is your construction start date?**

A. In order to open on schedule in the first quarter of 1999, we need to start site preparation by 1995.

**Q. What about access to the Emeryville site by public transit?**

A. The Emeryville site will have equivalent, if not better, access to transit service than the present MacArthur/Broadway site. The Emeryville site will be accessible to the MacArthur BART station, located 3/4 of a mile away, via a private Kaiser shuttle, and the city-wide Emeryville BART shuttle. In addition, the Emeryville site is presently served by six AC Transit lines. The Emeryville site will also be accessible to the Emeryville AMTRAK station, located 1/2 mile away, via the Emeryville shuttle.

**Q. What does Kaiser propose to do about the impact of the facility on local traffic?**

A. There is no doubt the facility will have an impact on traffic — as would any development at this site. We are sensitive to this issue, and have been working with City officials on a number of

mitigating measures that will improve streets and intersections in Emeryville, Oakland and Berkeley. *There is no doubt the facility will have an impact on traffic — as would any development at this site. We are sensitive to this issue, and have been working with City officials on a number of mitigating measures that will improve streets and intersections in Emeryville, Oakland and Berkeley.* We will be implementing an aggressive program to reduce the number of cars brought to the facility by staff, members, visitors, volunteers, and others, especially during peak hours. For employees and physicians, we will offer carpooling and vanpooling programs, subsidized transit tickets, guaranteed ride home services, preferential parking, bicycle lockers, parking pricing, and other incentives use commute alternatives. For members and staff, we will provide frequent free shuttle service to and from MacArthur BART and the Oakland medical office buildings.

**Q. What about concerns that the medical center will change the character of the neighborhood?**

A. Kaiser Permanente actively participates in its community. We have worked very closely with a community advisory group to design the build-

ings in a style and configuration that fits well in this area of Emeryville. The Emeryville medical center will encourage community involvement in health education programs and use of the health education center and library. Members of the community are encouraged to join our volunteer program. In partnership with Emeryville public schools, we will implement our apprenticeship, mentoring and summer youth programs. Kaiser also offers free blood pressure screening and flu shots to the community.

**Q. What are "liner buildings", and what role will they play in Kaiser's Emeryville development?**

A. Liner buildings are planned in front of the parking structures that will be located along the entire length of San Pablo from 45th Street to Park Avenue. These liner buildings will house various businesses offering services that will add vitality to the local neighborhood (e.g. eating establishments, dry cleaners and other desirable services). Medical center liner buildings will be located in the medical office buildings, and will house the Health Education Center, pharmacy, and other medical center departments.



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**Q. What about housing needs in Emeryville?**

A. Under its proposed Housing Program, Kaiser will provide financing of up to \$15 million to develop additional housing in Emeryville.

**Q. Is the Phase One site and the expansion site sufficient for Kaiser's future needs?**

A. Yes. Based on the information currently available, we can see no need to ever expand beyond the boundaries defined by Phase One and the expansion area. The fact is, however that no one can see into the future. Had we known in 1942 what our service needs would be in 2003, we might not be in need of a new site today. We are not seeking any approvals for development beyond proposed boundaries. Any future development beyond these boundaries would require a full public and City review and approval process.

**Q. Is there community opposition to this project? How significant is it?**

A. We are pleased with the strong support we have received from Emeryville residents, neighborhood leaders, and community organizations. However, there are several Oakland and San

Francisco organizations and activists who feel a "downtown Oakland" hospital would be preferable. They have mounted a public campaign and may support a legal challenge to building on the Emeryville site. We continue to meet with them and to answer their concerns.

**Q. Is Kaiser Permanente leaving Oakland?**

A. No. We are strongly committed to Oakland. The present Kaiser Permanente Medical Center on MacArthur Boulevard will remain as a major outpatient facility. This, along with both our regional and national headquarters, means that several thousand Kaiser Permanente employees will continue to work in Oakland.

**How can I get more information?**

A. If you have questions or comments, please call (510) 987-4109, or write to Kip Edwards, 1950 Franklin Street, Oakland, CA 94612.

## KAISER PERMANENTE FACTS

(As of September 1994)

Kaiser Permanente is the largest Health Maintenance Organization in the nation. Founded in 1945, it is a non-profit medical care program with headquarters in Oakland, California. The program has more than 6.6 million voluntarily enrolled members in 12 regions across the nation. In Northern California, Kaiser Permanente has 2.4 million members (about 29% of the population) and is Northern California's largest employer with more than 31,000 employees.



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### SERVICES TO THE COMMUNITY AND KAISER HEALTH PLAN MEMBERS

A broad range of activities and services will be provided to both Kaiser members and non-members in the community. These include:

- Free pre-school immunizations for Emeryville children. Senior services include tuberculosis screening and seasonal flu shots.
- Health education classes, free blood pressure checks and medication education.
- Local school access to nurses to provide health education and counseling for students.
- Availability of nurses for telephone advice regarding health problems.
- Availability of Kaiser Health Plan association rates for those Emeryville residents who do not qualify for group plans.

