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Community and Economic Development Agency
Planning & Zoning Services Division

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**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
ALTA BATES SUMMIT MEDICAL CENTER,
SUMMIT CAMPUS SEISMIC UPGRADE AND MASTER PLAN**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the Alta Bates Summit Medical Center, Summit Campus Seismic Upgrade and Master Plan as described below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical, environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has **not** prepared an Initial Study.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for approving the project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing to: Scott Gregory, Contract Planner, c/o Gary Patton, Deputy Director of Planning and Zoning, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3330, Oakland, CA 94612; (510) 535-6690 (phone); (510) 535-6699 (fax); or e-mailed to sgregory@lamphier-gregory.com. Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. Monday, February 23, 2009**. Please reference **case number ER090001** in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

PUBLIC HEARINGS: The City of Oakland Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on February 18th, 2009 at 6:00 p.m. in Hearing Room #1, City Hall, 1 Frank H. Ogawa Plaza.

PROJECT TITLE: Alta Bates Summit Medical Center, Summit Campus Seismic Upgrade and Master Plan

PROJECT LOCATION: The project site is generally bounded by 30th Street (south), Webster Street (east), 34th Street (north), and Telegraph Avenue and Elm Street (west) in the City of Oakland, Alameda County, California. The project site consists of the following 17 parcels, identified by Assessor's Parcel

Numbers: 009-074-601-200, 009-074-601-904, 009-074-602-103, 009-074-602-300, 009-074-602-400, 009-074-602-600, 009-074-602-800, 009-074-602-900, 009-074-603-100, 009-074-603-200, 009-074-603-300, 009-074-603-400, 009-074-603-500, 009-074-603-600, 009-074-603-700, 009-074-603-800, and 009-074-900-105.

PROJECT SPONSOR: Alta Bates Summit Medical Center, a Sutter Health Affiliate

EXISTING CONDITIONS: The proposed project site is the location of the existing Summit Campus of the Alta Bates Summit Medical Center located on Pill Hill, which is approximately bounded by Telegraph Avenue, Webster Street, 30th Street and 34th Street, where hospital and related medical uses have been established for several decades. The proposed development will occur on parcels currently occupied by acute care hospital uses, administrative and medical offices and surface parking lots located within the existing campus boundaries. Adjacent land uses are mainly institutional and commercial uses. Sites listed on the Cortese list have been identified within the project site area; however, the listings for these sites have been closed. Buildings that are older than 50 years and within the project site will be evaluated for historic significance.

PROJECT PURPOSE: The main purpose of the project is to perform a seismic upgrade of the acute care patient facilities in the Merritt Pavilion, so as to meet and exceed the seismic safety requirements of Senate Bill (SB) 1953. Potential future phases of the project would include the construction of new medical office buildings, classrooms and other facilities on the Summit Campus to enhance its cohesiveness and capacity to serve the community.

PROJECT DESCRIPTION: The Project Sponsor proposes to upgrade existing facilities and construct new facilities in a phased master plan. Phase 1 of the project (see attached **Figure 1**) entails construction of a new and upgraded patient care pavilion (primarily a replacement acute care hospital tower and relocated emergency department), which will bring the acute care patient facilities of the Summit Campus (project site) into compliance with the seismic safety requirements of Senate Bill (SB) 1953. Phase 1 will also construct a new parking structure onsite. Phase 1 is expected to be complete by year 2013 to comply with the schedule requirements of SB 1953.

Future phases (see attached **Figure 2**) would develop a new medical office building (MOB), new space for the Samuel Merritt College (a fully accredited health sciences institution), a fitness center, street level retail space, and substantial green space throughout the project site. The project will result in a net increase in building floor area on the Summit Campus of approximately 384,100 square feet and an increase in approximately 806 parking spaces. Future phases are expected to be completed prior to year 2030.

Specifics of the project are set forth on the attached **Table 1** and corresponding **Figure 3**.

PROBABLE ENVIRONMENTAL EFFECTS:

It is anticipated that the proposed project may have environmental impacts on aesthetics, traffic/circulation, air quality, and noise. It is anticipated that the project will not have environmental impacts on cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use, plans, and policies; population and housing; public services; recreation, utilities and service systems; and cumulative growth. Nevertheless, these environmental factors will be analyzed in the EIR.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

January 23, 2009
File Number ER090001

Gary Patton
Deputy Director, Planning and Zoning and
Major Projects/Strategic Planning Director

Attachments:

