



TUALATIN CITY COUNCIL AND TUALATIN DEVELOPMENT COMMISSION

Monday, January 24, 2011

City Council Chambers
18880 SW Martinazzi Avenue
Tualatin, OR 97062

WORK SESSION begins at 4:00 p.m.
REGULAR MEETING begins at 7:00 p.m.

Mayor Lou Ogden
Council President Chris Barhyte

Councilor Monique Beikman Councilor Wade Brooksby
Councilor Frank Bubenik Councilor Joelle Davis
Councilor Ed Truax

Welcome! By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified a time for citizen comments on its agenda - *Item C*, following *Presentations*, at which time citizens may address the Council concerning any item not on the agenda, with each speaker limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City's website at <http://www.ci.tualatin.or.us/government/CouncilPackets.cfm>, at the Library located at 18878 SW Martinazzi Avenue, and are also on file in the Office of the City Manager for public inspection. Any person who has a question concerning any agenda item may call Administration at 503.691.3011 to make an inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact Administration at 503.691.3011. Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Council meetings are televised live on the day of the meeting through Washington County Cable Access Channel 28. The replay schedule for Council meetings can be found at www.tvctv.org. Council meetings can also be viewed by "streaming video" live on the City's website the day of the meeting at <http://www.ci.tualatin.or.us/government/CouncilPackets.cfm>

Your City government welcomes your interest and hopes you will attend the City of Tualatin Council meetings often.

PROCESS FOR LEGISLATIVE PUBLIC HEARINGS

A **legislative** public hearing is typically held on matters which affect the general welfare of the entire City, rather than a specific piece of property.

- The Mayor opens the public hearing and identifies the subject.
- A staff member presents the staff report to the Council.
- Public testimony is taken.
- The Council then asks questions of staff, the applicant or any member of the public who testified.
- When the Council has finished its questions, the Mayor closes the public hearing.

When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either *approve*, *deny* or *continue* the public hearing.

PROCESS FOR QUASI-JUDICIAL PUBLIC HEARINGS

A **quasi-judicial** public hearing is typically held for annexations, planning district changes, variances, conditional use permits, comprehensive plan changes, and appeals from subdivisions, partitions and architectural review.

- The Mayor opens the public hearing and identifies the case to be considered.
- A staff member presents the staff report to the Council.
- Public testimony is taken:
 - In support of the application
 - In opposition or neutral
- The Council then asks questions of staff, the applicant or any member of the public who testified.
- When the Council has finished its questions, the Mayor closes the public hearing.
- When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either approve, approve with conditions or deny the application, or continue the public hearing.

TIME LIMITS FOR PUBLIC HEARINGS

The purpose of time limits on public hearing testimony is to provide all interested persons with an adequate opportunity to present and respond to testimony. All persons providing testimony **shall be limited to 3 minutes**, subject to the right of the Mayor to amend or waive the time limits.

EXECUTIVE SESSION INFORMATION

Executive Session is a portion of the Council meeting that is closed to the public to allow the Council to discuss certain confidential matters. No decisions are made in Executive Session. The City Council must return to the public session before taking final action.

The City Council may go into Executive Session under the following statutory provisions to consider or discuss: *ORS 192.660(2)(a)* the employment of personnel; *ORS 192.660(2)(b)* the dismissal or discipline of personnel; *ORS 192.660(2)(d)* labor relations; *ORS 192.660(2)(e)* real property transactions; *ORS 192.660(2)(f)* non-public information or records; *ORS 192.660(2)(g)* matters of commerce in which the Council is in competition with other governing bodies; *ORS 192.660(2)(h)* current and pending litigation issues; *ORS 192.660(2)(i)* employee performance; *ORS 192.660(2)(j)* investments; or *ORS 192.660(2)(m)* security issues. All discussions within this session are confidential. Therefore, nothing from this meeting may be disclosed by those present. News media representatives are allowed to attend this session (unless it involves labor relations), but shall not disclose any information discussed during this session.



OFFICIAL AGENDA FOR TUALATIN CITY COUNCIL MEETING
January 24, 2011

A. CALL TO ORDER

Pledge of Allegiance by Tualatin Police Honor Guard

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Swearing-in of Mayor-elect Ogden, Councilors-elect Barhyte, Brooksby, and Bubenik
2. Council President Nominations and Selection
3. Metro Councilor Carl Hosticka - Update on Metro Activities & Introductions of New Councilors

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Council regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will first ask the staff, the public and Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.

1. Resolution No. **5016-11** Establishing Regular Meetings of the City Council and Architectural Review Board and Repealing Resolution No. 4983-10
2. Approval of a Change of Ownership Liquor License Application for Claim Jumper Restaurant.
3. Approval of a New Liquor License Application for Oregon Wine Services and Storage.
4. Establishment of an Ad Hoc Committee to Coordinate the 2011 Arbor Week Celebration
5. Approval of the Minutes for the Work Session and Meeting of December 13, 2010.

6. 2009 Annual Report of the Tualatin Development Commission

E. **PUBLIC HEARINGS – Legislative or Other**
None.

F. **PUBLIC HEARINGS – Quasi-Judicial**

1. Request to Change the Planning District Designation from Low-Density Residential (RL) to Medical Center (MC) of Parcels of Land Located on SW Borland Road (21E19C, Tax Lots 1700 & 2000) and .25 Acres of Abutting Right-of-Way; and Amending the Community Plan Map 9-1 (PMA-09-03) -- **REQUEST FOR WITHDRAWAL** --

a. Request to Change the Planning District Designation from Low-Density Residential (RL) to Medical Center (MC) of Parcels of Land Located on SW Borland Road (21E19C, Tax Lots 1700 & 2000) and .25 Acres of Abutting Right-of-Way; and Amending the Community Plan Map 9-1 (PMA-09-03)

G. **GENERAL BUSINESS**

1. Consideration of a Development Agreement Between the City of Tualatin and Legacy Health System.
-WITHDRAWN-

2. Resolution No. **5017-11** Authorizing a Personal Services Agreement with JLA Public Involvement for Public Involvement Phase I for the Transportation System Plan Update.

H. **ITEMS REMOVED FROM CONSENT AGENDA**

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

I. **COMMUNICATIONS FROM COUNCILORS**

J. **EXECUTIVE SESSION**

K. **ADJOURNMENT**



CITY COUNCIL SIGN-UP SHEET

DATE: January 24, 2011

PLEASE COMPLETE TO GIVE TESTIMONY

LIMIT TESTIMONY TO THREE MINUTES

	<i>(PLEASE PRINT CLEARLY)</i> Name	Address	E-mail	Representing	Agenda Item(s) or Citizen Comments
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					



STAFF REPORT

CITY OF TUALATIN

City Council Meeting

Item #: D. 1.

Date: 01/24/2011
From: Maureen Smith, Executive Assistant
Department: Administration
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Resolution Establishing Regular Meetings of the City Council and Architectural Review Board and Repealing Resolution No. 4983-10.

ISSUE BEFORE THE COUNCIL:

The issue before the Council is whether to adopt a resolution establishing regular meeting dates for the City Council and the City's Architectural Review Board.

RECOMMENDATION:

Staff recommends that the Council adopt the attached resolution establishing regular meetings of the City Council and the Architectural Review Board.