*Additionally, the following services are available:*

- **Patient Education Programs including but not limited to:**
  - Back Care Class
  - Better Breathers Program
  - Home Blood Pressure Kit Sales and Training
  - Cholesterol Counseling and Education
  - Diabetes Program: Pediatrics, Insulin Injection, Glucose Monitoring
  - Mended Hearts
  - Durable Power of Attorney Workshop
  - Cataract Class
  - HIV Testing and Education
  - Nicotine Anonymous
  - Arthritis Self-Help Program
- **Prenatal/Women's Health Programs:**
  - Baby Care and Toddler Programs
  - Weight Management
  - Smoking Cessation Programs
  - Stress Reduction and Relaxation
  - Maternity and Menopause Programs

- **Health Promotion Programs and Services:**

- Acupuncture Class
- Assertiveness Training
- Fitness Evaluation and Exercise Workshop
- Nutrition Classes and Sales of Heart Cuisine Meals
- Childbirth Education

- **Teen Health Programs:**

- Growing Up Male
- Growing Up Female

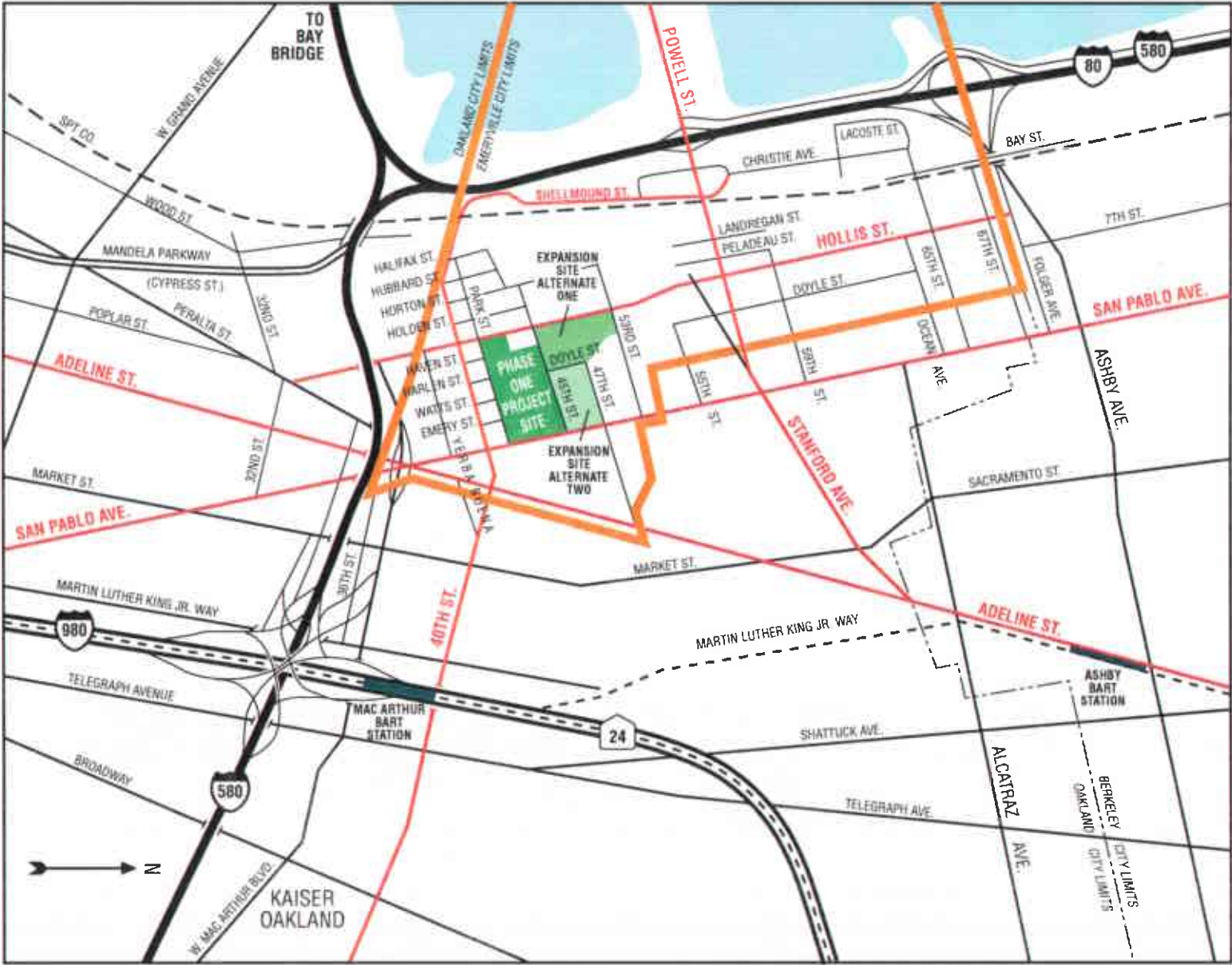
- **Children's Health/Parenting Programs:**

