

# Planning Commission Study Session

**Emeryville Medical Center**

**June 25, 2026**



## Project Overview

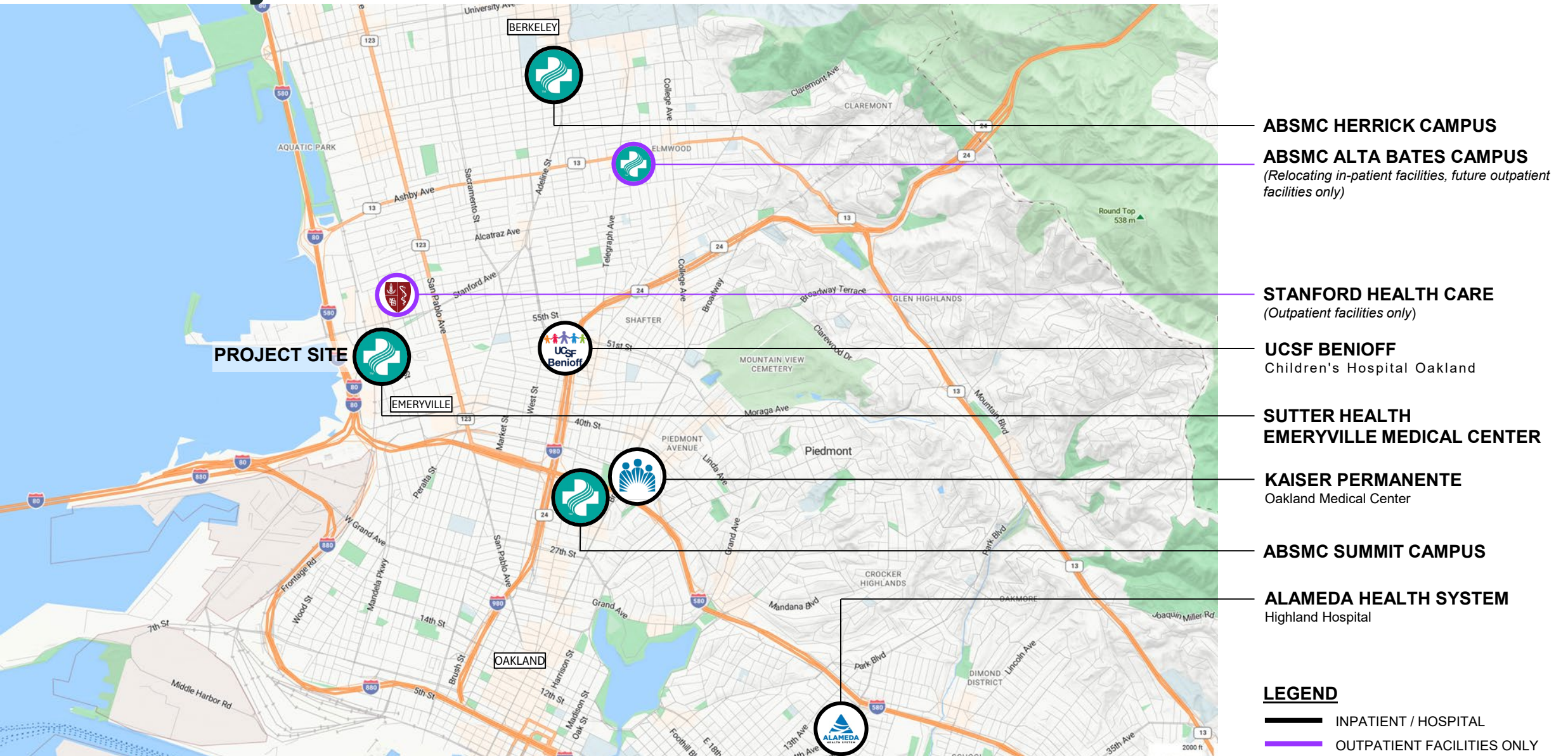
Building on Sutter's 120-year legacy of caring for Northern Californians, we are **investing more than \$1 billion** to expand access to **comprehensive, integrated** and coordinated **high-quality care** across the greater East Bay region.

Sutter will construct a **flagship campus in the City of Emeryville** featuring a regional **destination ambulatory care complex** and a new seismically safe medical center.

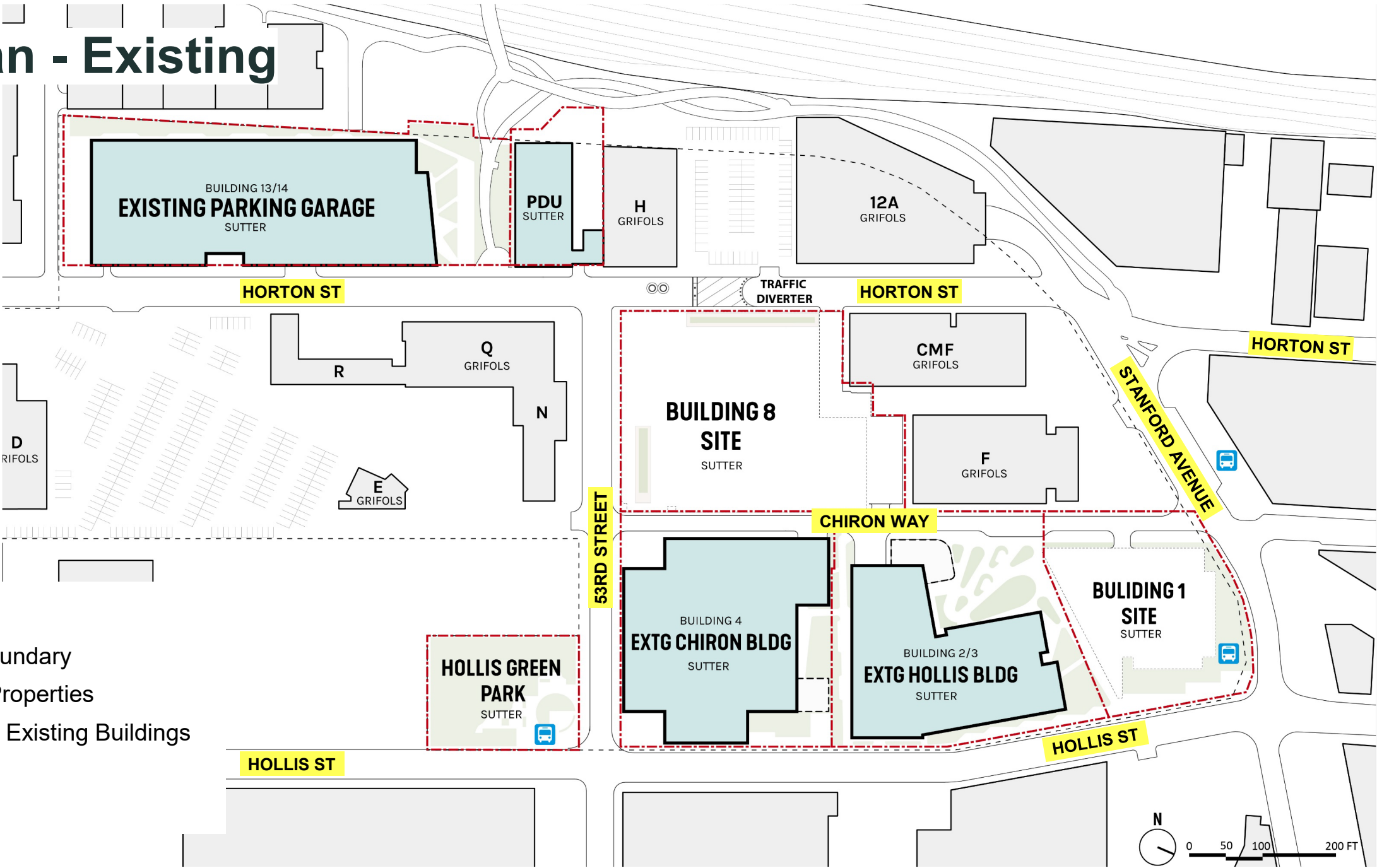
This investment strengthens **access to care** for the region and delivers **meaningful economic benefits** for the community through **expanded employment opportunities**, including nearly **3,000** permanent jobs and approximately **500** construction jobs annually, reaching up to **700** during peak construction.