EXECUTIVE SUMMARY:

The Tualatin Municipal Code (TMC), Section 1-4-020, requires that notice of time, date, and place of regular meetings of the Tualatin City Council and the regular meetings of the Architectural Review Board be given by Resolution on an annual basis.

During the calendar year 2011, the regular meeting of the City Council will be held at 7:00 p.m. on the second and fourth Monday of each and every month, excluding the fourth Monday of December, with appropriate notice given for any other meetings that are cancelled as determined by the City Council. A work session of the City Council will be held, *as needed*, from 5:00 p.m. to 7:00 p.m. on the second and fourth Monday of each and every month, excluding the fourth Monday of December.

The meeting of the Architectural Review Board will be held, *as needed*, at 7:00 p.m. on the Wednesday, not less than seven days nor more than 21 days after receiving a request for review, or as requested by the Community Development Director.

The TMC, Section 1-4-020, also requires posting of copies of this Resolution in four public places, in accordance with the provisions of Section 1-4-020 of the TMC.

Attachments

A. Resolution

RESOLUTION NO. 5016-11

RESOLUTION ESTABLISHING REGULAR MEETINGS OF THE
CITY COUNCIL AND ARCHITECTURAL REVIEW BOARD AND
REPEALING RESOLUTION NO. 4983-10

WHEREAS it is a requirement of the Tualatin Municipal Code (TMC 1-4-020) that notice of time, date, and place of regular meetings of the Tualatin City Council and the regular meetings of the Architectural Review Board be given by Resolution on an annual basis.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN:

Section 1. During the calendar year 2011, the regular meeting of the City Council will be held at 7:00 p.m. on the second and fourth Monday of each and every month, excluding the fourth Monday of December, with appropriate notice given for any other meetings that are cancelled as determined by the City Council. A work session of the City Council will be held from 5:00 p.m. to 7:00 p.m., *as needed*, on the second and fourth Monday of each and every month, excluding the fourth Monday of December.

The meeting of the Architectural Review Board (*ARB*) shall be held, *as needed*, at 7:00 p.m. on the Wednesday not less than seven days nor more than 21 days after receiving a request for an ARB meeting.

Section 2. Resolution No. 4983-10 is hereby repealed.

Section 3. The City Recorder is instructed as required, in the Tualatin Municipal Code, Section 1-4-020, to post copies of this Resolution in accordance with the provisions of Section 1-4-020 of the Tualatin Municipal Code.

INTRODUCED AND ADOPTED this 24th day of January, 2011.

CITY OF TUALATIN, Oregon

BY _____

Mayor

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

ATTEST:

BY _____

City Recorder



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL

Date 1-24-11

Recording Secretary M. Smith

City Council Meeting

Item #: D. 2.

Date: 01/24/2011
From: Maureen Smith, Executive Assistant
Department: Administration
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Approval of a Change of Ownership Liquor License Application for Claim Jumper Restaurant.

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve a change of ownership liquor license application for Claim Jumper Restaurant.

RECOMMENDATION:

Staff respectfully recommends that the Council approve endorsement of the liquor license application for Claim Jumper Restaurant.

EXECUTIVE SUMMARY:

Claim Jumper Restaurant has submitted a change of ownership liquor license application for Full On-Premises Sales. The business is located at 18000 SW Lower Boones Ferry Road. The application is in accordance with provisions of Ordinance No. 680-85 which established a procedure for review of liquor licenses by the Council.

Ordinance No. 680-85 establishes procedures for liquor license applicants. Applicants are required to fill out a City application form, from which a review by the Police Department is conducted, according to standards and criteria established in Section 6 of the ordinance. The Police Department has reviewed the change of ownership liquor license application and recommended approval.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

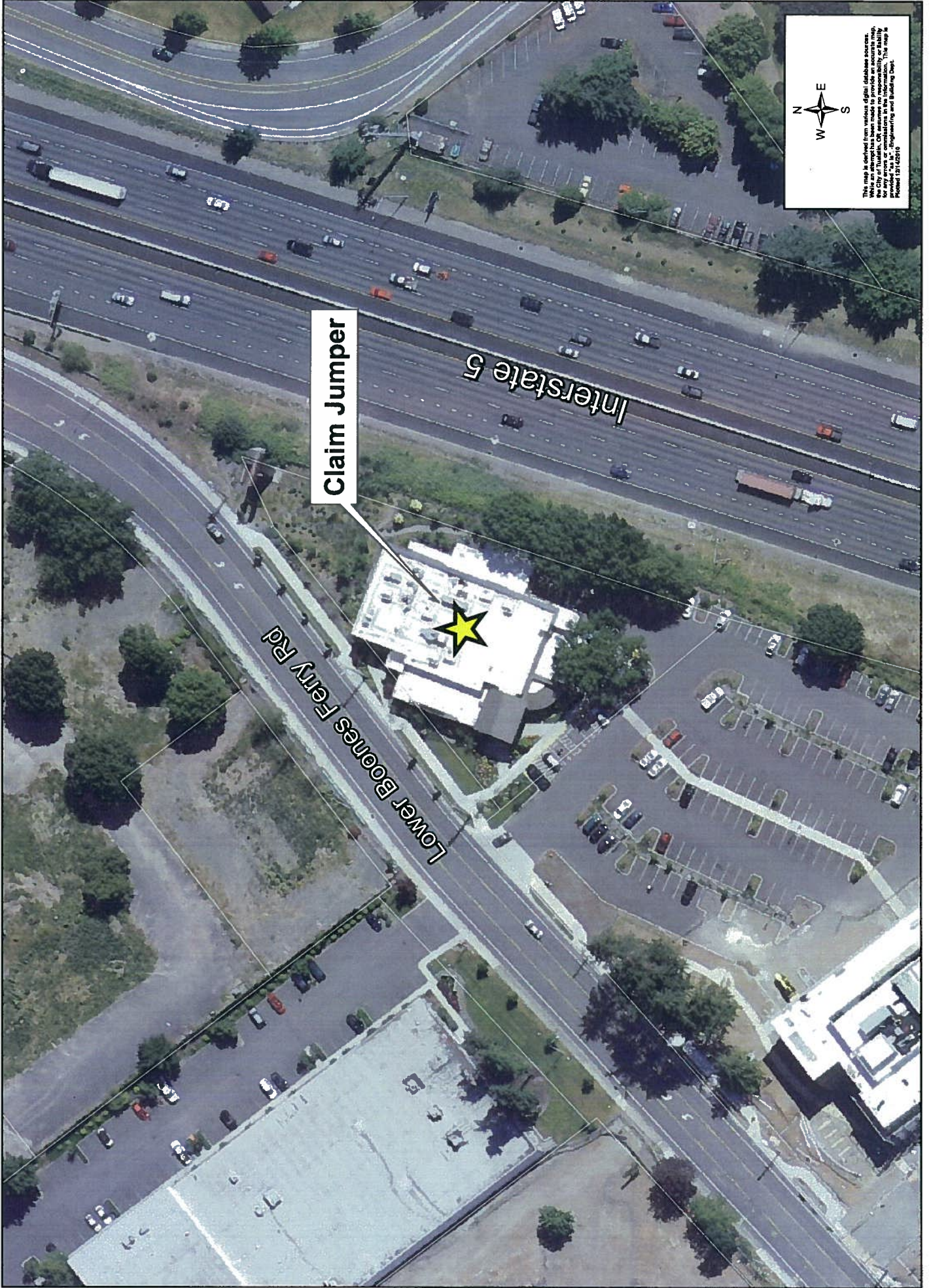
FINANCIAL IMPLICATIONS:

A fee has been paid by the applicant.

