



# City of Tualatin

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**OFFICIAL**

## **ARCHITECTURAL REVIEW BOARD -**

**MINUTES OF FEBRUARY 6, 2017**

### **MEMBERS PRESENT:**

Jeff DeHaan, Chair  
John Howorth  
Skip Stanaway  
Chris Goodell  
Patrick Gaynor  
Carol Bellos  
Angela Niggli

### **STAFF PRESENT:**

Aquilla Hurd-Ravich  
Erin Engman  
Tony Doran  
Melinda Anderson  
Lynette Sanford

### **MEMBER ABSENT:**

**GUESTS:** Brian Bainnson, Steve Kolbers, Jim Knees

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### **1. CALL TO ORDER AND ROLL CALL:**

Mr. DeHaan called the meeting to order at 6:30 pm.

### **2. APPROVAL OF MINUTES:**

Mr. DeHaan asked for review and approval of the June 10, 2015 ARB Minutes.  
MOTION by Stanaway SECONDED by Goodell to approve the minutes as written.  
MOTION PASSED unanimously (7-0).

### **3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):**

None

### **4. PUBLIC HEARINGS:**

#### **A. Legacy Health Meridian Park Patient Care Expansion Recommendation and Staff Report for AR16-0009.**

Mr. DeHaan read the script for Quasi-Judicial Hearings. Mr. DeHaan asked the board members if they had a conflict of interest, bias, or ex parte contact with the applicant. Mr. Stanaway clarified that he has worked with the members representing Legacy but this will not affect his decision. Mr. Howorth stated that he lives near the Legacy campus, but it will not influence his decision. Ms. Bellows disclosed that she is

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acquainted with the Landscape Architect for Legacy but it will not affect her decision.

Erin Engman, Assistant Planner, presented the staff report for the Legacy Health Meridian Park Patient Care Expansion which included a PowerPoint presentation. Ms. Engman stated that this project is for a 163,203 square foot expansion of the existing Meridian Park Hospital. The building is proposed to be four stories tall and approximately 65 feet in height. Elements of the review are limited to the following architectural features:

- Architecture
- Parking lot
- Bike parking
- Landscaping
- Tree mitigation
- Lighting
- Trash plan and enclosures

Ms. Engman explained that the Architectural Review board (ARB) needs to review this proposal per TDC 73.030 which states that all commercial development with a building 50,000 square feet or larger needs to be reviewed by the ARB. The ARB shall make the final decision on the Architectural Review proposal. The decision may be appealed to the City Council.

Ms. Engman went through the slides which detailed the proposed site plan, elevations, access ways, and landscaping. Ms. Engman noted that City staff is recommending 18 conditions of approval which are detailed in the decision. These conditions include pedestrian circulation, public transit, landscaping requirements, and bicycle parking.

Ms. Engman stated that the recommended options include:

- Approve with staff recommended finds and conditions of approval
- Approve with amended findings and conditions of approval
- Continue the hearing
- Deny the application

*Jim Knees, PKA Architects, 6969 SW Hampton Street, Portland, OR 97223*

Mr. Knees presented a PowerPoint presentation of the Meridian Park Patient Care Expansion. Mr. Knees acknowledged that they agree with all the conditions of approval.

Mr. Knees stated that in April, 2015, his firm met with Legacy Meridian Park to begin the process of patient care expansion. Their needs included replacement beds, room to grow for the future, unifying the main entrance, and providing major medical center for the community.

Mr. Knees noted that healthcare is equipment extensive and they have lost their

capacity. They are looking to provide new space to create better function for the hospital and patients. Mr. Knees went through the slides which detailed the following:

- Existing site
- Height Restriction
- Building Location
- Approach to Building
- Patient Floor
- Patient Unit on Site
- Ground Floor
- Patient Access
- Public Access Ways
- Building and Landscape
- Existing Conditions
- Massing Bread Down
- Aerial View
- View from North, South, East and West

Mr. Knees mentioned that there was special consideration for where the proposed building was positioned in relation to access. The interior was designed to comply with special requirements for healthcare such as nursing to patient ratio, good visualization for nurses, and that every patient room have a window.

Mr. Knees stated that the proposed building will house patients on the top two floors; the main floor will house the lobby, waiting rooms, and a pre-admission clinic. There will also be a covered drop off area for patients with broad landscaping around the perimeter.