# East Bay Healthcare Facilities



# Site Plan - Existing

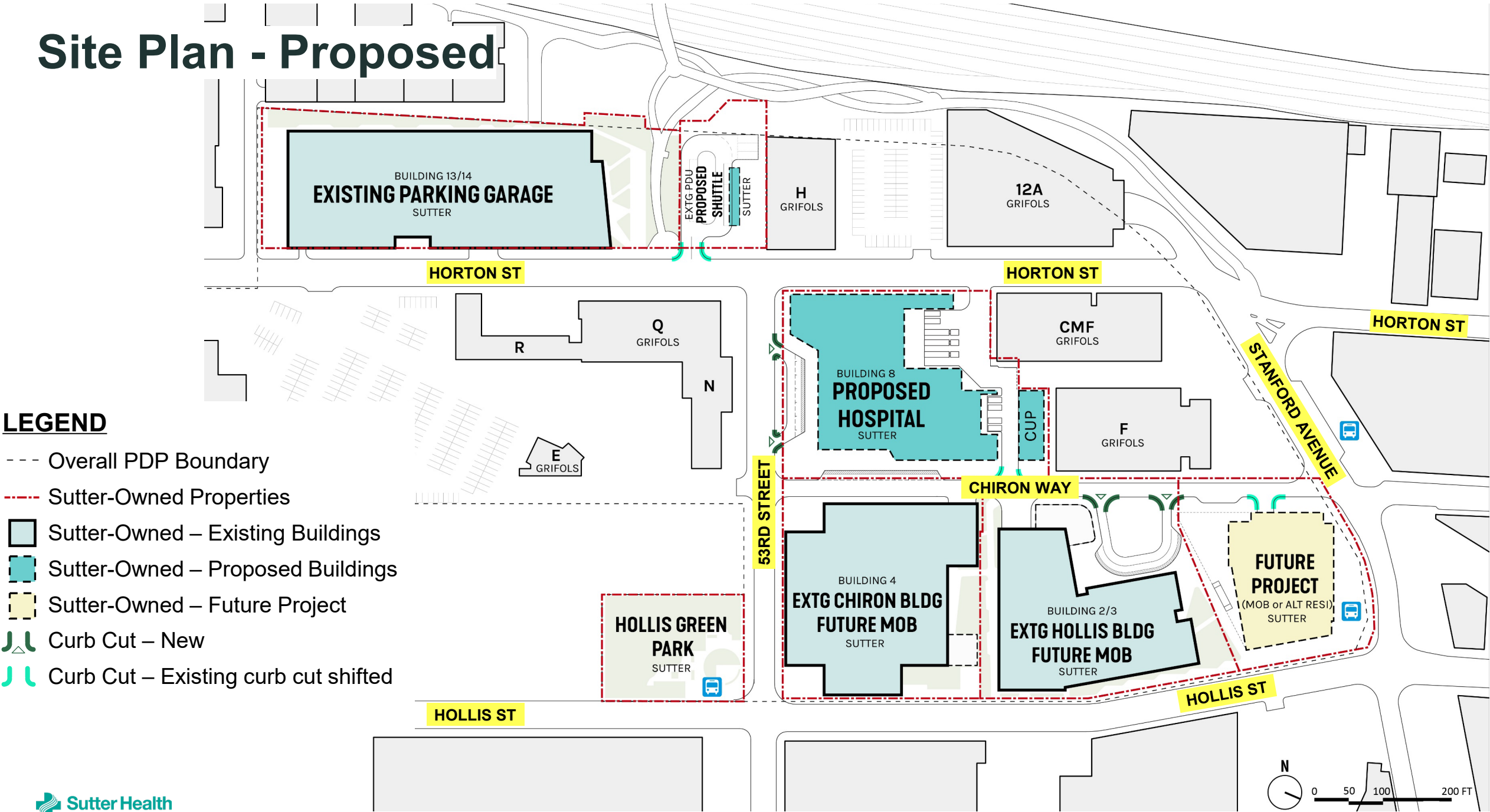




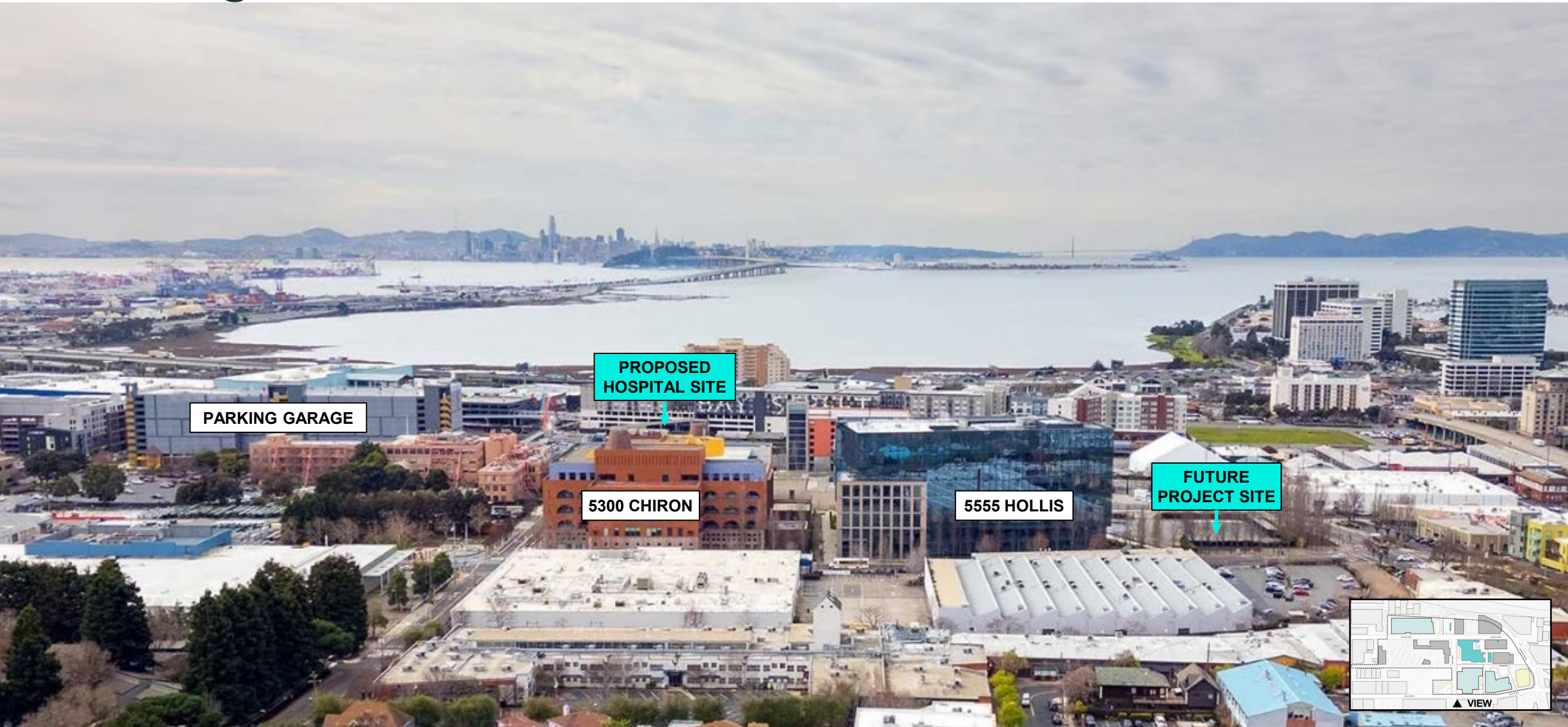
# Site Plan - Proposed

## LEGEND

- Overall PDP Boundary
- Sutter-Owned Properties
- Sutter-Owned – Existing Buildings
- Sutter-Owned – Proposed Buildings
- Sutter-Owned – Future Project
- Curb Cut – New
- Curb Cut – Existing curb cut shifted



# Existing Site Photo



# Proposed Hospital

Sutter Health – Emeryville Medical Center



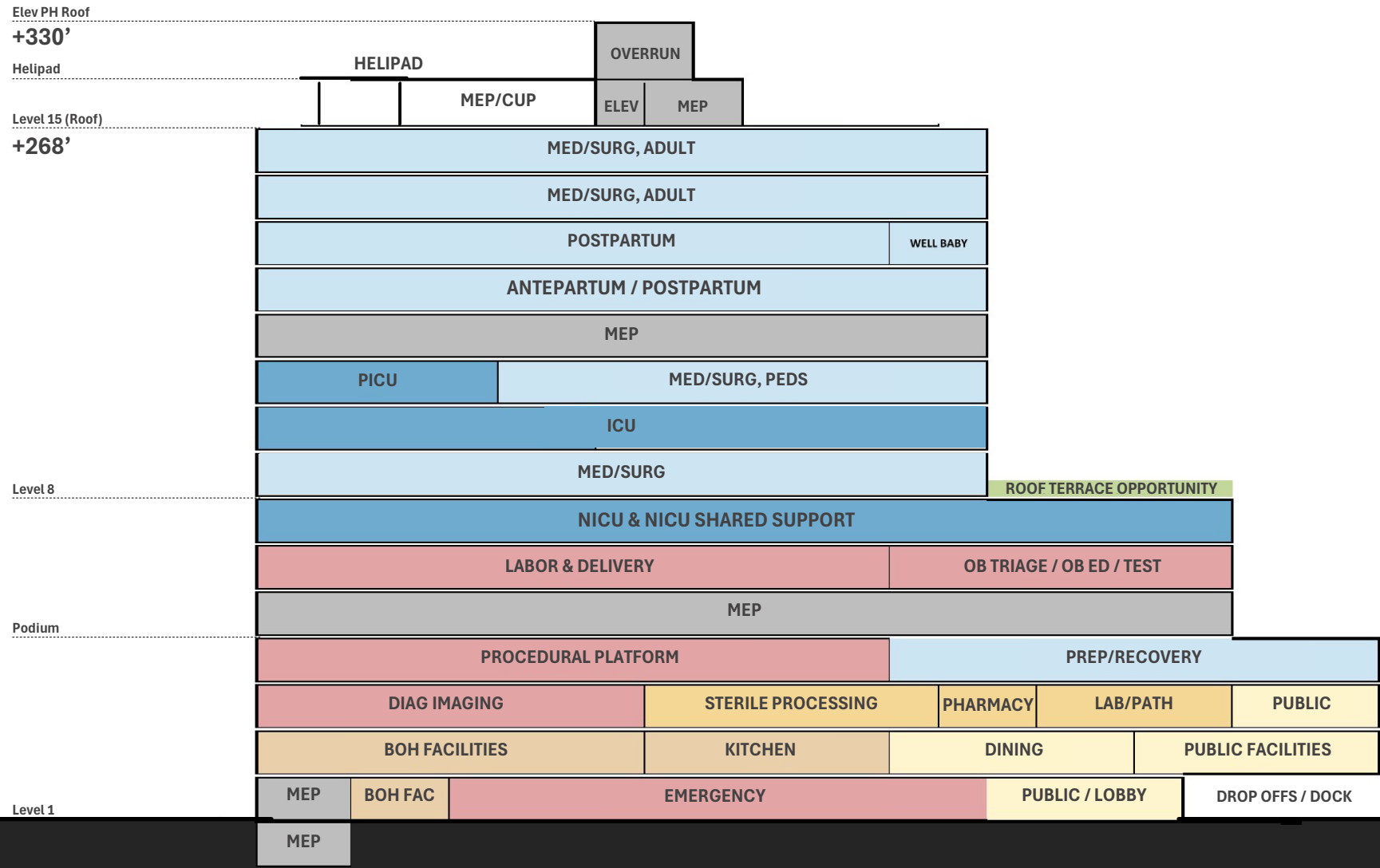
# Clinical Services

**The new hospital is planned as a 15-story plus mechanical & helipad, 785,000 square foot building. It is planned to include:**