- First Aid
- Asthma Education
- New Parent Support Group

- **Mental Health Support Groups:**

- Alcohol and Drug Abuse Program
- Patient Support Groups for Cancer, Cardiac, Colostomy, Grief and Loss
- HIV and AIDS Support Groups
- Learning Disabilities/Learning Differences Group

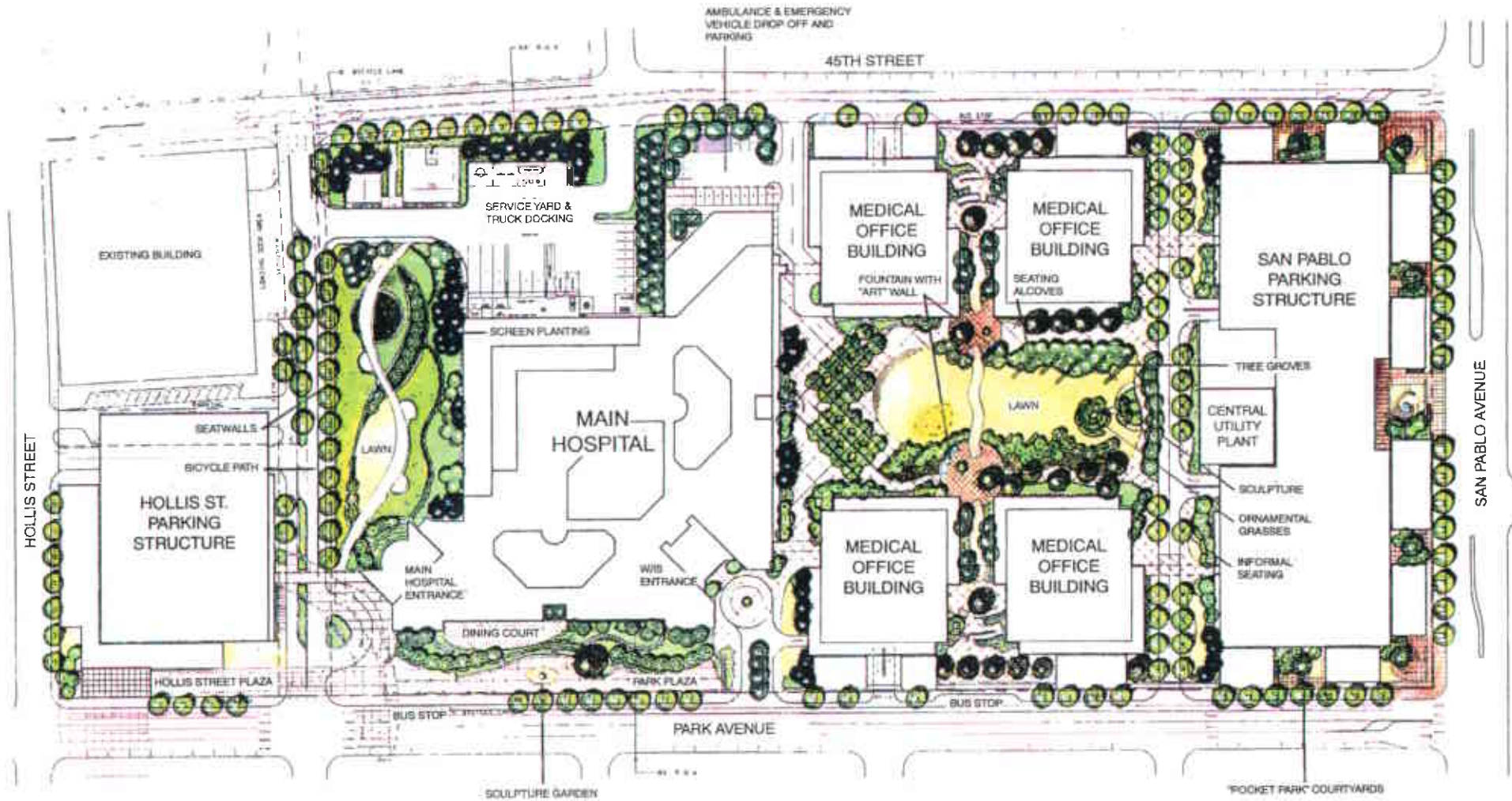
# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



Site Location Map



# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



[ Landscape Concept Plan, Phase One ]

# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



*[ Artist's rendering of Park Avenue Facade, Main Hospital Entrance (at left) from Park Avenue and Haven Street looking east ]*



# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



*[ Artist's rendering of Park Avenue Facade, Women and Infants Services Entrance (at right) from Park Avenue near Watts Street, looking west ]*



# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



*[ Artist's rendering of Emergency Entrance from 45th Street near Doyle looking west ]*



# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



*[ Artist's rendering of view at corner of Park Avenue and Hollis Street ]*

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# HEALTH *News*

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## **Kaiser Permanente Medical Center — Emeryville Important Facts At A Glance**

**Project Overview.** The project includes the planning, design and construction of a new medical center for the Kaiser Permanente Medical Care Program, to be located on approximately 30 acres within a service area that includes Alameda, Albany, Berkeley, Emeryville, El Cerrito, Kensington, Oakland, Piedmont and Richmond. The medical center will provide primary care for members in the service area and specialized (or tertiary) care to members throughout the greater Bay Area.

**Location.** The medical center project site is located in the warehouse and commercial district of Emeryville and is bounded by San Pablo and Park avenues and Hollis, 45th street, Doyle and 53rd street. The project site is approximately 1/2 mile east of Interstate 80 and is in close proximity to the Emeryville-Oakland city boundaries. The MacArthur BART station is located approximately 3/4 of a mile southeast of the project.

**Project Elements.** The initial phase of the new medical center project will be:

**Hospital Services.** The proposed new hospital will provide medical and support services on specialized nursing units for Adult Medical-Surgical, Pediatrics, Clinic Care, Obstetrics, and Gynecology. Core clinical services for inpatients and outpatients will be provided: Surgery, Radiology, Nuclear Medicine, Emergency Room, Laboratory, Pathology and Therapy (respiratory, physical and occupational).

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- Primary Medical, Pediatrics, Obstetrics—Gynecology and Surgery.
- Specialized Services (e.g. Neurology, Hematology/Oncology)
- Specialized Referral Services (e.g. High Risk Obstetrics, Spinal Surgery, Pediatric Intensive Care)

**Central Plant.** This utility building will house essential mechanical functions for the entire campus such as boilers and chillers.

**Liner Buildings.** Retail and office uses are proposed at the perimeter of the site along Hollis Street, Park Avenue, San Pablo Avenue and portions of 45th Street. These buildings would line the parking structures and medical office buildings. They would provide 50,000 square feet of pedestrian oriented uses which could include small food markets, restaurants, apparel stores, specialty stores and business offices.

**Parking.** Combination of surface and structured parking for approximately 2,400 cars will be provided in the initial development.

*Continued on back*

## **Development Timeline**

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**Hospital.** The initial phase of the hospital is planned to be approximately 520,000 square feet, five stories in height and will initially support up to 292 beds. The hospital will include nursing units, clinical support departments and administrative support. The hospital will operate 24 hours a day, seven days a week.

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**Central Utility Building.** The Phase One central utility building is likely to be a three story building of approximately 20,000 square feet in size.

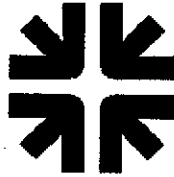
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**Future Campus Development.** Based on future membership growth and needs, the final buildout of the medical center is likely to involve approximately 533,000 additional square feet (bringing the campus to approximately 1,563,000 square feet).

**CITY COUNCIL:**

Dick Kassis, Mayor  
Ken Bukowski, Vice Mayor  
Nora Davis, Councilmember  
Greg Harper, Councilmember  
Robert Savage, Councilmember



**REDEVELOPMENT AGENCY:**

Dick Kassis, Chair  
Ken Bukowski, Vice Chair  
Nora Davis, Agency Member  
Greg Harper, Agency Member  
Robert Savage, Agency Member

# AGENDA

## SPECIAL JOINT MEETING OF EMERYVILLE CITY COUNCIL AND REDEVELOPMENT AGENCY

2449 Powell Street, 2nd Floor  
Emeryville, CA 94608  
(510) 596-4300

MONDAY, NOVEMBER 21, 1994 - 7:15 P.M.

A COMPLETE COPY OF THE AGENDA PACKET IS AVAILABLE FOR PUBLIC VIEWING IN THE CITY CLERK'S OFFICE, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE -- AND FOR REPRODUCTION AT: (1) RAPID REPRO, 2326 POWELL STREET; AND (2) ACCESS PRINT, 5769 CHRISTIE AVENUE, POWELL STREET PLAZA, FROM THE FRIDAY BEFORE THE JOINT COUNCIL/AGENCY MEETING. THE MEETING IS SHOWN LIVE ON THE CITY OF EMERYVILLE TELEVISION CHANNEL (ETV), CABLE CHANNEL 13. THE MEETING WILL BE REBROADCAST ON WEDNESDAY, NOVEMBER 23, 1994 AT 4:00 P.M.