Attachments

- A. Vicinity Map
- B. OLCC License Types
- C. Application

Claim Jumper - 18000 Lower Boones Ferry Rd



N
W
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S

This map is derived from various digital resources. While an attempt is made to ensure the accuracy of the data, the City of Tualsis, OR assumes no responsibility or liability for the use of this map. Engineering and Building Dept. Phone: 503.426.0100

OREGON LIQUOR CONTROL COMMISSION LICENSE TYPES & PRIVILEGES

Brewery – public house

Allows the manufacture & sale of malt beverages to wholesalers, & the sale of malt beverages, wine & cider for consumption on or off the premises. [ORS 471.200]

Brewery

Allows the manufacture, importation, storage, transportation & wholesale sale of malt beverages to OLCC licensees. Malt beverages brewed on the premises may be sold for consumption on the premises & sold in kegs to the public. [ORS 471.220] designates a licensee that does not allow tastings or other on premises consumption.

Certificate of Approval

This certificate allows an out-of-state manufacturer, or an importer of foreign wine or malt beverages, to import wine & malt beverages to Oregon licensees. [ORS 471.289]

Distillery

Allows the holder to import, manufacture, distill, rectify, blend, denature & store distilled spirits. A distillery that produces distilled liquor may permit tastings by visitors. [ORS 471.230]

Direct Shipper Permit

Allows manufacturers & retailers to ship wine & cider directly to Oregon residents for their personal use. [ORS 471.282]

Full On Premises Sales

Allows the sale & service of distilled spirits, malt beverages & wine for consumption on the licensed premises. Also allows licensees who are pre-approved to cater events off of the licensed premises [ORS 471.175] license sub-type designates the type of business licensed: F-CAT- caterer; F-CLU- private club; F-COM - commercial establishment; F-PC - passenger carrier; F-PL - other public location.

Growers Sales Privilege

Allows the importation, storage, transportation, export, & wholesale & retail sales of wines made from fruit or grapes grown in Oregon [ORS 471.227]. Designates a licensee that does not allow tastings or other on premises consumption.

Limited On Premises Sales

Allows the sale of malt beverages, wine & cider for consumption on the licensed premises & the sale of kegs of malt beverages for off premises consumption. Also allows licensees who are pre-approved to cater events off of the licensed premises. [ORS 471.178]

Off Premises Sales

Allows the sale of malt beverages, wine & cider in factory sealed containers for consumption off the licensed premises & allows approved licensees to offer sample tasting of malt beverages, wine & cider. [ORS 471.186]

Warehouse

Allows the storage, importing, exporting, bottling, producing, blending & transporting of wine & malt beverages. [ORS 471.242]

Wholesale Malt Beverage & Wine

Allows the importation, storage, transportation & wholesale sale of malt beverages & wine to OLCC licensees & limited retail sales to the public (dock sales). [ORS 471.235]

Wine Self Distribution Permit

Allows manufacturers to sell & ship wine & cider produced by the manufacturer directly to Oregon retailers for resale to consumers. May ship to businesses which have an OLCC endorsement to receive the shipments. [ORS 471.274]

Winery

Allows the licensee to import, bottle, produce, blend, store, transport & export wines, & allows wholesale sales to OLCC & licensees, & retail sales of malt beverages & wine for consumption on or off the licensed premises. [ORS 471.223]



CITY OF TUALATIN LIQUOR LICENSE APPLICATION

REC'D CITY OF TUALATIN

NOV 29 2010

MAYOR COUNCIL POLICE ADM FINANCE COMMDEV LEGAL OPER COMM SVCS ENG & BLDG LIBRARY

Date 11/22/10

IMPORTANT: This is a three-page form. You are required to complete all sections of the form. If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation. Thank you for your assistance and cooperation.

SECTION 1: TYPE OF APPLICATION

- Original (New) Application - \$100.00 Application Fee.
Change in Previous Application - \$75.00 Application Fee.
Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License #
Temporary License - \$35.00 Application Fee.

SECTION 2: DESCRIPTION OF BUSINESS

Name of business(dba): Claim Jumper Restaurant

Business address: 18000 SW Lower Boones Ferry Road City: Tigard State: OR Zip Code: 97224

Telephone #: 503-670-1975 Fax #:

Name(s) of business manager(s): First Nestor Middle Pineda Last Pacheco

Date of birth Social Security # ODL# M X F

Home address: City: Happy Valley State: OR Zip Code: 97086

Type of business: Restaurant - Food and Beverage Service

Type of food served: American Cuisine (Salads, Burgers & Sandwiches, Steaks, Seafood, Pasta, etc.)

Type of entertainment (dancing, live music, exotic dancers, etc.): None

Days and hours of operation: Open every day, 11 a.m. until 11 p.m.

Food service hours: Breakfast: N/A Lunch: 11 a.m. - 11 p.m. Dinner: 11 a.m. - 11 p.m.

Restaurant seating capacity: 292 Outside or patio seating capacity: 52

How late will you have outside seating? 11 p.m. How late will you sell alcohol? 11 p.m.

How many full-time employees do you have? ~ 89 Part-time employees? _____

SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of Individual, Partnership, Corporation, LLC, or Other applicants: _____
CLAIM JUMPER RESTAURANT (TUALATIN) LLC

Type of liquor license (refer to OLCC form): Full On-Premises Sales

Form of entity holding license (check one and answer all related applicable questions):

INDIVIDUAL: If this box is checked, provide full name, date of birth, and residence address.
Full name: _____ Date of birth: _____
Residence address: _____

PARTNERSHIP: If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.
Full name: _____ Date of birth: _____
Residence address: _____
Full name: _____ Date of birth: _____
Residence address: _____

CORPORATION: If this box is checked, complete (a) through (c).
(a) Name and business address of registered agent.
Full name: _____
Business address: _____

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.
Full name: _____ Date of birth: _____
Residence address: _____

(c) Are there more than 35 shareholders of this corporation? Yes _____ No _____. If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.
Full name of president: _____ Date of birth: _____
Residence address: _____
Full name of treasurer: _____ Date of birth: _____
Residence address: _____
Full name of secretary: _____ Date of birth: _____
Residence address: _____

LIMITED LIABILITY COMPANY: If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.
Full name: Claim Jumper Acquisition Company LLC Date of birth: November 2010
Residence address: 1510 West Loop South, Houston, TX 77027


Full name: _____ Date of birth: _____

Residence address: _____

OTHER: If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

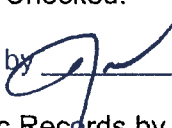



SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.

✓  _____ 11/22/10
Signature of Applicant Date

For City Use Only


Sources Checked:

DMV by  LEDS by  TuPD Records by 
 Public Records by 

Number of alcohol-related incidents during past year for location.
 Number of Tualatin arrest/suspect contacts for: _____
 Number of Tualatin arrest/suspect contacts for: _____

It is recommended that this application be:

Granted
 Denied
Cause of unfavorable recommendation: _____

 _____ 12/17/10
Signature Date
Kent W. Barker
Chief of Police
Tualatin Police Department



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 1-24-11
Recording Secretary [Signature]

City Council Meeting

Item #: D. 3.