- Capacity – 325 beds:
  - Labor & Delivery suites and a Neonatal Intensive Care Unit (NICU)
  - Rooms - Medical-Surgical, Postpartum and Intensive Care Units
- Emergency department, Operating Rooms and rooftop Helipad
- All-electric, environmentally responsible design with calm, serene healing spaces
- Cutting-edge medical equipment & systems to ensure patients have seamless access to care

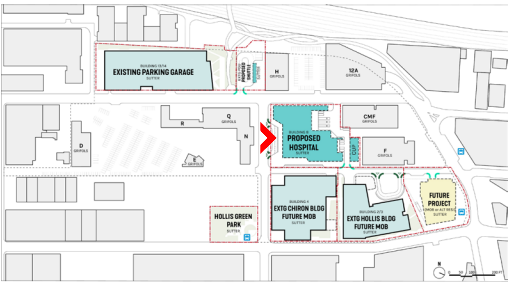


# Stacking Diagram – Program Distribution

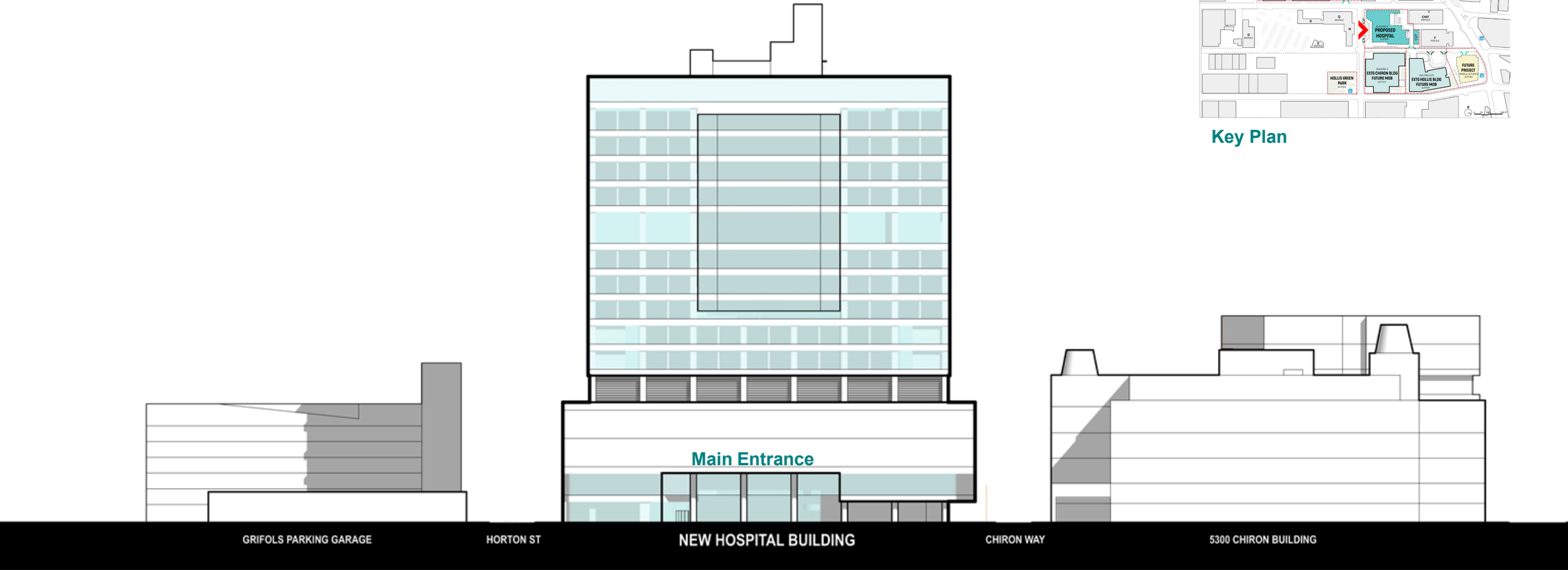




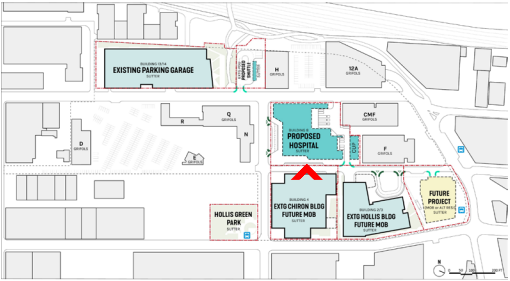
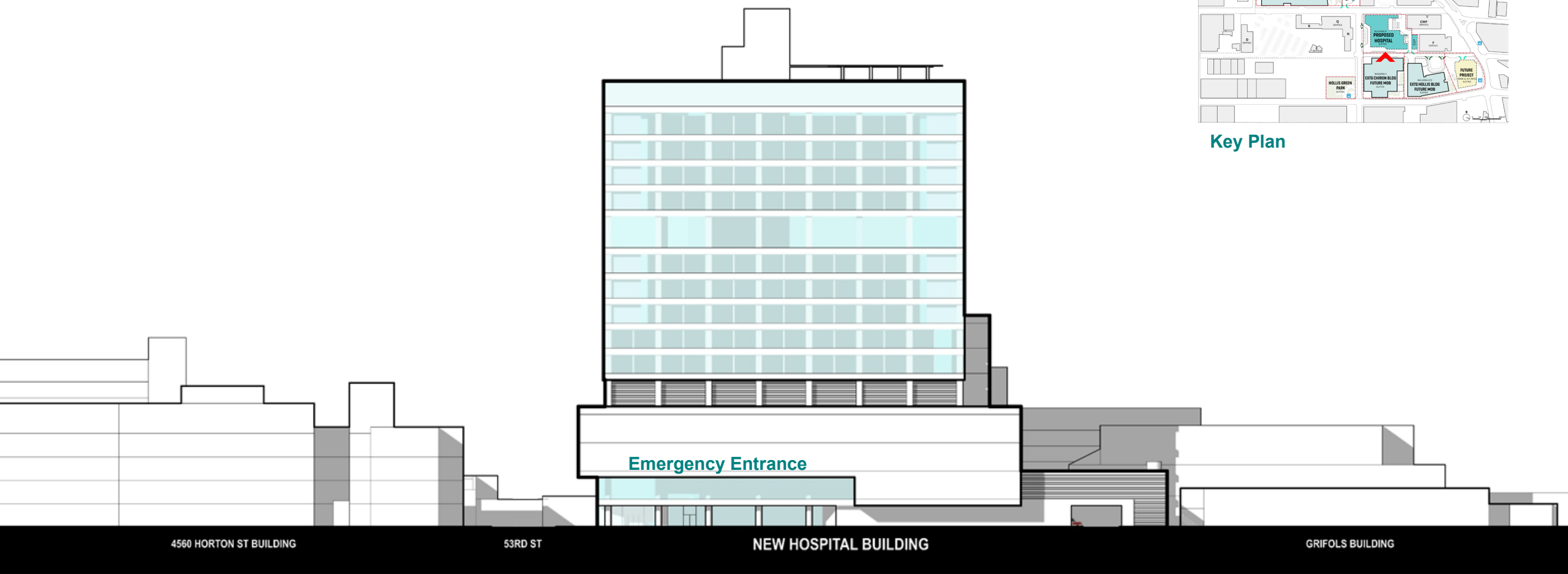
# Elevation – South (Main Entrance on 53<sup>rd</sup> St)