Persons who wish to speak under CITIZENS TO BE HEARD will be heard when the Presiding Officer calls for members of the public to directly address the Council and Agency on any item of interest not otherwise appearing on this agenda. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Presiding Officer calls for comments from those persons who wish to speak on these items. After persons have spoken, the Hearing is closed and brought to the Council and Agency level for discussion and action. There is no further comment permitted from the audience unless requested by the Presiding Officer.

The speaker's time is limited to 5 minutes and can only be extended upon approval of the Presiding Officer.

Pursuant to Government Code Section 65009, if you challenge the adequacy of the proposed actions in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the City and/or Agency orally or in writing, at, or prior to the public hearing. You may not be entitled to maintain a legal action against the proposed actions unless you object to it, orally or in writing at or prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Manager/City Clerk at (510) 596-4373. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

**CLOSED SESSION:** The Mayor or Chairperson may convene the City Council or Redevelopment Agency in Closed Session at the close of the meeting to consider matters of pending or threatened litigation, personnel matters, real property negotiations, or labor negotiations, pursuant to Government Code Sections 54956.9, 54957, 54956.8, or 54957.6, respectively.



- I. CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE
- II. CITIZENS TO BE HEARD
- III. PUBLIC HEARINGS REGARDING THE KAISER PERMANENTE MEDICAL CENTER PROJECT

PUBLIC HEARING OF THE CITY OF EMERYVILLE CITY COUNCIL TO CONSIDER ALL EVIDENCE AND TESTIMONY ON CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT; AN AMENDMENT TO THE EMERYVILLE GENERAL PLAN; REZONING TO PLANNED UNIT DEVELOPMENT/COMMERCIAL; A PRELIMINARY DEVELOPMENT PLAN FOR THE PHASE I SITE AND THE FUTURE EXPANSION SITE; A FINAL DEVELOPMENT PLAN FOR THE PROPOSED HOSPITAL BUILDING; A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EMERYVILLE AND KAISER FOUNDATION HOSPITALS FOR THE PHASE I SITE; AN AMENDMENT TO THE SHELLMOUND PARK REDEVELOPMENT PLAN; AND A PARTICIPATION AGREEMENT BETWEEN THE CITY OF EMERYVILLE, THE EMERYVILLE REDEVELOPMENT AGENCY AND KAISER FOUNDATION HOSPITALS FOR THE PHASE I SITE, THE FUTURE EXPANSION SITE AND AN ALTERNATIVE FUTURE EXPANSION SITE FOR THE PROPOSED KAISER PERMANENTE MEDICAL CENTER PROJECT. THE PUBLIC HEARING ON THE FINAL ENVIRONMENTAL IMPACT REPORT, THE AMENDMENT TO THE SHELLMOUND PARK REDEVELOPMENT PLAN, AND THE PARTICIPATION AGREEMENT IS A JOINT HEARING OF THE CITY OF EMERYVILLE CITY COUNCIL AND THE EMERYVILLE REDEVELOPMENT AGENCY. **Phase I Site**, generally bounded by Park Avenue, 45th Street, Hollis Street and San Pablo Avenue (known more specifically as Assessor's Parcel Numbers 049-1027-002, -003, -004, -016-01, -017, -018, -019, -020-01&02, 021, -022-01-02, -023-02, -024, -028, -029, -030, -031, -032, -033, & -034; 049-1029-001-3&4; 049-1031-003-01, & -004; 049-1041-059); **Future Expansion Site**, generally bounded by 45th Street, 53rd Street, Hollis Street, Doyle Street and the Emery Bay Village Complex (known more specifically as Assessor's Parcel Numbers 049-1041-011-04, -012-02, -013, -022, -023-01&02, -032-01, -041-03); **Alternative Future Expansion Site**, generally bounded by 45th Street, 47th Street, Doyle Street and the Berkeley Farm facility (known more specifically as Assessor's Parcel Numbers 049-1178-003; 049-1179-001; 049-1180-001,-002).

A. City Council Convenes

1. A Resolution of the City Council of the City of Emeryville, California, Certifying the Environmental Impact Report for the Kaiser Permanente Medical Center.

**Agenda**

**Special Joint Meeting of City Council and Redevelopment Agency**

**Monday, November 21, 1994**

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2. **A Resolution of the City Council of the City of Emeryville, California Making Findings and Imposing Mitigation Measures in Accordance with the California Environmental Quality Act for the Kaiser Permanente Medical Center Project, Adopting a Mitigation Monitoring and Reporting Program, and Adopting a Statement of Overriding Considerations.**
3. **A Resolution of the City Council of the City of Emeryville, California, Adopting Amendments to the City of Emeryville General Plan.**
4. **First Reading of An Ordinance of the City Council of the City of Emeryville, California, Amending Ordinance No.87-07 Approving and Adopting the Amendment to the Redevelopment Plan for the Shellmound Park Redevelopment Project.**
5. **Resolution of the City Council of the City of Emeryville Approving and Authorizing the Execution of a Participation Agreement between the Emeryville Redevelopment Agency, the City of Emeryville and Kaiser Foundation Hospitals.**