*Brian Bainnson, Quatrefoil, Inc., 404 SE 80<sup>th</sup> Ave, Portland, OR 97213*

Mr. Bainnson, Landscape Architect for Quatrefoil, Inc., has worked with Legacy Health since 1998 on their extensive healing gardens. Mr. Bainnson stated that Legacy has the largest number of healing and therapy gardens in the world. The existing garden is actively used with a focus on patients and staff and relies heavily on volunteers for its upkeep.

Mr. Bainnson went through the slides which detailed the landscaping plan and noted that the new building allowed them to increase the garden space and tree canopies. He also pointed out the new curved retaining wall that will draw people to the entrance.

Mr. Knees continued through the PowerPoint slides which detailed the design elements and materials of the building. One feature includes a glass lobby which will create a strong visible entrance and allows you to see inside at night.

Mr. Stanaway inquired about the location of the main entry on the site. Mr. Knees responded that the main entrance is 65<sup>th</sup> on the north end. Mr. Stanaway asked what

was in place to bring people in from that location. Mr. Knees acknowledged that a sign code change was approved recently that will improve directional signage throughout the location. Mr. Bainnson responded that the curved retaining wall will create guidance though the site since it will be heavily landscaped and lit at night.

Mr. Stanaway asked about the tree selection and noted he is not a fan of lollipop trees. Mr. Bainnson responded that within the parking lot there will be a mix of trees that will be varied in height and low landscaping will surround the entryway. They will also have trees that will scale a three story building.

Mr. DeHaan inquired about the signage for this project. Ms. Engman responded that the sign permits have been approved but have not been installed. The entry monument signs will be 14 feet in height and very legible from the roadway. When you arrive into the site, there will be a better pedestrian experience with signs of 8-10 feet. Mr. DeHaan asked about the approval and review of the signs. Ms. Hurd-Ravich responded that staff reviewed and approved the sign permits, and they are currently going through the building permit process.

Ms. Bellows stated that the Emergency room is hard to find on the site and that the main parking lot is always at capacity. Mr. Knees responded that the new signage will direct people to the Emergency room easier. Ms. Bellows noted that the north wall looks challenging and noticed that there was not an entrance to the garden. Mr. Knees responded that the north wall is the back of the patient tower. From the second floor, the patients will see interesting landscape and a canopy of trees.

Mr. Howorth inquired about building height. Mr. Knees responded that the proposed building is 65 feet; the one behind it is 18 feet. Mr. Howorth asked about screening of the building from surrounding neighbors. Mr. Knees responded the screening will be the tree canopy. Mr. Stanaway asked about screening of mechanical units. Mr. Knees responded that they will not be seen.

Mr. Howorth asked about the photometric plan and how much light will come from the interior of the building. Mr. Knees responded that most of the light will be cast upon the adjacent buildings, the office buildings are not active at night, and the patient room drapes will be closed.

Mr. Stanaway inquired about a materials board. Ms. Hurd-Ravich responded that one is not required but we do require information about the colors and materials being used. Mr. Stanaway asked about the color of the building. Mr. Knees responded that the outside will be white.

Mr. DeHaan asked about LEED status. Mr. Knees responded that they have made every attempt to make the building energy efficient, but were not going for LEED status. Mr. DeHaan asked if there will be electric car charging stations. Mr. Knees answered affirmatively. Mr. Bainnson added that there are storm water facilities as part of the gardens.

Mr. Gaynor inquired about the lock and load wall height. Mr. Knees responded that it is 16-17 feet in height and heavily planted with Douglas fir and evergreen trees. Mr. Gaynor asked about the Clean Water Services provider letter and if there was a condition of approval. Ms. Hurd-Ravich responded that a Clean Water Services letter is implemented in the public facilities decision and our code requirements must be met.

Mr. Howorth inquired about the parking plan and questioned the benefit of having more variety regarding ADA and compact spaces. He's concerned a larger vehicle will be unable to park in the proposed row and it should be staggered between compact and regular parking spaces.

Mr. Gaynor inquired about the tree selection and tree placement and had concerns regarding the different varieties being used. Discussion continued regarding the size of the trees, soil analysis and depths, and drainage.

After deliberation, the board members agreed to approve AR16-0009 with the following revision:

- Where new lighting is called for, the additional condition is that it meets the dark skies requirement as laid out in current LEED standards.

MOTION by Stanaway, SECONDED by Bellows to approve with the condition as stated above. MOTION PASSED unanimously (7-0).

**5. COMMUNICATION FROM BOARD MEMBERS:**

None

**6. FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that there are no future meetings scheduled.

**7. ADJOURNMENT**

MOTION by Stanaway, SECONDED by Bellows to adjourn the meeting at 8:29 pm.



\_\_\_\_ Lynette Sanford, Office Coordinator