Date: 01/24/2011
From: Maureen Smith, Executive Assistant
Department: Administration
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Approval of a New Liquor License Application for Oregon Wine Services and Storage.

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve a new liquor license application for Oregon Wine Services and Storage.

RECOMMENDATION:

Staff respectfully recommends that the Council approve endorsement of the liquor license application for Oregon Wine Services and Storage.

EXECUTIVE SUMMARY:

Oregon Wine Services and Storage has submitted a new liquor license application under the category of Warehouse (which allows for storage, importing, exporting, bottling, producing, blending & transporting of wine & malt beverages). The business is located at 10385 SW Avery Street. The application is in accordance with provisions of Ordinance No. 680-85 which established a procedure for review of liquor licenses by the Council.

Ordinance No. 680-85 establishes procedures for liquor license applicants. Applicants are required to fill out a City application form, from which a review by the Police Department is conducted, according to standards and criteria established in Section 6 of the ordinance. The Police Department has reviewed the new liquor license application and recommended approval.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

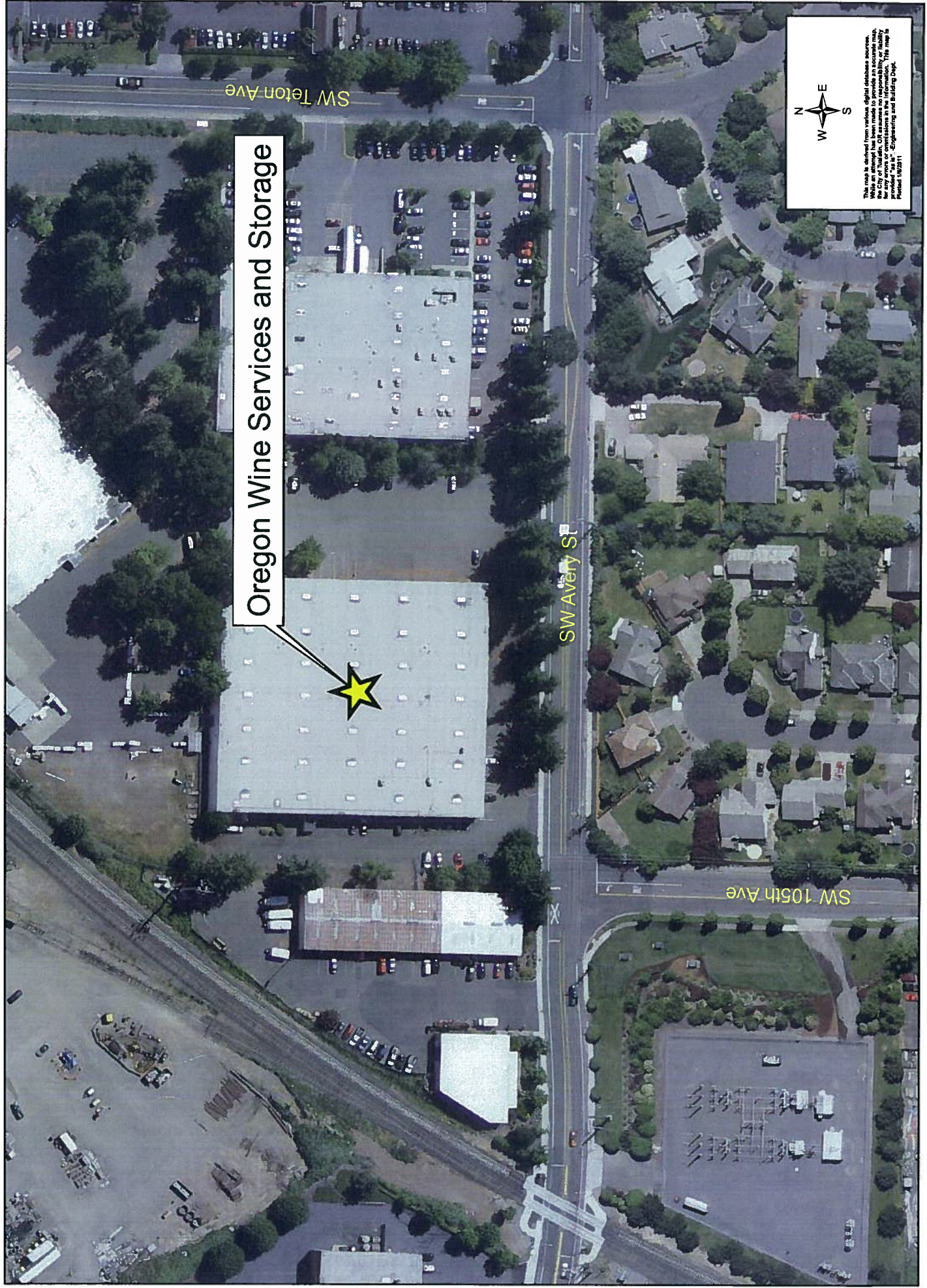
FINANCIAL IMPLICATIONS:

A fee has been paid by the applicant.

Attachments

- A. Vicinity Map
- B. OLCC License Types
- C. Application

Oregon Wine Services and Storage - 10385 SW Avery Street



Oregon Wine Services and Storage

This map is not to scale. It is for informational purposes only. While an attempt has been made to provide an accurate map, the City of Tualsis, OR assumes no responsibility or liability for the accuracy of the information provided. "As Is" - Engineering and Building Dept. Project 1402011

OREGON LIQUOR CONTROL COMMISSION LICENSE TYPES & PRIVILEGES

Brewery – public house

Allows the manufacture & sale of malt beverages to wholesalers, & the sale of malt beverages, wine & cider for consumption on or off the premises. [ORS 471.200]

Brewery

Allows the manufacture, importation, storage, transportation & wholesale sale of malt beverages to OLCC licensees. Malt beverages brewed on the premises may be sold for consumption on the premises & sold in kegs to the public. [ORS 471.220] designates a licensee that does not allow tastings or other on premises consumption.

Certificate of Approval

This certificate allows an out-of-state manufacturer, or an importer of foreign wine or malt beverages, to import wine & malt beverages to Oregon licensees. [ORS 471.289]

Distillery

Allows the holder to import, manufacture, distill, rectify, blend, denature & store distilled spirits. A distillery that produces distilled liquor may permit tastings by visitors. [ORS 471.230]

Direct Shipper Permit

Allows manufacturers & retailers to ship wine & cider directly to Oregon residents for their personal use. [ORS 471.282]

Full On Premises Sales

Allows the sale & service of distilled spirits, malt beverages & wine for consumption on the licensed premises. Also allows licensees who are pre-approved to cater events off of the licensed premises [ORS 471.175] license sub-type designates the type of business licensed: F-CAT- caterer; F-CLU- private club; F-COM - commercial establishment; F-PC - passenger carrier; F-PL - other public location.

Growers Sales Privilege

Allows the importation, storage, transportation, export, & wholesale & retail sales of wines made from fruit or grapes grown in Oregon [ORS 471.227]. Designates a licensee that does not allow tastings or other on premises consumption.