**(City Council recess)**

**B. Redevelopment Agency Convenes**

1. **Resolution of the Emeryville Redevelopment Agency Making Findings and Imposing Mitigation Measures in Accordance with the California Environmental Quality Act for the Kaiser Permanente Medical Center Project, Adopting a Mitigation Monitoring and Reporting Program, and Adopting a Statement of Overriding Considerations.**
2. **Resolution of the Emeryville Redevelopment Agency Approving and Authorizing Execution of a Participation Agreement between the Emeryville Redevelopment Agency, the City of Emeryville, and Kaiser Foundation Hospitals.**

**(Redevelopment Agency adjourns)**

Agenda

Special Joint Meeting of City Council and Redevelopment Agency

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C. City Council Reconvenes

1. First Reading of An Ordinance of the City Council of the City of Emeryville Approving the Preliminary Development Plan for the Kaiser Permanente Medical Center Project Thereby Rezoning the Phase I Site and Future Expansion Site to Planned Unit Development/Commercial.
2. Resolution of the City Council of the City of Emeryville Approving the Final Development Plan for the Hospital Building Located on the Phase I Site for the Kaiser Permanente Medical Center Project.  
(No action to be taken on this item until Second Reading of Item III.C.1.)
3. First Reading of An Ordinance of the City Council of the City of Emeryville Approving a Development Agreement between the City of Emeryville and Kaiser Foundation Hospitals for Phase I of the Kaiser Permanente Medical Center Project and Authorizing the City Manager to Execute the Development Agreement on Behalf of the City of Emeryville.

(City Council adjourns)

IV. ADJOURNMENT

THE NEXT REGULAR MEETINGS OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY WILL BE HELD ON TUESDAY, DECEMBER 6, 1994, AT 7:15 P.M., AT 2449 POWELL STREET, 2ND FLOOR, EMERYVILLE, CA 94608.

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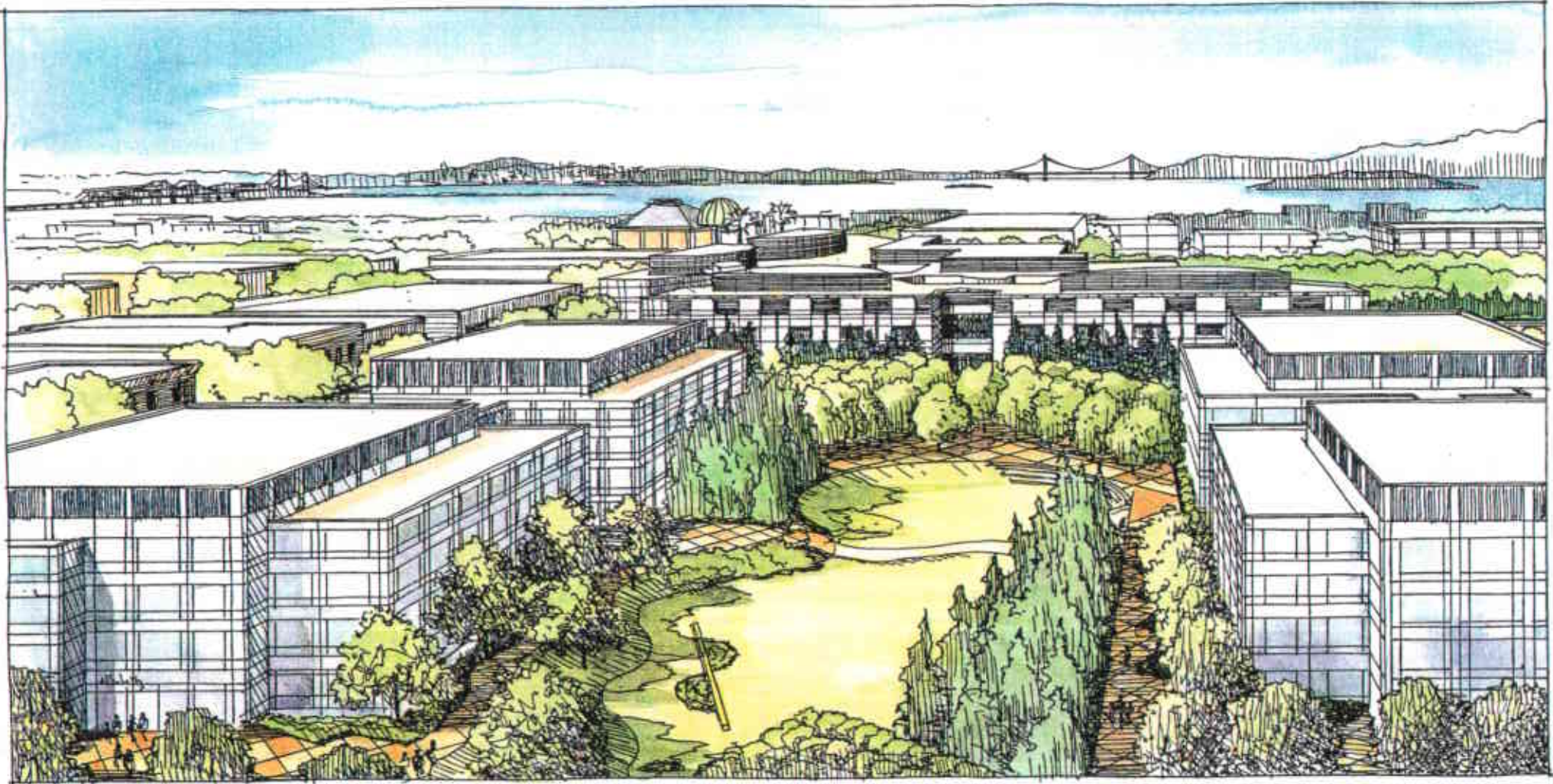
# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



