



Meeting Minutes – Mei Medical Building Meeting

Meeting Date: February 20, 2015
 Project: Sagert Farms Subdivision
 3J No.: 13159
 Location: Mei Medical Building

Attendee	Company	Phone
Dr. David Kao	Mei Medical Building – Owner	503-691-1122
Stacey Humphreys	Mei Medical Building – Building Manager	503-691-1122
Mike Anders	Lennar	360-258-7900
John Howorth	3J Consulting	503-946-9365 x201
Dave Rouse	City of Tualatin – City Engineer	503-691-3026
Tony Doran	City of Tualatin – Engineering Associate	503-691-3035
Clare Fuchs	City of Tualatin – Senior Planner	503-691-3027

The following is a record of the meeting between the Sagert Development Team and the Mei Medical Building owner and building manager on February 20, 2015.

Topic	Comment
Sagert Street Extension Alignment	<ul style="list-style-type: none"> • Provided an overview of the current alignment of the Sagert Road extension that is a part of the proposed subdivision.
Former ARB Decision Affecting Mei Medical Building Property	<ul style="list-style-type: none"> • Reviewed the ARB condition and why it was applied to the project.
Design Alternatives for Access to Sagert	<ul style="list-style-type: none"> • Reviewed alternative driveway locations along Sagert. <ul style="list-style-type: none"> ○ Lined up with the east drive aisle on site. ○ Lined up with the west drive aisle on site. ○ Lined up with the proposed intersection of the subdivision.
Design Alternatives for Parking	<ul style="list-style-type: none"> • The change to the access would eliminate some parking stalls. Discussed alternatives to gain back the lost stalls. Also discussed options that would include the neighbors to the west to provide both access to their parcel as well as a shared parking agreement. • City discussed the ability to get the Mei Medical Building property to eliminate the existing infiltration bed on the north side of the property with the extension of the storm system from the south from the subdivision. This may allow the opportunity to utilize the north portion of the site for additional parking and or shared access. • Discussed the potential for the Mei Medical Building to possibly argue to keep the access to Borland by partnering with the adjacent parcel to the west (TPC) by closing their two access points as a bargaining chip and providing access across the Mei property. The other strong argument would be the emergency access to the hospital. This would most likely require a traffic study to supplement the plans. This would necessitate an Architectural Review by the City and discussions with the County as well.

	<ul style="list-style-type: none">In summary, there are several options worth exploring and the City is available for further discussion.
Applicant's Responsibilities	What will the City require for the application to be deemed complete? <ul style="list-style-type: none">Lennar will need to show a driveway apron on the north side of Sagert Street along the frontage of the Mei Medical Building property. No additional work would be necessary for the subdivision application to be deemed complete.
City's Responsibilities	<ul style="list-style-type: none">City will work with the Dr. Kao on options related to the access drive closure and revisions to th site on the south side if that option is to move forward. Other options may exist and the City will assist in any way possible.
Mei building owner's Responsibilities	<ul style="list-style-type: none">Decision needs to be made on the direction to proceed. Coordination with Lennar and 3J Consulting is recommended to stay up on the development of the subdivision.

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