Key Plan



# Elevation – East (Emergency Entrance on Chiron Way)



Key Plan

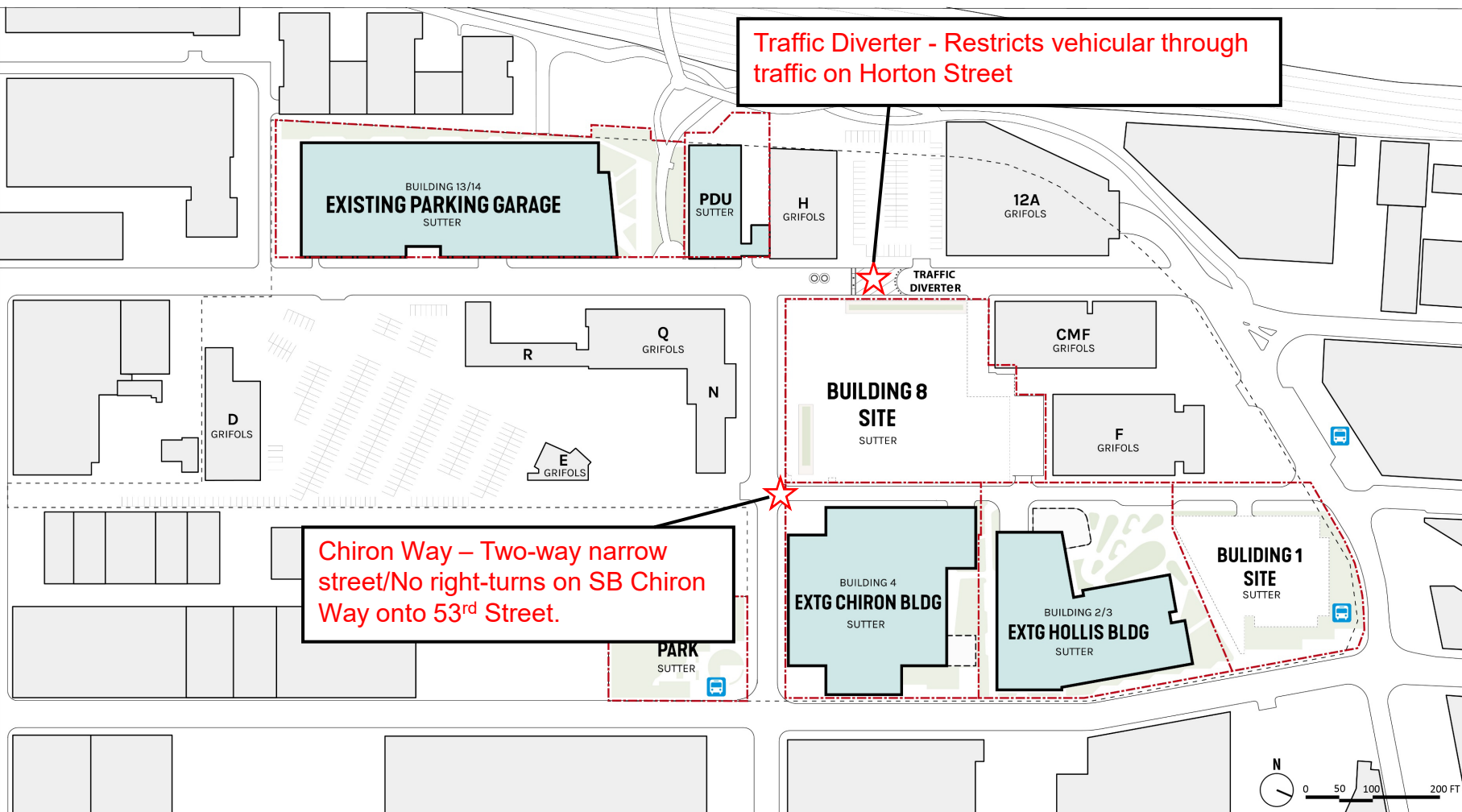


# Site Circulation

Sutter Health – Emeryville Medical Center



# Traffic Circulation – Existing Condition



- Project site
  - 0.5-mile Amtrak station
  - 0.5-mile San Pablo Avenue (AC Transit Bus lines)
  - 2 to 3 miles from BART stations
- Dedicated shuttles between health center and transit stations
- TDM Plan to encourage alternative transportation modes
- Most of the employees and patients/visitors – expected to drive
- On-site parking in the Horton Street parking garage
- Traffic Feasibility study for the full buildout of the proposed health center
- Roadway network constraints – limit vehicular circulation to the health campus

# Traffic Diverter Removal (Horton Street / 53<sup>rd</sup> Street)



Horton Street and 53rd Street Traffic Diverter (looking north)

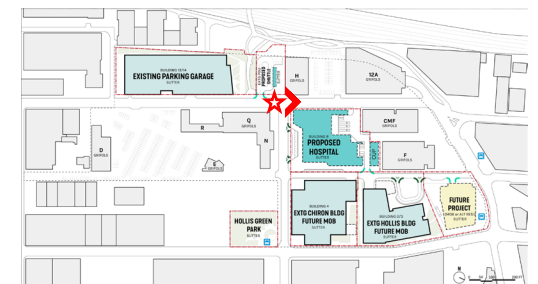
## Existing Vehicular Circulation Constraints

- Through vehicular traffic is restricted on Horton Street, north of 53rd Street.
- All traffic coming from the north of the campus would access the site via 53rd/Hollis Street. Long delays and congestion on 53rd Street, Hollis Street, and Powell Street.

## Proposed Improvement

## Site Access and Circulation Improvements

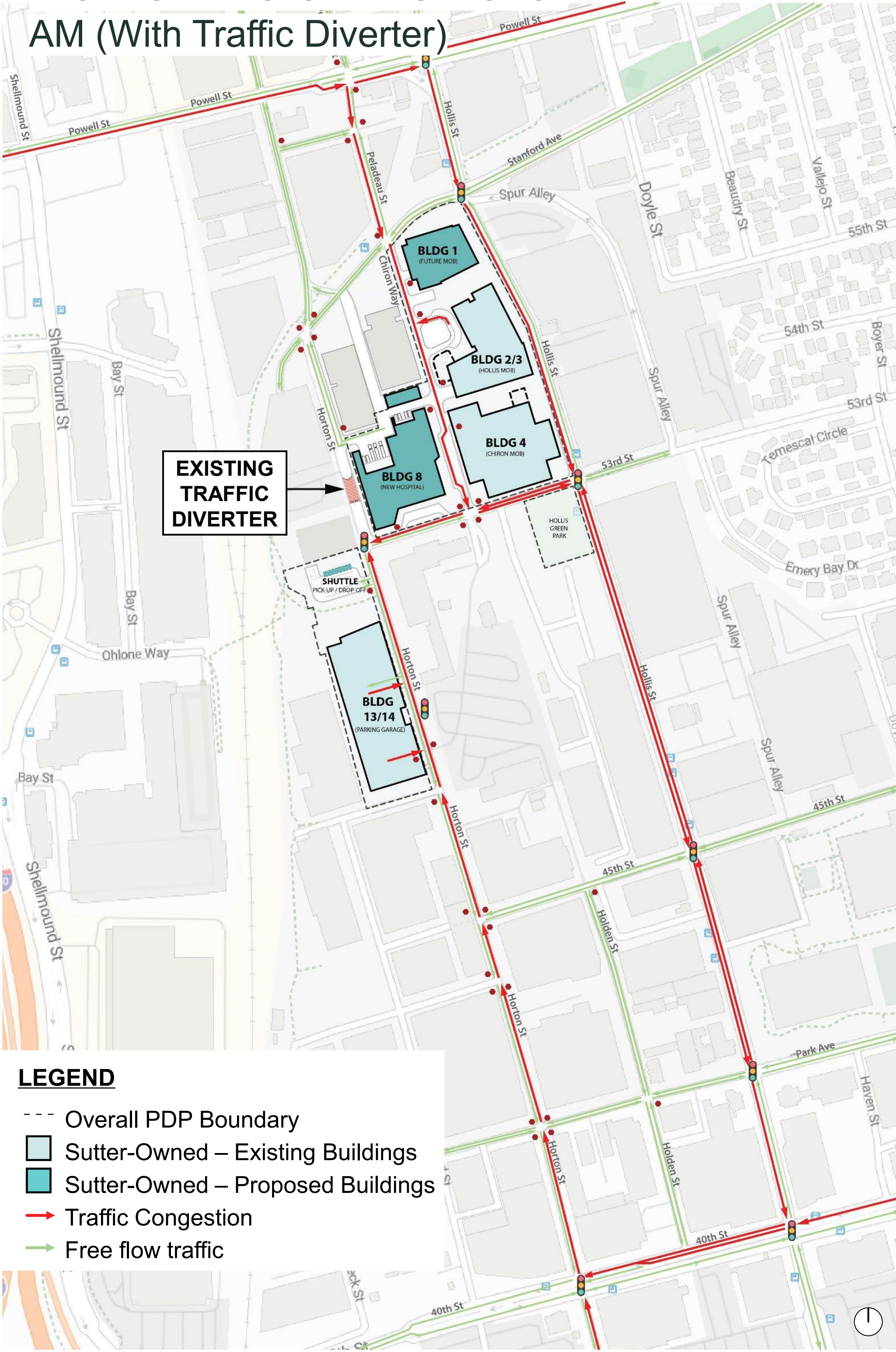
- Remove the existing traffic diverter to allow northbound and southbound through traffic north of 53rd Street.
- Traffic signal modifications would be required to accommodate through movements, as well as pedestrians and bicycle crossing.