*[ Artist's rendering of view at corner of San Pablo Avenue and Park Avenue ]*

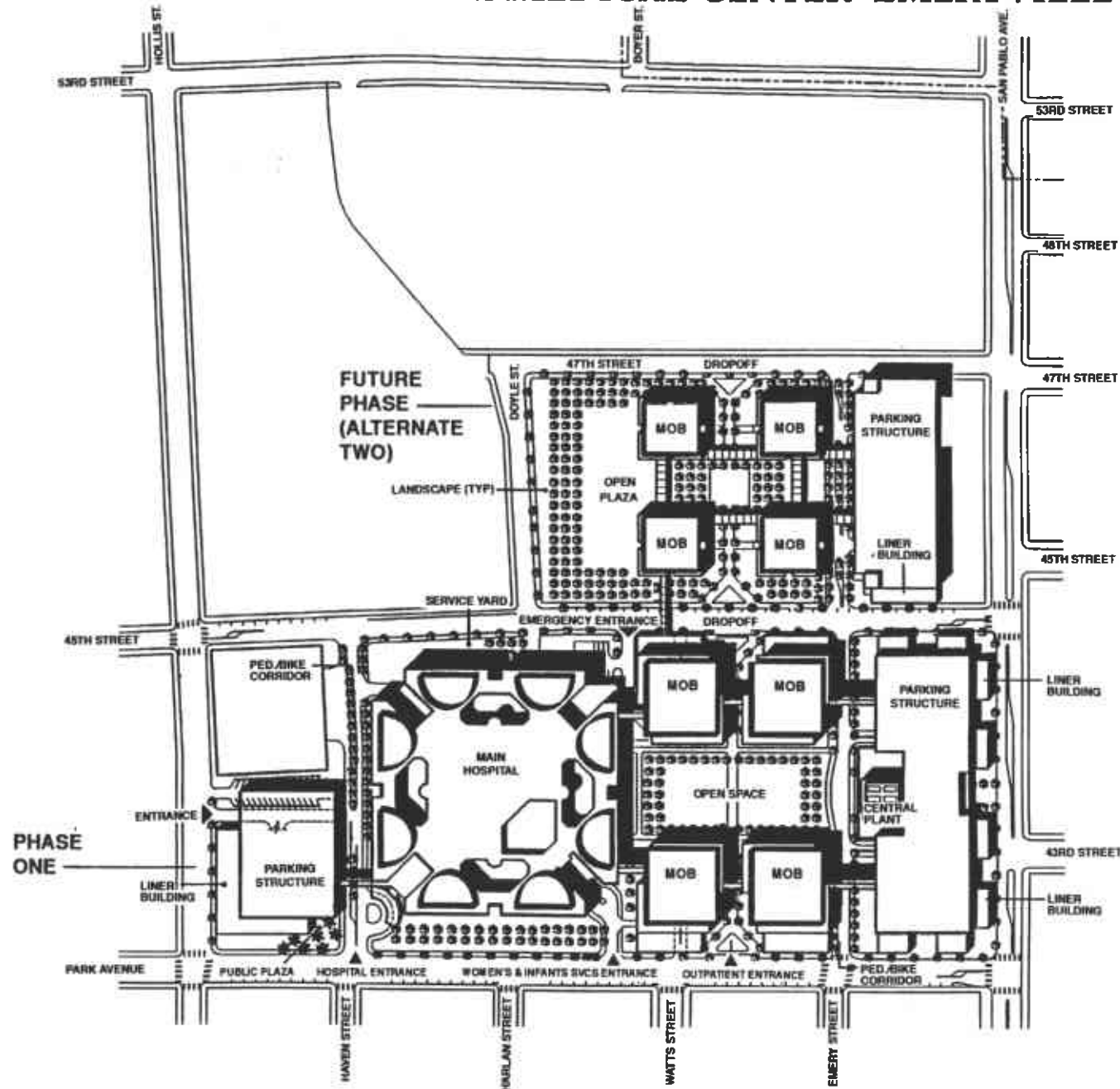


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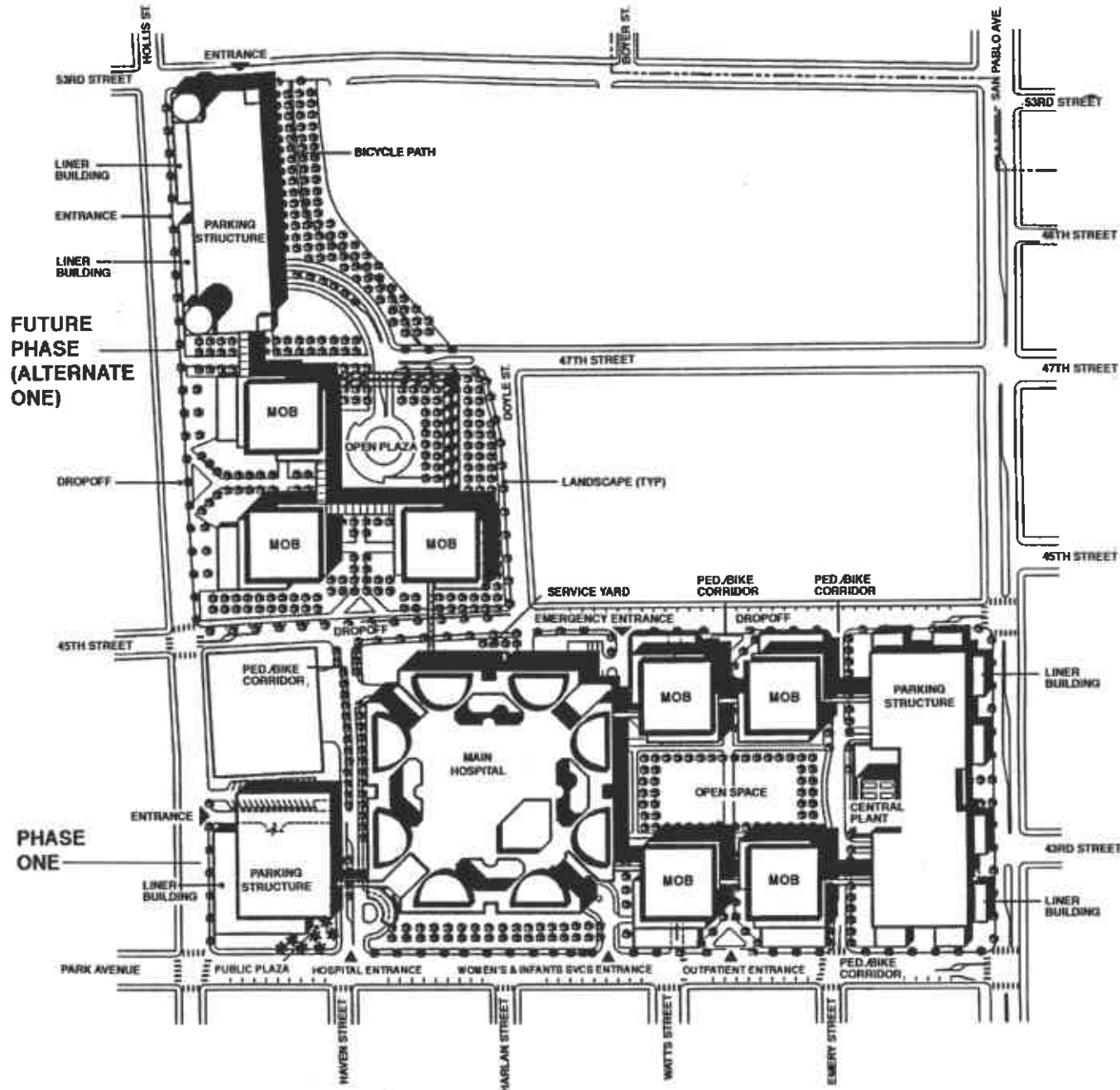
*[ Aerial view of Central Courtyard above San Pablo Blvd. looking west. Medical Office Buildings in foreground, Hospital in background. ]*

# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



[ Preliminary Development Plan, Phase One and Future Phase-Alternate One ]

# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



[ Preliminary Development Plan, Phase One and Future Phase-Alternate Two ]



# KAISER PERMANENTE MEDICAL CENTER-EMERYVILLE



**Relationship of Medical Center to its Primary Care Service Area**