Limited On Premises Sales

Allows the sale of malt beverages, wine & cider for consumption on the licensed premises & the sale of kegs of malt beverages for off premises consumption. Also allows licensees who are pre-approved to cater events off of the licensed premises. [ORS 471.178]

Off Premises Sales

Allows the sale of malt beverages, wine & cider in factory sealed containers for consumption off the licensed premises & allows approved licensees to offer sample tasting of malt beverages, wine & cider. [ORS 471.186]

Warehouse

Allows the storage, importing, exporting, bottling, producing, blending & transporting of wine & malt beverages. [ORS 471.242]

Wholesale Malt Beverage & Wine

Allows the importation, storage, transportation & wholesale sale of malt beverages & wine to OLCC licensees & limited retail sales to the public (dock sales). [ORS 471.235]

Wine Self Distribution Permit

Allows manufacturers to sell & ship wine & cider produced by the manufacturer directly to Oregon retailers for resale to consumers. May ship to businesses which have an OLCC endorsement to receive the shipments. [ORS 471.274]

Winery

Allows the licensee to import, bottle, produce, blend, store, transport & export wines, & allows wholesale sales to OLCC & licensees, & retail sales of malt beverages & wine for consumption on or off the licensed premises. [ORS 471.223]



**CITY OF TUALATIN
LIQUOR LICENSE APPLICATION**

Date 12-30-10

IMPORTANT: This is a three-page form. You are required to complete all sections of the form. If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation.
Thank you for your assistance and cooperation.

SECTION 1: TYPE OF APPLICATION

- Original (New) Application - \$100.00 Application Fee.
 Change in Previous Application - \$75.00 Application Fee.
 Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License # _____
 Temporary License - \$35.00 Application Fee.

SECTION 2: DESCRIPTION OF BUSINESS

Name of business(dba): Oregon Wine Services and Storage

Business address: 10385 SW Avery St City: Tualatin State: OR Zip Code: 97062

Telephone #: 503-474-9800 Fax #: 503-474-4443

Name(s) of business manager(s): First Jeffrey Middle Wayne Last Meader

Date of birth: Social Security #: ODL#: M X F

Home address: City: Tualatin State: OR Zip Code: 97062
(attach additional pages if necessary)

Type of business: Wine storage warehouse

Type of food served: None

Type of entertainment (dancing, live music, exotic dancers, etc.): None

Days and hours of operation: Monday-Friday 8:00am-5:00pm

Food service hours: Breakfast: N/A Lunch: N/A Dinner: N/A

Restaurant seating capacity: N/A Outside or patio seating capacity: N/A

How late will you have outside seating? N/A How late will you sell alcohol? N/A

How many full-time employees do you have? 4 Part-time employees? 0

SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of *Individual, Partnership, Corporation, LLC, or Other* applicants: _____
Oregon Wine Services and Storage, LLC

Type of liquor license (refer to OLCC form): Warehouse

Form of entity holding license (check one and answer all related applicable questions):

INDIVIDUAL: *If this box is checked, provide full name, date of birth, and residence address.*
Full name: _____ Date of birth: _____
Residence address: _____

PARTNERSHIP: *If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.*
Full name: _____ Date of birth: _____
Residence address: _____
Full name: _____ Date of birth: _____
Residence address: _____

CORPORATION: *If this box is checked, complete (a) through (c).*
(a) Name and business address of registered agent.
Full name: _____
Business address: _____

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.
Full name: _____ Date of birth: _____
Residence address: _____

(c) Are there more than 35 shareholders of this corporation? Yes No. If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.
Full name of president: _____ Date of birth: _____
Residence address: _____
Full name of treasurer: _____ Date of birth: _____
Residence address: _____
Full name of secretary: _____ Date of birth: _____
Residence address: _____

LIMITED LIABILITY COMPANY: *If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.*
Full name: Jeffrey Wayne Meader Date of birth:
Residence address: Tualatin, OR 97062
Full name: John Edward Niemeyer Date of birth:
Residence address: Oregon City, OR 97045

OTHER: If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.


Signature of Applicant _____ Date 12/30/10

For City Use Only

Sources Checked:

DMV by [Signature] LEADS by [Signature] TuPD Records by [Signature]


Public Records by [Signature]

It is recommended that this application be:

Granted

Denied

Cause of unfavorable recommendation: _____


Signature _____ Date 1/10/11

Kent W. Barker
Chief of Police
Tualatin Police Department



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL

Date 1-24-11

Recording Secretary U. Smith

City Council Meeting

Item #: D. 4.

Date: 01/24/2011
Submitted For: Paul Hennon **From:** Carl Switzer, Parks & Recreation Manager
Department: Community Services
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Establishment of an Ad Hoc Committee to Coordinate the 2011 Arbor Week Celebration

ISSUE BEFORE THE COUNCIL:

Council will consider the establishment of an Ad Hoc Committee to coordinate the 2011 Arbor Week Celebration to increase public awareness and education around the contribution that trees have in our lives.

RECOMMENDATION:

The Tualatin Parks Advisory Committee (TPARK) recommends the Council form an Ad Hoc Committee to coordinate the 2011 Arbor Week Celebration and appoint a Councilor to participate on the Committee.

EXECUTIVE SUMMARY:

April 3 - 9, 2011, marks the City of Tualatin's 24th annual Arbor Week celebration. The City of Tualatin has been recognized as a Tree City USA for more than two decades and has received numerous Growth Awards from The Arbor Day Foundation, in cooperation with the National Association of State Foresters and the USDA Forest Service, for efforts in urban forestry education, preservation, planting, maintenance, and planning. Since 1987, Tualatin has celebrated Arbor Week with tree planting ceremonies and special tree-themed activities and events. The purpose of Arbor Week is to increase public awareness and education around the contribution that trees have in our lives.

In addition to celebrating Arbor Week, the City sponsors many activities that are designed to increase the level of knowledge and awareness of residents and community leaders about urban forestry in Tualatin. Some of the programs and activities include:

- Heritage Tree program
- Famous and Historic Tree plantings
- Tree City USA program participation
- Community volunteer program
- Public education and outreach on urban forestry issues
- "Tree for a Fee" tree replacement program to replace street trees that are removed and to fill open spaces

An Arbor Week observance and proclamation are mandatory requirements of the Tree City USA designation.

The Arbor Week celebration entails several months of planning and preparation. A draft timeline is attached.

The proposed Ad Hoc Committee to coordinate the 2011 Arbor Week Celebration is comprised of the following membership:

1. Valerie Pratt, TPARK
2. Connie Ledbetter, TPARK
3. Tualatin City Council Representative
4. Julie Wickman, Library Representative

5. Chanda Stone, Operations Department Representative
6. John Karsseboom – The Garden Corner
7. Chuck Van Guilder, Arborist
8. Larry McClure, Tualatin Heritage Center
9. Maddie Willon, Youth Advisory Council
10. Malory Turner, Youth Advisory Council

FINANCIAL IMPLICATIONS:

The celebration expenses are minor, included in the adopted FY10/11 Community Services Department budget, and are leveraged with in-kind donations from other organizations and local businesses.