# Traffic Diverter Removal

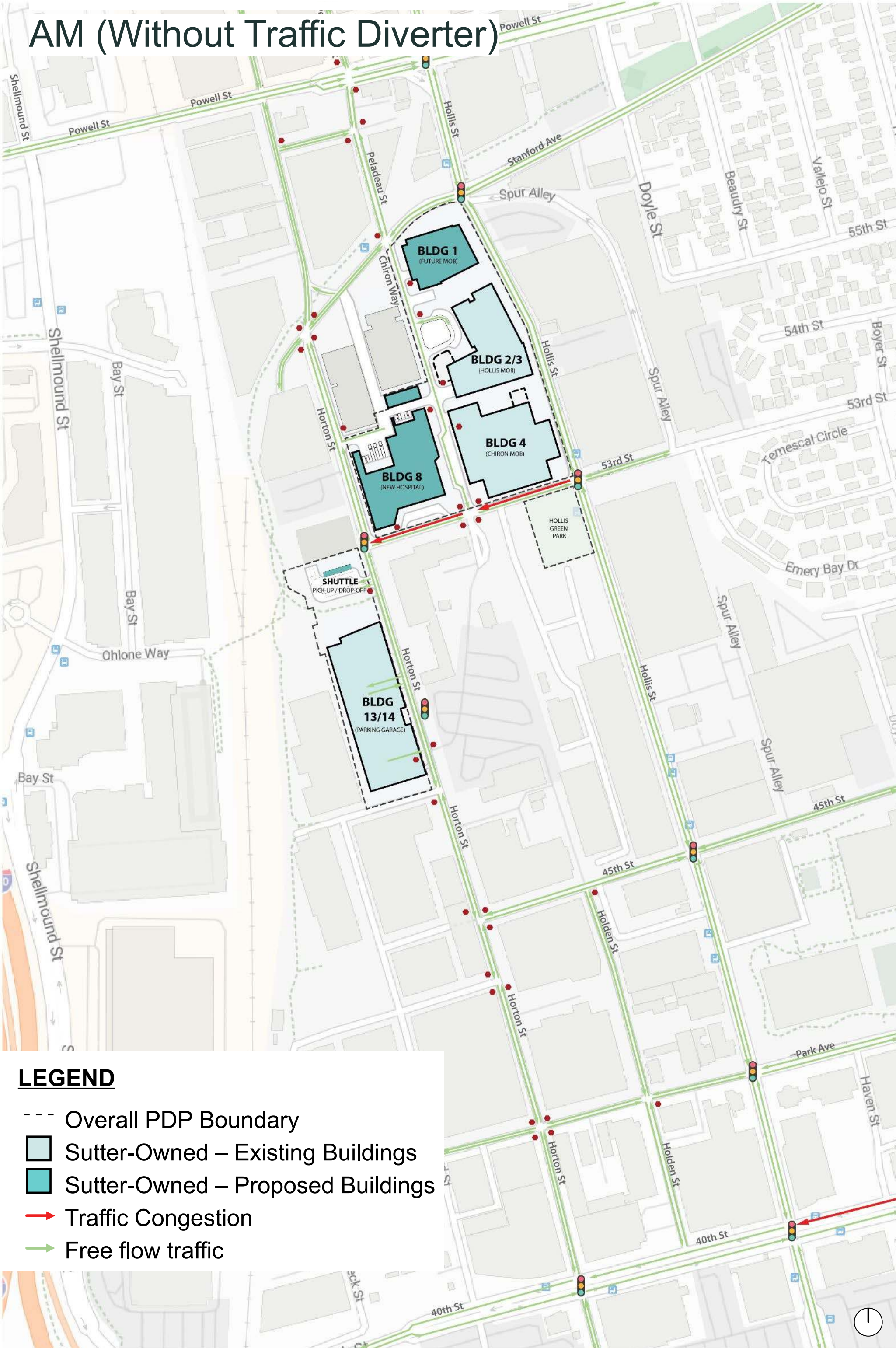
AM (With Traffic Diverter)





# Traffic Diverter Removal

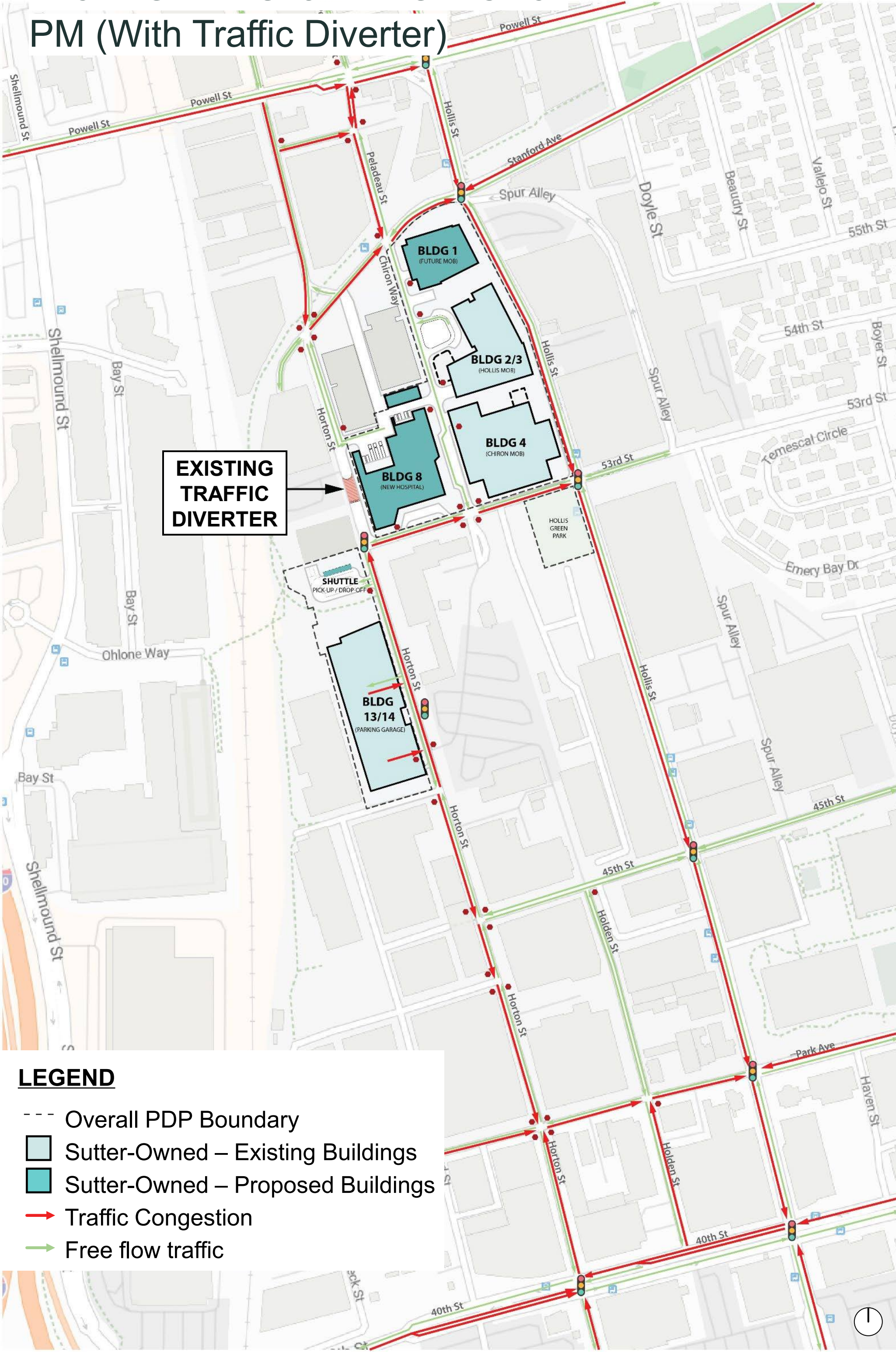
AM (Without Traffic Diverter)





# Traffic Diverter Removal

PM (With Traffic Diverter)