Alta Bates Summit Medical Center, Campus Master Plan

Proposed Development by Phase and Total Buildout

	Merritt Pavillion Sub-area	Health Education Sub-area	Providence Pavillion Sub- area	Peralta Pavillion Sub- area	Summit Sub- area	Change ^a	Total
Existing ABSMC Campus							
Site acres	5.40	2.30	4.30	6.20	2.20		20.40
Bldg. Area (sf)	625,379	58,993	518,804	217,101	17,382		1,437,659
Hospital Beds (#)	345	-	192	-	-		537
Medical Offices (#)	0	3	22	14	4		43
Parking spaces	267	490	132	803	497		2,189
Total employees ^b							2,812
Peak employees							1,960
Phase 1 Project - Completed by Year 2013							
Demolished Bldg Area	(69,674)	-	-	(28,416.0)	-	(98,090)	
New Building Area	230,000	-	-	-	-	230,000	
Net Building Area ^c	785,705	58,993	518,804	188,685	17,382	131,910	1,569,569
Hospital Beds (#)	309	-	192	-	-	(36)	501
New Medical Offices	-	-	-	-	-	-	43
Removed Parking spaces	-	(47)	-	(193)	-	(240)	
New Parking spaces	-	-	-	1,086	-	1,086	
Net parking spaces	267	443	132	1,696	497	846	3,035
New employees	-	-	-	-	-	-	2,812
New peak employees	-	-	-	-	-	-	1,960
Future Phase Projects - Completed by Year 2030							
New Site acres	-	-	-	-	0.8	0.8	21.20
Demolished Bldg Area	-	(9,930)	-	-	(17,382)	(27,312)	
New Building Area	-	72,500	-	32,000	175,000	279,500	
Net Building Area	785,705	121,563	518,804	220,685	175,000	252,188	1,821,757
New Hospital Beds (#)	-	-	-	-	-	-	501
New Medical Offices (#)	-	(2)	-	-	106	104	147
Removed Parking spaces	-	-	-	-	(40)	(40)	
New Parking spaces	-	-	-	-	-	-	
Net parking spaces	267	443	132	1,696	457	(40)	2,995
New employees	-	121	-	8	300	429	3,241
New peak employees	-	-	-	-	-	-	2,266
Total Buildout							
Site acres	5.40	2.30	4.30	6.20	3.00	0.80	21.20
Total Building Area	785,705	121,563	518,804	220,685	175,000	384,098	1,821,757
Hospital Beds (#)	309	-	192	-	-	(36)	501
Medical Offices (#)	-	1	22	14	110	104	147
Parking spaces	267	443	132	1,696	457	806	2,995
Total employees						429	3,241
Peak employees						306	2,266

Notes:

- a "Change" column represents the overall physical change on the Alta Bates Summit campus that will be evaluated in the EIR
- b = Full time equivalent
- c Net building area in the Merritt Pavilion Sub-area includes the original 625,379 square feet of the Merritt Pavilion. Acute care functions occupying approximately 109,100 square feet of this space will be relocated to the New Building, and this vacated space will be backfilled with other, non-acute care medical-related use.



LEGEND

- PROPOSED GREENSPACE
- PROPOSED BUILDING
- EXISTING BUILDING (TO REMAIN)
- REMOVE BUILDING
- PROPOSED PEDESTRIAN PATH
- EXISTING ROAD

Demolition (R)

· 422 Hawthorne Offices	11,136 SF
· 435 Hawthorne Offices	17,280 SF
· 350 Hawthorne Hospital Support/ Classrooms/Dormitory	69,674 SF

New Construction (P)

· Patient Care Pavilion (11 Stories, 183'-9" Ht.)	230,000 SF Approx.
· New Garage (7 Stories, 1086 Spaces, 115'-6" Ht.) 1086 Total Spaces (893 Net New Spaces)	385,000 SF Approx.

Site Improvements

- Patient Care Pavilion New Entrance
- New Driveway to New Garage



- LEGEND**
- PROPOSED GREENSPACE
 - PROPOSED BUILDING
 - PROPOSED RETAIL
 - EXISTING BUILDING (TO REMAIN)
 - REMOVE BUILDING
 - PROPOSED PEDESTRIAN PATH
 - PROPOSED PAVERS
 - PROPOSED EMERGENCY VEHICLE ACCESS
 - EXISTING ROAD

Demolition (R)

· 3232 Elm Offices	7,330 SF
· 3300 Elm Offices	2,600 SF
· 3043 Summit Offices	2,500 SF
· 3023 Summit Offices	11,430 SF
· 418 30th Offices	3,006 SF

New Construction (P)

· Medical Office Building (5 Stories) (Including 10,000 SF Street Level Retail)	175,000 SF Approx.
· Fitness Center (1 Story)	32,000 SF Approx.
· Samuel Merritt College Expansion (4 Stories)	72,500 SF Approx.

