



Use of 2238 Geary for Traffic Baseline

I.Obeysekere

to:

Wade.Wietgreffe

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Cc:

Anna.Shimko, Cameron.White, Jay.Murphy, jsmith, pes, sgregory, wade.wietgreffe0, SVettel
Hide Details

From: I.Obeysekere@kp.org Sort List...

To: Wade.Wietgreffe@sfgov.org,

Cc: Anna.Shimko@sedgwicklaw.com, Cameron.White@nsmt.kp.org,

Jay.Murphy@nsmt.kp.org, jsmith@waldendevlopment.com, pes@dksassociates.com,

sgregory@lamphier-gregory.com, wade.wietgreffe0@gmail.com, SVettel@fbm.com

Hi Wade:

After some discussion with our consultants and DKS, Kaiser Permanente recommends that 2238 Geary be used as the baseline for obtaining trip counts, parking utilization and baseline traffic data for the proposed 901 16th Street MOB (the "Project"). Our reasons are as follows:

1. The basic building form at 2238 is generally comparable to what is being proposed, which is medical office over underground parking. 2238 has only one vehicular entrance and exit on Geary, similar to the proposed Project, which will have one vehicular entrance on Mississippi. The French Campus has its parking separated into a 64 space surface lot and a 264 space garage. There are several entrances and exits at French and each would have to be separate manned and counted for the transportation study.
2. Loading and deliveries, white/yellow/green and red curbs, would be handled at the Geary MOB and the proposed Project in similar ways.
3. The outpatient use mix at Geary is a better comparable to the project. The mix of primary and specialty care we offer at our Geary MOB will be similar to what we intend to include in the Project. Geary also has retail on the first floor. We believe the traffic counts will be more accurate because the trips generated by a large primary care component will be different from an MOB like French, which has mental health and other such uses that require fewer hourly member visits than a traditional full service primary care MOB.
4. Geary is a comparable distance from BART as the proposed Project. The mode split for French would perhaps be different from the mode split for Geary and the proposed Project. Both projects would be expected to have the same number of shuttle trips to and from BART.

There are some challenges to using Geary that Paul and DKS will need to consider. Geary is part of a larger Kaiser Permanente medical center, hence there may be internal trips that will cloud the data. An example would be a member who comes in for a hospital visit and then walks over and gets follow up at the MOB or a member who drives to the MOB and then walks over to the hospital for tests. French is also more isolated than Geary, similar in some ways to the project site, a more traditional satellite MOB than Geary. Geary is also severely underparked (less than 1.4/1000 sf) hence we believe members park elsewhere on the Kaiser Campus and walk over as well. I am confident these issues can be addressed by DKS.

Let me know if you have any follow up questions or concerns.

Regards
Indrajit

Indrajit Obeysekere, Esq.

Legal and Entitlements

National Facilities Services

Kaiser Foundation Health Plan, Inc.

Kaiser Foundation Hospitals

1800 Harrison Street, 19th Fl.

Oakland, CA 94612

i.obeysekere@kp.org

Cell/Text: (510) 701-2372

Wk: (510) 625-6405

Fax: (510) 625-2647

"The best Sri Lankan business lawyer at Kaiser!" (From anonymous client review)

Executive Assistant: Linda Walker

One Kaiser Plaza, 19th Fl.

Oakland, CA 94612

(510) 271-6869

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