**EXISTING  
TRAFFIC  
DIVERTER**

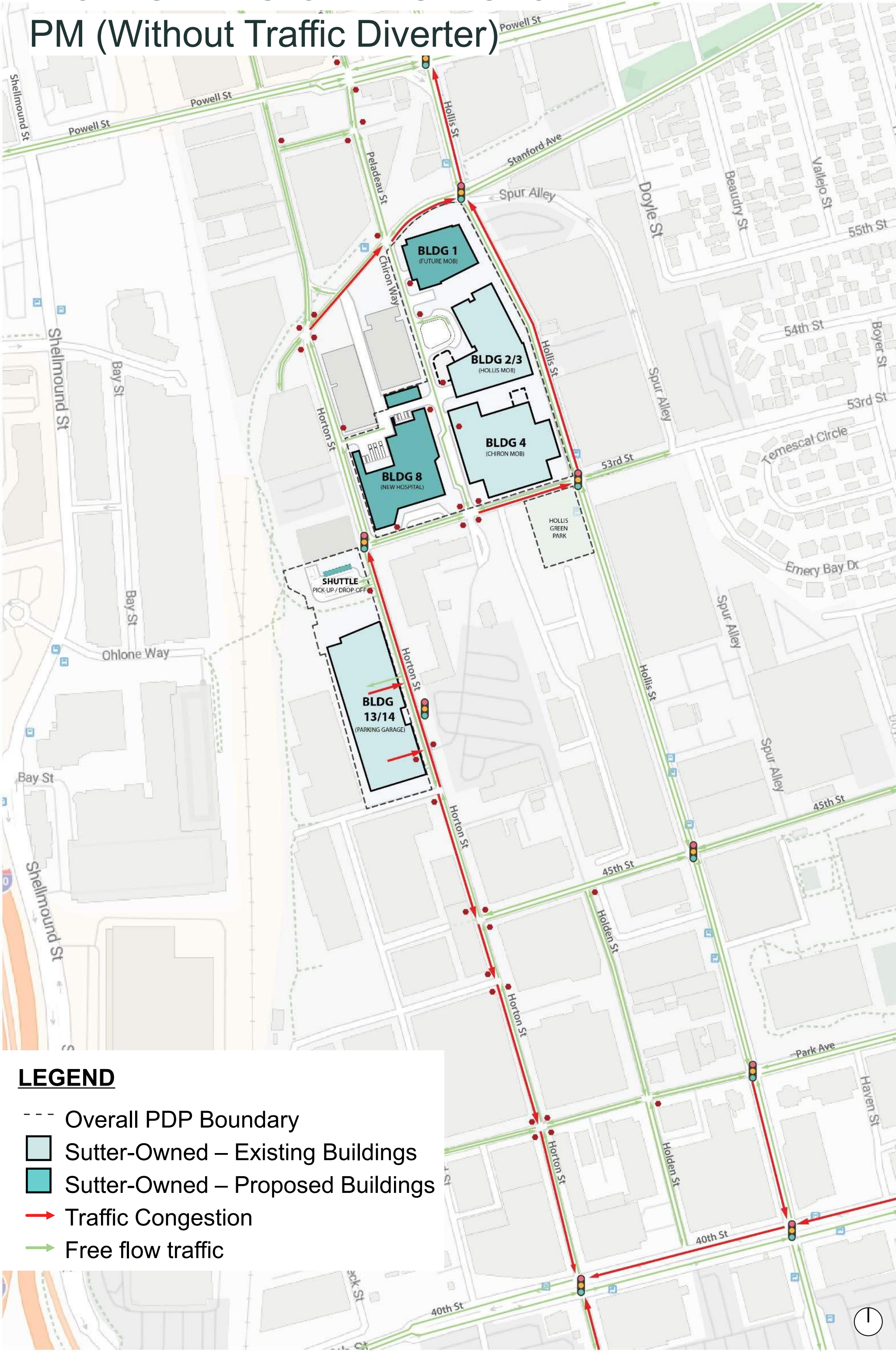
## LEGEND

- Overall PDP Boundary
- █ Sutter-Owned – Existing Buildings
- █ Sutter-Owned – Proposed Buildings
- ➔ Traffic Congestion
- ➔ Free flow traffic



# Traffic Diverter Removal

## PM (Without Traffic Diverter)





# Chiron Way (53<sup>rd</sup> Street / Chiron Way)



Chiron Way north of 53rd Street (looking north)

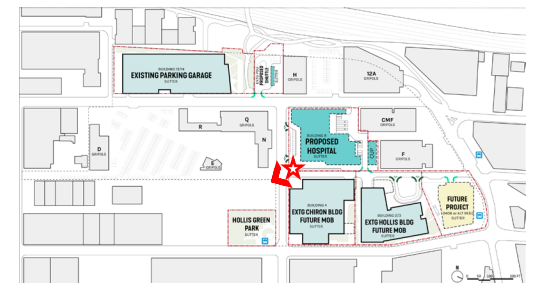
## Existing Vehicular Circulation Constraints

- Southbound Chiron Way restricted to left-turns only
- Drop-off areas for medical office buildings (MOB) and hospital emergency proposed along Chiron Way.

## Proposed Improvement

## Site Access and Circulation Improvements

- Convert to a one-way street in the southbound direction allowing left-turns and right-turns onto 53rd Street.
- Better maneuverability for service trucks to enter and exit the driveways, compared to the narrow lanes in a two-way configuration.
- Better operations in the drop-off areas as vehicles can easily enter and exit without conflicting traffic.