Attachments

A. 2011 Arbor Week Planning Timeline

2011 Arbor Week Planning Timeline

January 12	TPARK recommends Council establish an ad hoc committee to coordinate Arbor Week celebration
January 24	City Council establishes ad hoc committee
February 10	Ad hoc committee meeting*
March 8	TPARK meeting - Ad hoc committee report - Review of Arbor Week proclamation
March 10	Ad hoc committee meeting*
March 28	City Council presentation ceremony for Tree City USA, Heritage Trees, and reading of Arbor Week Proclamation
April 3 - 9	Arbor Week

*Arbor Week ad hoc Committee meetings are from 4:00 p.m. to 5:00 p.m. at the Juanita Pohl Center Multi-Purpose Room in beautiful Tualatin Community Park at 8513 SW Tualatin Road.



STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL
Date 1-24-11
Recording Secretary W. Smith

City Council Meeting

Item #: D. 5.

Date: 01/24/2011
From: Maureen Smith, Executive Assistant
Department: Administration
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Approval of the Minutes for the Work Session and Meeting of December 13, 2010.

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes of the Work Session and Meeting of December 13, 2010.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

FINANCIAL IMPLICATIONS:

There are no financial impacts associated with this item.

Attachments

A. Minutes



TUALATIN CITY COUNCIL WORK SESSION MINUTES OF DECEMBER 13, 2010

PRESENT: Mayor Lou Ogden [*arrived at 5:14 p.m.*]; Councilors Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax, Councilor-elect Frank Bubenik; Sherilyn Lombos, City Manager; Mike McKillip, City Engineer; Kent Barker, Police Chief; Paul Hennon, Community Services Director; Don Hudson, Finance Director; Dan Boss, Operations Director; Aquilla Hurd-Ravich, Acting Planning Manager; Eric Underwood, Development Manager; Carl Switzer, Parks and Recreation Manager; Kaaren Hofmann, Civil Engineer; Ben Bryant; Maureen Smith, Recording Secretary

ABSENT: None.

[Unless otherwise noted, MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Mayor Pro tem Barhyte called the work session to order at 5:09 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. *Storm Water Maintenance Program Audit Update*

City Engineer McKillip presented a PowerPoint with a brief background on the audit that was completed on the storm water maintenance program, and impacts to customer utility bills based on the results of the audit. A map was displayed indicating each account affected.

City Engineer McKillip said he personally spoke with each account that increased over \$100/month, and worked with those accounts on delaying implementation and making incremental payments. Of all the accounts, approximately half increased, half decreased, with nine exempt from monthly charge because they retain all runoff on site. City Engineer McKillip said all accounts have been addressed.

2. *Private Water Quality Facility Management Program*

Engineering Associate Laura Vierkandt presented information on the private water quality facility management program she has been working on the past 18 months. It is required to be in place per Clean Water Services (CWS).

Engineering Associate Vierkandt indicated on a map where the private water quality facilities are located in the city. The major goals were reviewed, which include complete inventory and mapping, education and outreach, annual noticing, and inspection of 25% of

facilities, and a five year plan, and by year five achieving 100% of facilities in a fair or better condition. There are two types of facilities: mechanical and vegetative, as reviewed by Engineering Associate Vierkandt. Discussion followed, and it was asked and explained about the overall quality of the facilities; there are 35 non-functional, which is approximately 24% of inventory. It was asked and answered that most people are not completely aware of their facility. It was asked and answered there are funds set aside to bring all facilities up to standard.

3. *Basalt Creek Planning Update*

City Manager Lombos began by noting the Basalt Creek Planning is being done jointly with Wilsonville on the area of land between the two cities.

Management Intern Ben Bryant gave an update on the Basalt Creek / West Railroad planning. Mr. Bryant noted there is a new website with information – www.basaltcreek.com, and also a link on the City of Tualatin's website. Mr. Bryant showed a short video from the website explaining the concept plan of the 600 acres located between Wilsonville and Tualatin, which was placed in the Urban Growth Boundary by Metro. It was asked and answered how the website is managed.

Discussion followed on what the expectations are of Wilsonville on development, and in working with Tualatin. City Manager Lombos explained how the education process will work to reach the community. Concern was expressed about having a consultant going in a direction that would not necessarily be the way of the Council. Some concern was also expressed about not having adequate discussion materials, ideas, etc. as to what Council has in mind for the planning of the area before the joint work session. Mayor Ogden said the joint session idea was originally brought forward as more of a introductions, a beginning to determine the process.

After further discussion, it was decided by Council to postpone the joint meeting and hold a special work session January 11, 2011 for further discussion before the meeting with Wilsonville.

4. *Tonquin Trail Alignment*

Community Services Director Paul Hennon began by noting various discussions have been held on the Tonquin Trail project, which Metro is leading with the cities of Tualatin, Sherwood, and Wilsonville.

Parks and Recreation Manager Carl Switzer displayed a PowerPoint of the various alignments. No decision is needed tonight from Council. Discussion followed, and a suggestion was made that perhaps this could be the topic of discussion with Wilsonville instead of Basalt Creek, at the January 11th joint session.

City Manager Lombos said that type of discussion wouldn't necessarily be needed with both councils at this point. It was asked and answered that there are funds available for master planning, some funding available for the parcel acquisition, and actual construction would fall to the jurisdictions.

Discussion followed, and mention was made of the direction of Metro's lead of the project. Councilor Truax and Community Services Director Hennon will get together to review what is happening with Metro on the project and how the Willamette River Water Coalition can be part of the project process.

Parks and Recreation Manager Switzer reviewed the easterly portion of the proposed trail alignment, noting it is difficult in finding an alignment without a fatal flaw, as in keeping with Council direction of no trails on the street. Parks and Recreation Manager Switzer reviewed the (large) map reviewing the proposed trail alignments.

Parks and Recreation Switzer continued review of the proposed trail alignments, and what the next steps are. There is an upcoming meeting with all jurisdictions on the trail alignment. Discussion followed on what trail alignment would be the best/conducive for Tualatin users. Particular areas of the city for the proposed alignments was also reviewed. The "aqua" trail alignment (indicated on the map) was determined, by consensus of all Council present, based on the information Council has before them, as the preferred alignment.

C. CITIZEN COMMENTS

N/A

D. CONSENT AGENDA

Council reviewed the Consent Agenda with no changes.

E. PUBLIC HEARINGS – Legislative or Other

N/A

F. PUBLIC HEARINGS – Quasi-Judicial

N/A

G. GENERAL BUSINESS

1. Consideration of an Ordinance Relating to Allowing Dogs at the Lake of the Commons and Amending TMC 5-3-040

MOTION by Councilor Barhyte, SECONDED by Councilor Harris for a first reading by title only. MOTION by Councilor Barhyte, SECONDED by Councilor Harris for a second reading by title only. MOTION CARRIED. The poll was unanimous. *[none absent.]* MOTION by Councilor Barhyte SECONDED by Councilor Harris to place adoption of the ordinance on the Consent Agenda. MOTION CARRIED.

2. Consideration of an Ordinance Establishing Rules for Off-Leash Dog Areas; and Amending TMC 5-2-040

MOTION by Councilor Barhyte, SECONDED by Councilor Maddux for a first reading by title only. MOTION by Councilor Maddux, SECONDED by Councilor Barhyte for a second reading by title only. MOTION CARRIED. The poll was unanimous. *[none absent.]* MOTION by Councilor Barhyte, SECONDED by Councilor Maddux to place adoption of the ordinance on the Consent Agenda. MOTION CARRIED.