Site Improvements

- Summit Street Closure and Plaza
- Hawthorne Avenue Realignment and Patient Care Pavilion Entrance Plaza
- Student Plaza at Peralta Pavilion
- Providence Pavilion South New Entrance

Consultant:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION
 FOR REFERENCE
 ONLY**

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**ALTA BATES
 SUMMIT MEDICAL
 CENTER
 PATIENT CARE
 PAVILION**

ABSMC - SUTTER HEALTH
 3005 WEBSTER AVENUE
 OAKLAND, CA 94609

Authority Having Jurisdiction:
**OFFICE OF STATEWIDE HEALTH PLANNING
 DEPARTMENT**

Facility Name: Alta Bates Summit Medical Ctr., Summit Campus-Hawthorne

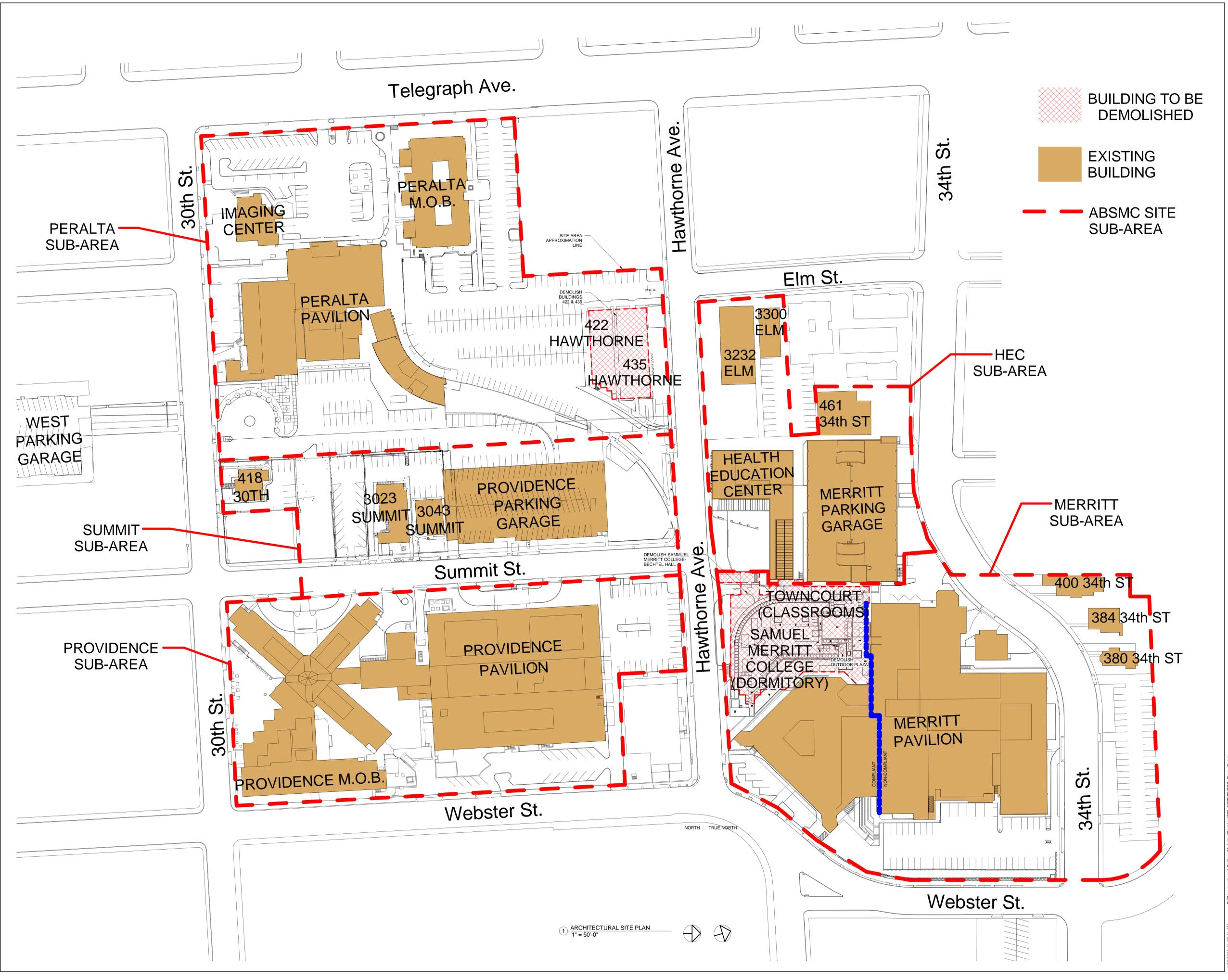
Facility Number: 11322

Revisions:
**CITY OF OAKLAND BASIC
 APPLICATION FOR
 DEVELOPMENT REVIEW**

Date: January 15, 2009
 Scale: 1" = 50'-0"
 Drawn: Author
 Reviewed: Checker
 Job Number: 673

**EXISTING
 SITE PLAN**

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1 ARCHITECTURAL SITE PLAN
 1" = 50'-0"