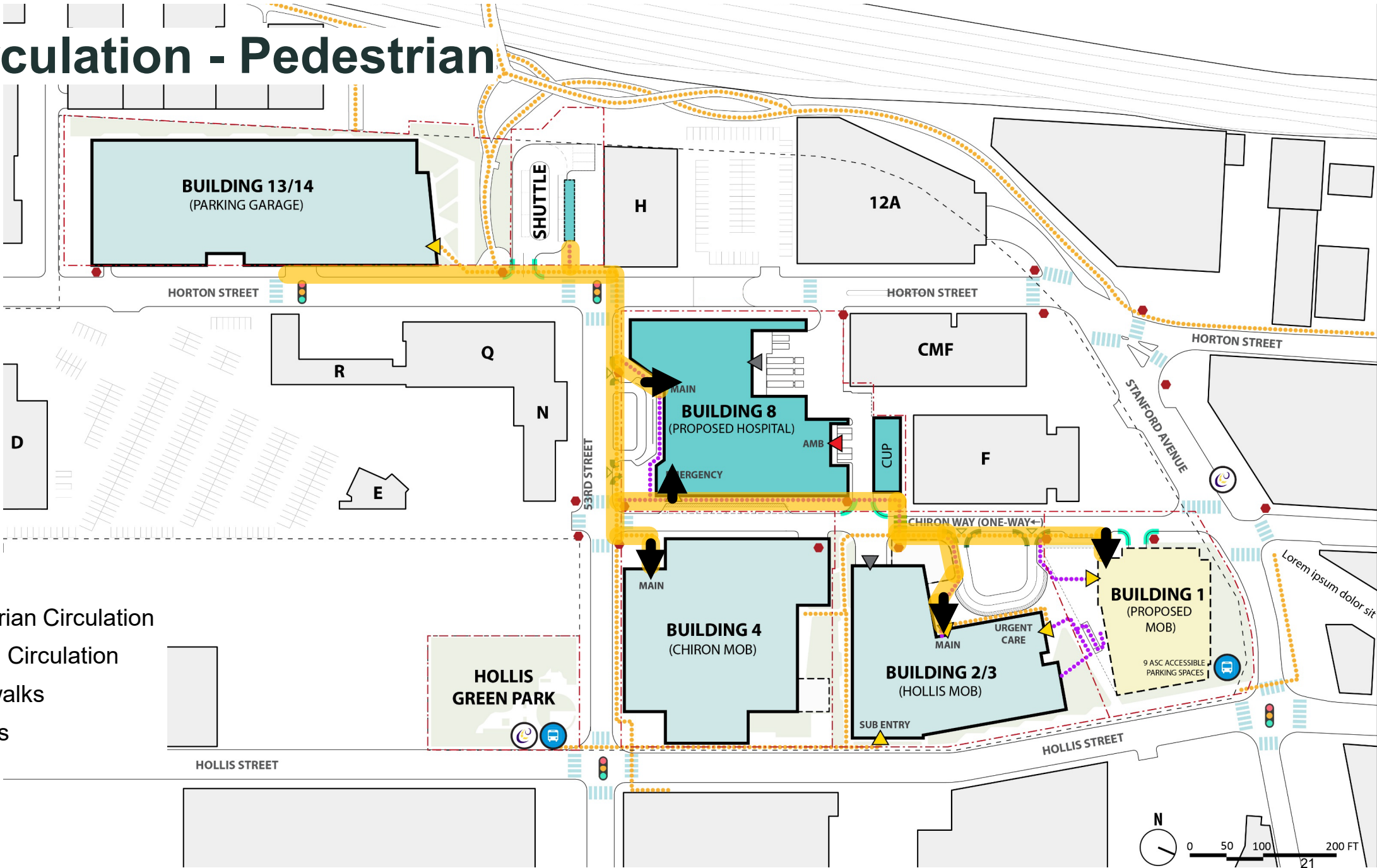




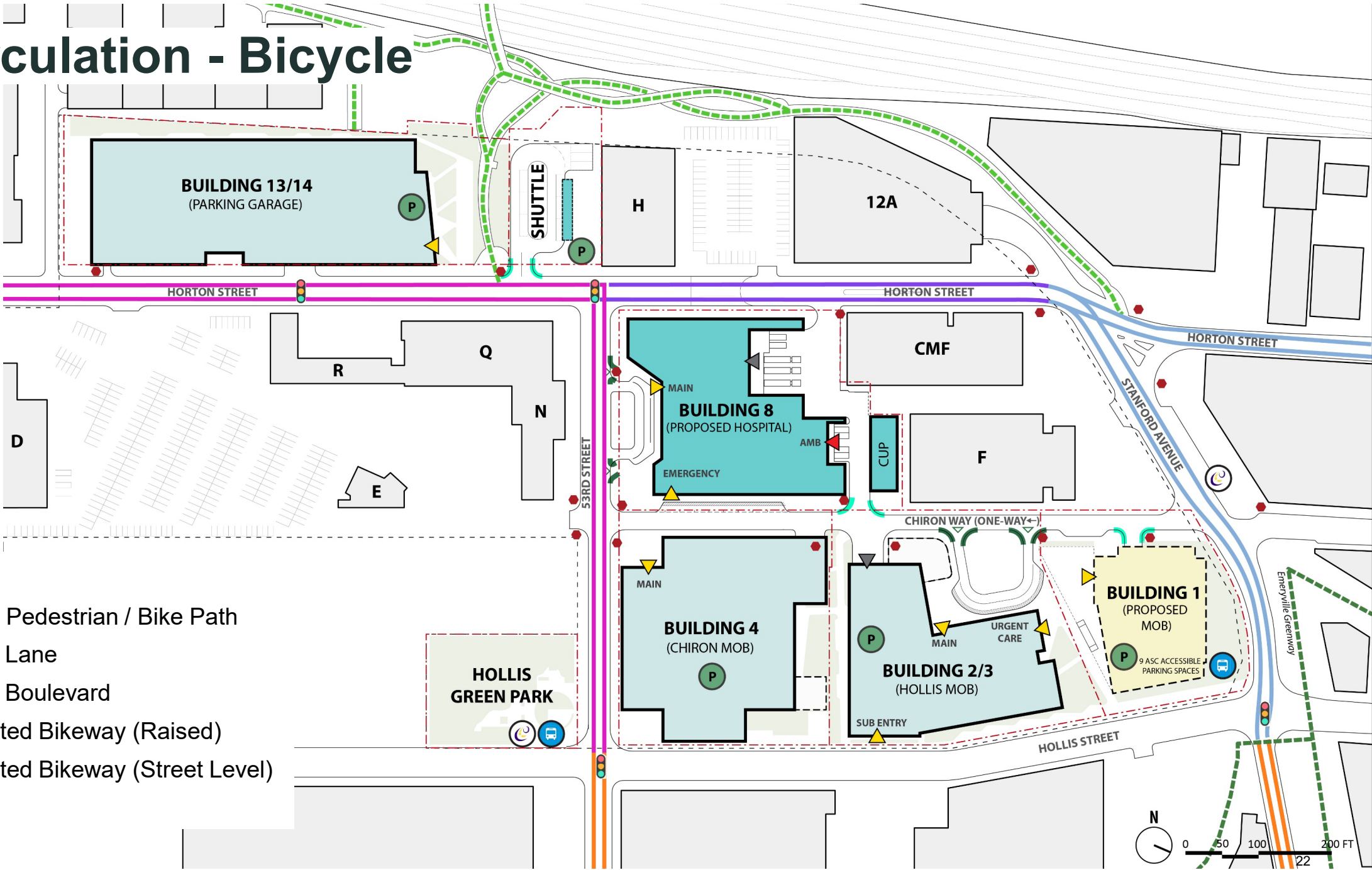
# Site Circulation - Pedestrian

## LEGEND

- Existing Pedestrian Circulation
- New Pedestrian Circulation
- Existing Crosswalks
- New Crosswalks



# Site Circulation - Bicycle



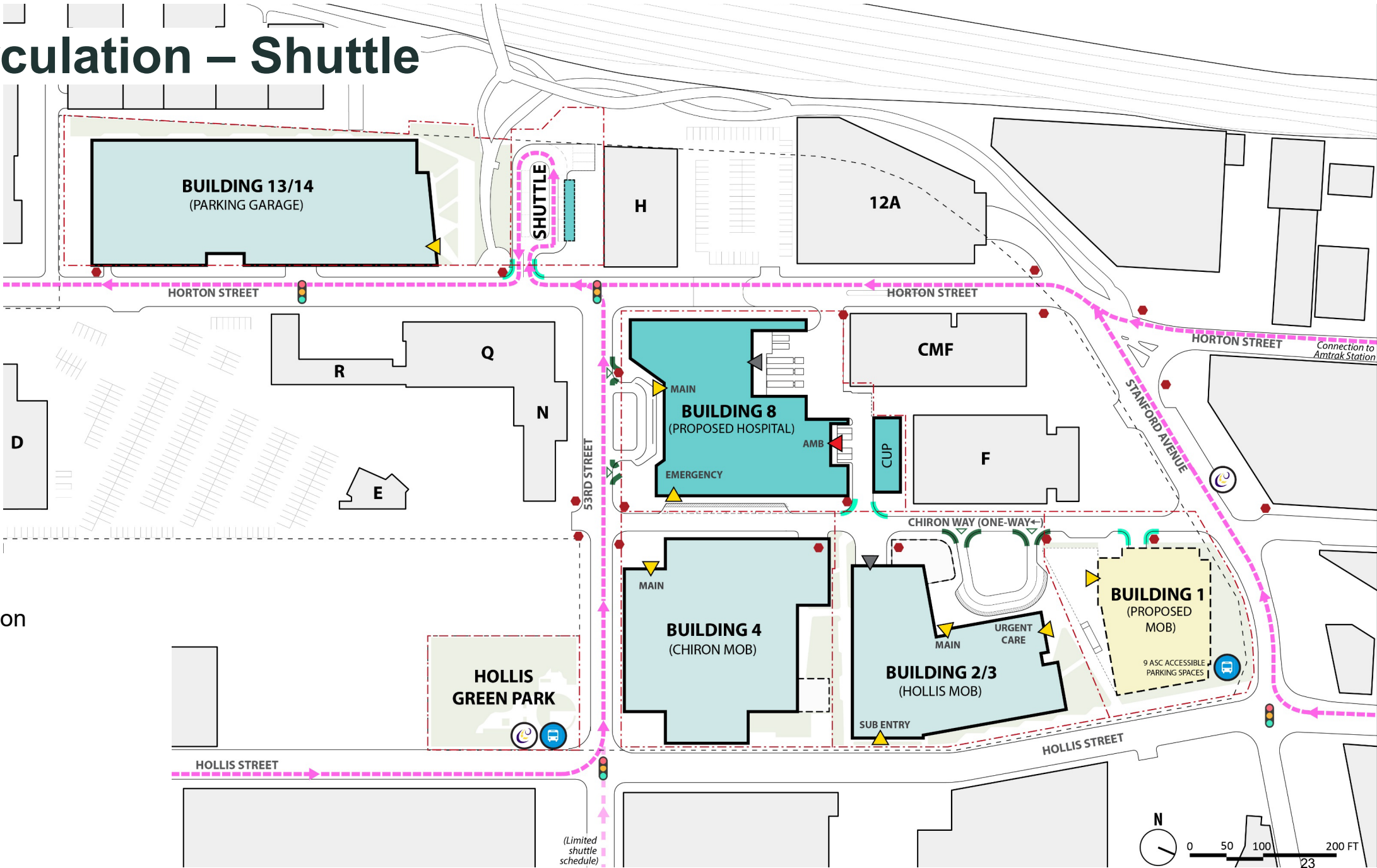
## LEGEND

- Existing Shared Pedestrian / Bike Path
- Existing Bicycle Lane
- Existing Bicycle Boulevard
- Existing Separated Bikeway (Raised)
- Existing Separated Bikeway (Street Level)
- Bicycle Parking