3. Consideration of an Ordinance relating to Conditional and Permitted Uses in Residential Planning Districts, and Amending TDC 31.060, 35.030, 40.015, 40.020, 40.030, 41.020, and 41.030; and Adding Map 9-6 (PTA-09-09)

MOTION by Councilor Barhyte, SECONDED by Councilor Maddux for a first reading by title only. MOTION by Councilor Barhyte, SECONDED by Councilor Harris for a second reading by title only. MOTION CARRIED. The poll was unanimous. *[none absent.]* MOTION by Councilor Barhyte SECONDED by Councilor Harris to place adoption of the ordinance on the Consent Agenda. MOTION CARRIED.

H. ITEMS REMOVED FROM CONSENT AGENDA

N/A

I. COMMUNICATIONS FROM COUNCILORS

Councilor Beikman said the Washington County Coordinating Committee (WCCC) continued to discuss goals and projects to advance, but there will likely not be earmarks with the turn of events with the federal government.

Mayor Ogden noted a letter received from the David Emami, which he has not read in its entirety, but in conversations with the Emami's, they have a serious concern that the downtown core area does not provide enough parking spaces based upon the needs of the businesses, and more building continues without additional parking. The Emami's are suggesting Council perhaps rethink how funds are being spent, and instead of expending all of the urban renewal funds for the Tualatin-Sherwood Road corridor, to take a look at the entire downtown core area parking in its entirety.

Councilor Beikman said as the liaison to the Core Area Parking District Board, the opinion of the Board is there is a sufficient amount of parking. She also noted the district is not sustaining itself on its own. Discussion followed on urban renewal funds and City Manager Lombos mentioned funds could be repurposed if that what is decided. There is also a lack of available land other than the old "Hanegan" site. It was mentioned having a work session of sorts to further discuss and look at the entire downtown core area parking.

J. EXECUTIVE SESSION

None.

K. ADJOURNMENT

The work session adjourned at 7:08 p.m.

Sherilyn Lombos, City Manager

Recording Secretary / Maureen Smith





TUALATIN CITY COUNCIL MEETING MINUTES OF DECEMBER 13, 2010

PRESENT: Mayor Lou Ogden, Councilors Chris Barhyte, Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Mike McKillip, City Engineer; Paul Hennon, Community Services Director; Kent Barker, Police Chief; Maureen Smith, Recording Secretary

ABSENT: None.

[Unless otherwise noted, MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Mayor Ogden called the meeting to order at 7:12 p.m.

The Pledge of Allegiance was led by Councilor Maddux.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

- Tualatin Youth Advisory Council Update*
Members of the Youth Advisory Council (YAC) were present and gave an update on their recent trip to the NLC Congress of Cities conference. They also reviewed the latest events that the YAC participated in. Councilor Beikman asked if the YAC would participate in the "Fit Kids" Task Force.
- Mayor Ogden noted there will not be a second Council meeting held in December, and the Council meeting for January 10, 2011 will not be held.
- Commuter / High Speed Rails Update*
City Engineer Mike McKillip gave a brief update on high speed rail. ODOT will be the sponsor of the project, going through the Federal Railroad Administration (FRA). ODOT has a consultant team selected and will be conducting a series of workshops to figure out the best way to address the issues/process. City Engineer McKillip briefly reviewed the funding portion, and said he will report back as it moves forward.

C. CITIZEN COMMENTS

Linda Moholt, Tualatin Chamber of Commerce, 18791 SW Martinazzi Ave, Tualatin, OR, said December 17, 2010 is the last Chamber Networking Event of the year, held at the Garden Corner and invited Council to attend.

Kathy Newcomb, 17515 SW Cheyenne Way, Tualatin, OR, thanked staff for the work on providing hearing devices for audience members use during meetings. Ms. Newcomb said she also has information for Council that she will provide to Council and staff.

D. CONSENT CALENDAR

Items G-1, G-2, and G-3 had first and second readings in Work Session and were placed on the Consent Agenda.

Bonnie Peterson, 10155 SW Jurgens Lane, Tualatin, OR, had a clarifying question about Item G-3, regarding livestock and asked that it be removed from the Consent Agenda.

MOTION by Councilor Barhyte, SECONDED by Councilor Beikman to adopt the Consent Agenda as amended and read:

1. Approval of Minutes of the Work Session and Meeting of November 22, 2010
 2. Resolution No. 5013-10 Accepting Canvassing Results of the General Election for Council Positions held in the City of Tualatin, Washington and Clackamas Counties, Oregon on November 2, 2010 Election
 3. Resolution No. 5014-10 Accepting Public Improvements for SW 124th Avenue, SW Myslony Street to SW Tualatin-Sherwood Road
 4. Fiscal Year 09/10 Parks Systems Development Charge (SDC) Annual Report
 5. Approval of New Liquor License Application for Roxy's Island Grill
 6. Approval of a Change of Ownership Liquor License Application for Bushwhacker's
 7. Resolution No. 5015-10 Authorizing a Revocable Permit for a Sign in the Public Right-of-Way of SW Borland Road
- G-1. Ordinance No. 1315-10 Relating to Allowing Dogs at the Lake of the Commons and Amending TMC 5-3-040
- G-2. Ordinance No. 1316-10 Establishing Rules for Off-Leash Dog Areas; and Amending TMC 5-2-040

MOTION CARRIED.

E. PUBLIC HEARINGS – Legislative or Other
None.

F. PUBLIC HEARINGS – Quasi-Judicial
None.

G. GENERAL BUSINESS

3. Consideration of an Ordinance relating to Conditional and Permitted Uses in Residential Planning Districts, and Amending TDC 31.060, 35.030, 40.015, 40.020, 40.030, 41.020, and 41.030; and Adding Map 9-6 (PTA-09-09)

Ordinance No. 1317-10 Relating to Conditional and Permitted Uses in Residential Planning Districts, and Amending TDC 31.060, 35.030, 40.015, 40.020, 40.030, 41.020, and 41.030; and Adding Map 9-6 (PTA-09-09)

Bonnie Peterson, 10155 SW Jurgens Lane, Tualatin, OR, referenced the ordinance that reflects the outcome of the hearing that was held where it speaks to agricultural animals, and the mention of including goats and llamas that was brought up. City Attorney Braden said the ordinance could still be amended to specifically add "goats and llamas." Brief discussion followed and process questions were asked and also whether to reopen the hearing. City Attorney Braden suggested that Council can pass the ordinance tonight and bring back a discussion for an amendment on the definition of "animals."

MOTION by Councilor Barhyte, SECONDED by Councilor Beikman to adopt an ordinance modifying conditional and permitted uses in residential districts, and amending TDC 31.060, 35.030, 40.015, 40.020, 40.030, 41.020, and 41.030; and adding Map 9-6. MOTION CARRIED. [Vote: 7-0]

4. Selection of the Public Involvement Consultant for the Transportation System Plan Update

City Manager Sherilyn Lombos gave an update on selection of a public involvement consultant for the Transportation System Plan (TSP) update. A review committee comprised of city staff and citizens met and reviewed the responses from the Request for Qualifications (RFQ). Ten companies responded with five companies selected to interview. The unanimous choice was JLA Public Involvement. They have done TSP's and have a good sense of transportation system work, and have a fundamental understanding of helping the City meet its goals.