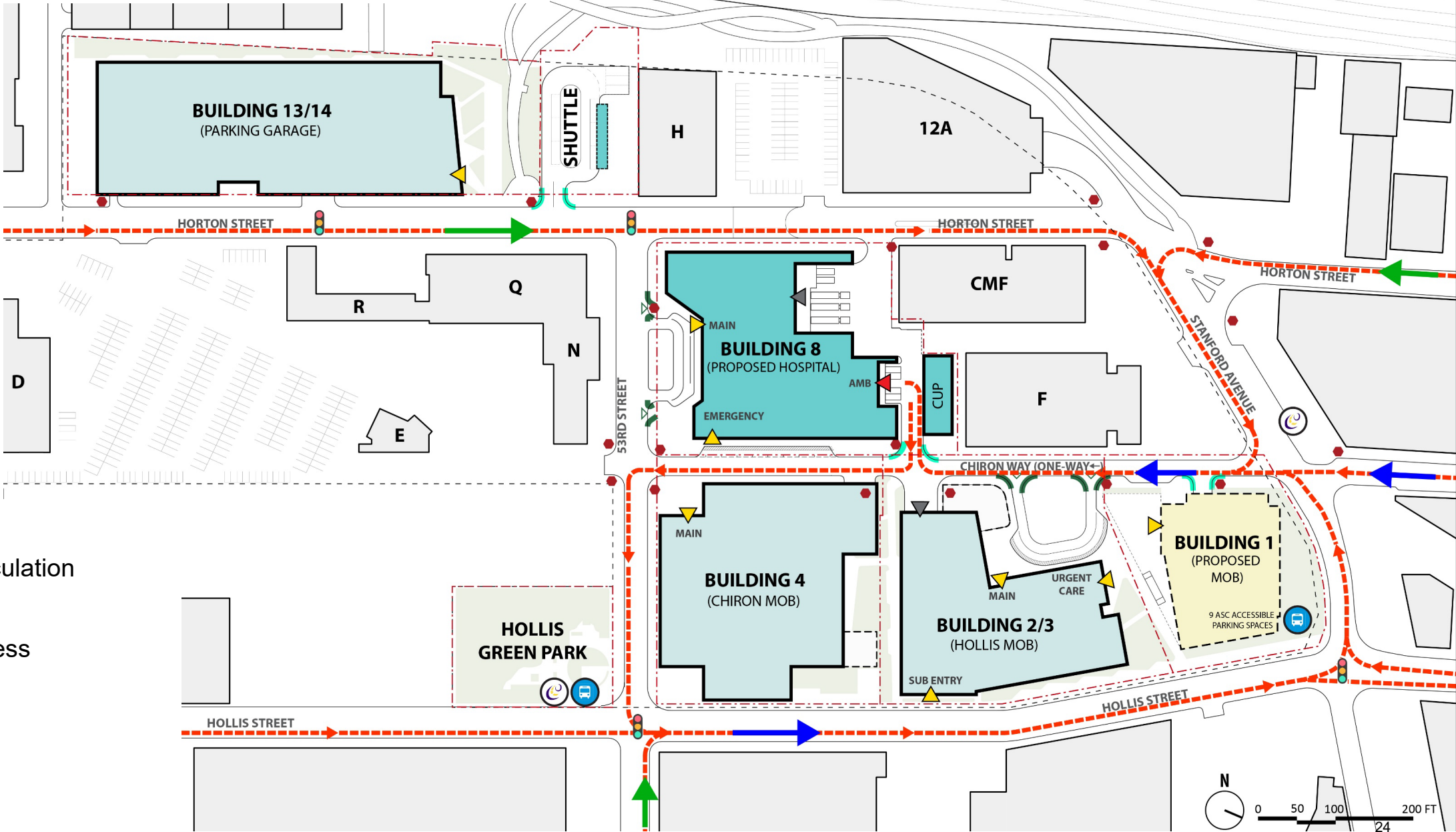


# Site Circulation – Shuttle

**LEGEND**  
----- Shuttle Circulation



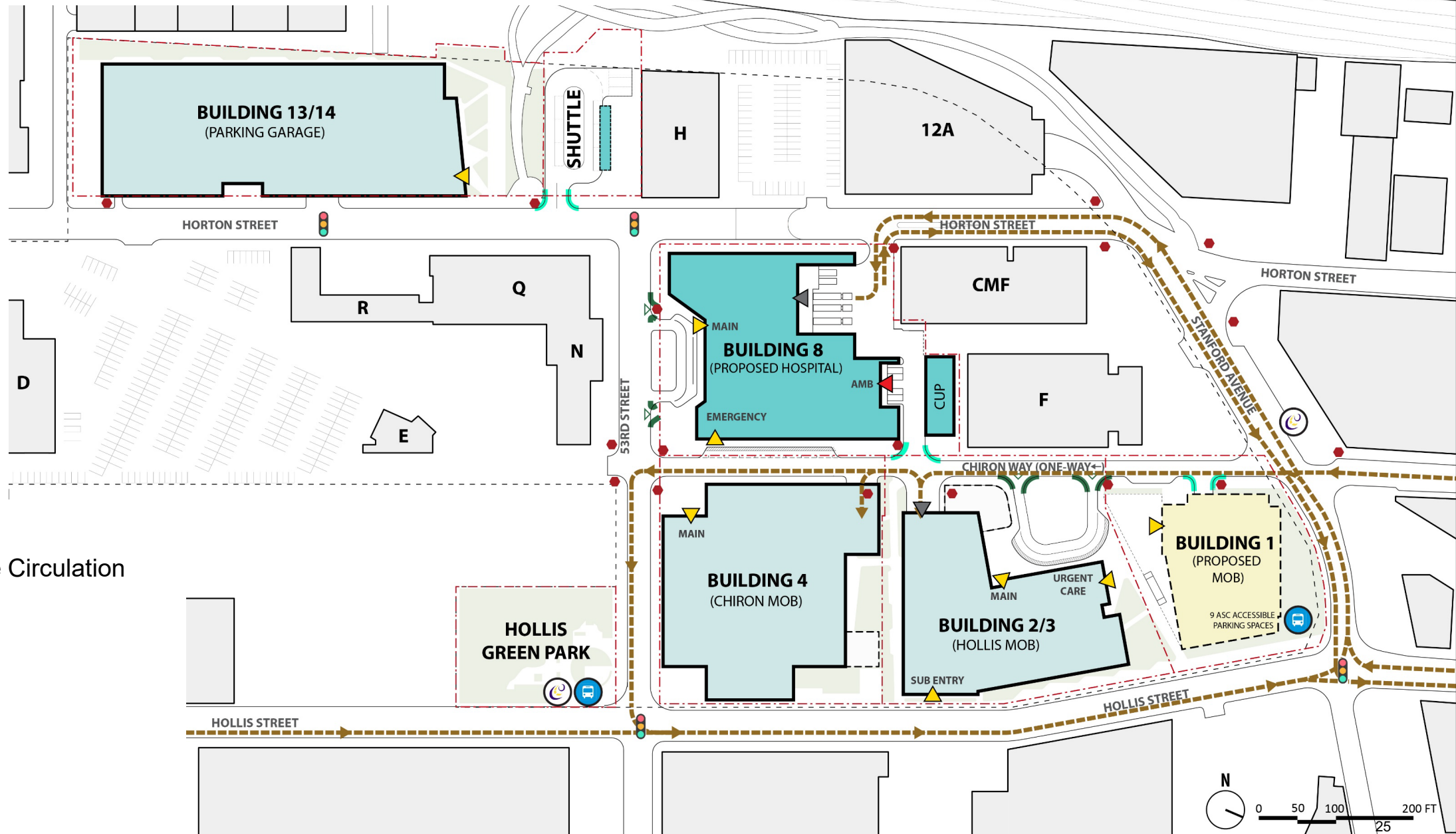
# Site Circulation – Ambulance





# Site Circulation – Service Vehicles

**LEGEND**  
---> Service Vehicle Circulation



# Landscape Plan

Sutter Health – Emeryville Medical Center



# Existing Landscape Plan

## LEGEND

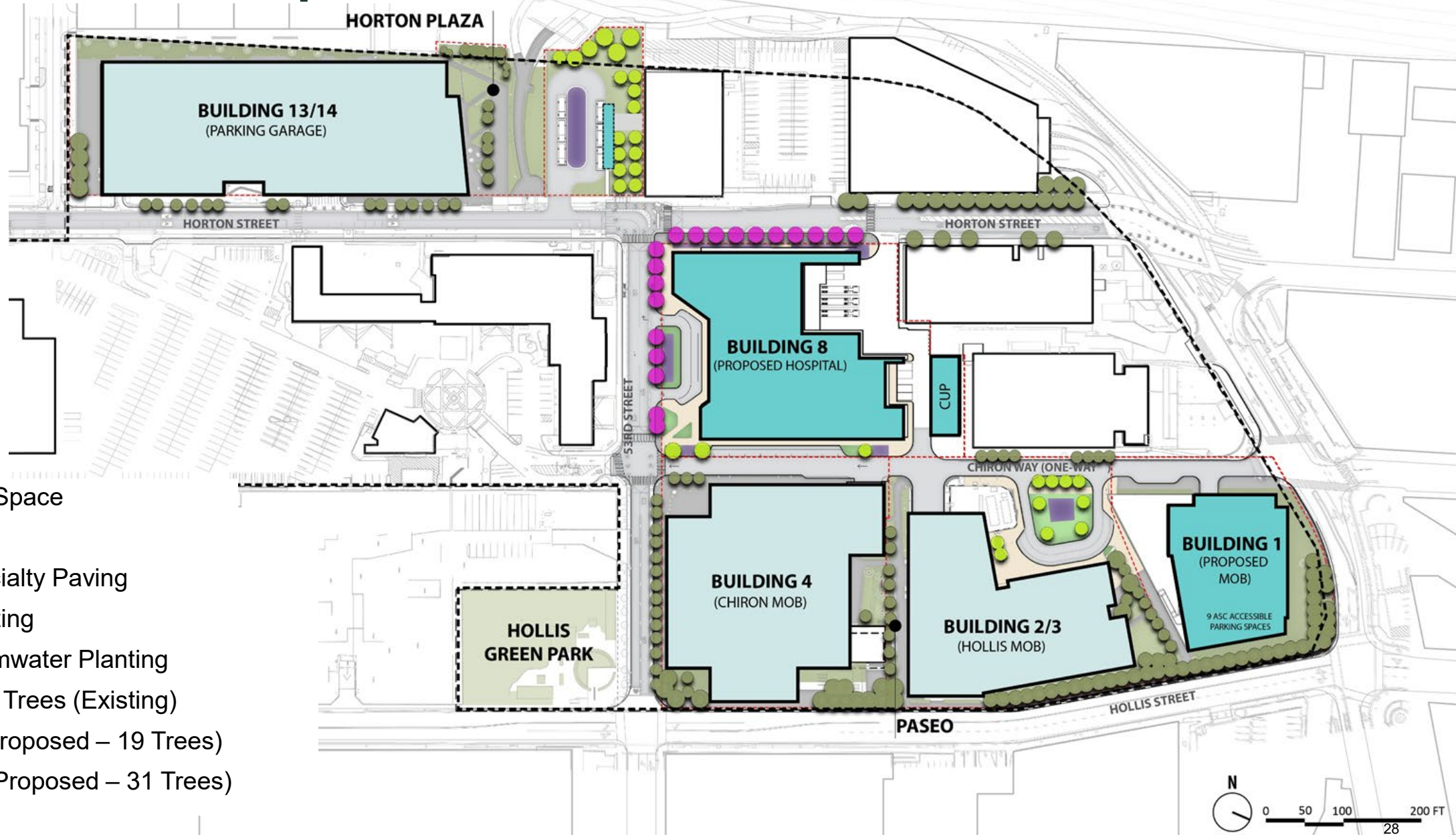
- Open Space
- Public / Private Trees (Existing)
- Public Trees (Removed – 16 Trees)
- Private Trees (Removed – 35 Trees)



# Proposed Landscape Plan

## LEGEND

- Existing Open Space
- Sidewalk
- Proposed Specialty Paving
- Proposed Planting
- Proposed Stormwater Planting
- Public / Private Trees (Existing)
- Public Trees (Proposed – 19 Trees)
- Private Trees (Proposed – 31 Trees)





# Thank You

Send your questions to  
*[emeryvilleinfo@sutterhealth.org](mailto:emeryvilleinfo@sutterhealth.org)*