Jan Giunta, 17655 SW Shawnee Trail, Tualatin, OR, chair of the citizen ad hoc committee, supports the vision and is excited with the selection of JLA. They stood out primarily because of one reason – the importance of "neighborhood."

Mayor Ogden said he looking forward to the discussions of balancing the needs of the community, and the involvement and problem-solving.

It was asked and explained by City Manager Lombos that funds are available in the Road Operating and Gas Tax fund. There is not a scope of work as yet, as the consultant is currently putting it together, but City Manager Lombos said the amount will likely be in the \$100,000 range. Discussion followed, and Council expressed concern about not knowing the actual amount of the contract beforehand, and asked to review the scope of work before sign-off of the contract. City Manager Lombos said staff can bring back the contract at the January 24, 2011 meeting.

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

I. EXECUTIVE SESSION

None.

J. COMMUNICATIONS FROM COUNCILORS

Councilor Barhyte congratulated the Tualatin High School Water Polo Team for taking the state title.

K. ADJOURNMENT

MOTION by Councilor Maddux, SECONDED by Councilor Barhyte to adjourn the meeting at 8:12 p.m. MOTION CARRIED.

Sherilyn Lombos, City Manager

Recording Secretary / Maureen Smith





STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL

Date 1-24-11

Recording Secretary [Signature]

City Council Meeting

Item #: D. 6.

Date: 01/24/2011
Submitted For: Eric Underwood **From:** Carol Rutherford, Office Coordinator
Department: Community Development
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

2009 Annual Report of the Tualatin Development Commission

ISSUE BEFORE THE COUNCIL:

City Council consideration of Oregon Revised Statutes (ORS) 457.460 requirements that an urban renewal agency shall, by March 1 each year, prepare a statement on the same basis on which financial statements are prepared covering money received and expended for the preceding and current fiscal years.

RECOMMENDATION:

Staff recommends the City Council accept the report.

EXECUTIVE SUMMARY:

ORS 457.460 outlines the requirements for the annual fiscal report, The report must include:

- Indebtedness that was expended during the previous fiscal year.
- Estimate of money to be received in the current fiscal year, including indebtedness.
- A budget identifying the purposes and estimated amounts to be received for the current fiscal year and how funds are to be expended.
- The purposes and amounts, for which money was received, including:
 - A public notice is required to be published that the statement is available for review. The notice is required to be published for a minimum of two times over a two-week period in February.
 - There are no criteria applicable to accept the report.

OUTCOMES OF DECISION:

Acceptance of the report will result in the following:

1. Compliance with ORS 457.460.

Not accepting the report will result in the following:

1. Non-compliance with ORS 457.460.

FINANCIAL IMPLICATIONS:

Funds have been budgeted for the current fiscal year to publish the required notice under ORS 457.460(2) in the Economic Development Administration Fund.

Attachments

A. 2009 Annual Report

TUALATIN DEVELOPMENT COMMISSION
2009 ANNUAL REPORT PER ORS 457.460
JANUARY 24, 2011

I. INTRODUCTION

The Tualatin Development Commission (“TDC”) administers the Tualatin Central Urban Renewal Plan (“Central”) and the Leveton Tax Increment District (“Leveton”). Central and Leveton are funded in part by tax increment financing. Tax increment financing starts with the “frozen base” – the total assessed value in an urban renewal area at the time an urban renewal plan adopted. As total assessed value in the urban renewal area increases the property taxes on the increase (“incremental assessed value”) go to the TDC. The annual tax increment revenues are used for payments on long- or short-term debt to fund projects and programs in the urban renewal plan. While tax increment financing is in use the taxing districts that levy taxes within an urban renewal area (“Overlapping Taxing Districts”) do not receive permanent rate property tax revenues from the incremental assessed value used to repay debt.

Oregon law requires that an urban renewal agency compile a financial report that includes the prior year’s revenues and expenditures, the anticipated current year’s revenues and expenditures and the amount of permanent rate revenues not received by the Overlapping Taxing Districts as a result of the tax increment financing. This document is the required report.

Every urban renewal plan is limited to a maximum amount of debt it can issue to fund projects and programs (“maximum indebtedness”). When the maximum indebtedness has been issued and repaid, the tax increment financing of the plan terminates. Because the maximum indebtedness of both Central and Leveton was issued and repaid in FYE 2010, the tax increment financing of both Central and Leveton expired on June 30, 2010.

CENTRAL

II. CENTRAL REVENUES IN FYE 2010 (BASED PRIMARILY ON DRAFT FYE 2010 COMPREHENSIVE ANNUAL FINANCIAL REPORT (“CAFR”))

A. Tax Increment Revenues

In FYE 2010, the TDC received for Central \$2,223,030 in tax increment revenues, including revenues from current year’s taxes and late tax payments for taxes due in prior years. The incremental assessed value was \$180,221,311. Remaining tax increment revenues received in prior years totaled \$394,641.

B. Proceeds of Debt Payable from Tax Increment Revenues

\$622,489 in debt payable from tax increment revenues was issued for Central in FYE 2010. Debt proceeds from prior years' tax increment debt along with interest earnings and miscellaneous revenues totaled \$4,431,873.

III. CENTRAL EXPENDITURES IN FYE 2010 (BASED PRIMARILY ON DRAFT FYE 2010 CAFR)

A. Expenditures of Tax Increment Revenues

The tax increment revenues received in current and prior years for Central were expended on debt service payments consisting of \$892,489 in principal and \$8,291 in interest, with the remainder deposited in a reserve fund^[JT1].

B. Expenditures of Proceeds of Debt Payable from Tax Increment Revenues

Current year and prior years proceeds of debt payable from tax increment revenues was expended on the following^[JT2]:

Capital Outlays	\$ 434,810
Transfers Out	\$ 367,775
Materials and Services	\$ 47,484

The remainder was placed in a contingency fund.

IV. CENTRAL REVENUES IN FYE 2011 (BASED PRIMARILY ON TDC ADOPTED BUDGET FOR FYE 2011)

A. Tax Increment Revenues

No tax increment revenues are anticipated to be received in FYE 2011 due to the termination of the tax increment financing in FYE 2010. Remaining tax increment revenues from prior years are anticipated to total \$1,671,311^[JT3].

B. Proceeds of Debt Payable from Tax Increment Revenues

No debt payable from tax increment revenues is anticipated to be issued in FYE 2011 because of the termination of tax increment financing in FYE 2010. Debt proceeds from prior years' tax increment debt along with interest earnings and miscellaneous revenues are anticipated to total \$3,731,794 .

V. CENTRAL EXPENDITURES IN FYE 2011 (BASED PRIMARILY ON TDC ADOPTED BUDGET FOR FYE 2011)

A. Tax Increment Revenues

No expenditures of current or prior year's tax increment revenues are anticipated in FYE 2011.

B. Expenditures of Proceeds of Debt Payable from Tax Increment Revenues

The proceeds of prior years' debt and related revenues are anticipated to be expended on the following:

Capital Outlays	\$ -
Transfers Out	\$ -
Materials and Services	\$ 176,000

Remaining funds are anticipated to be deposited in a contingency fund.

Projects funded by the Central Urban Renewal Project Fund Capital Outlay include the following examples for FY 10/11:

Boones Ferry Road Phase 1: (CURD)

Environmental monitoring and testing of the former Hanegan property as part of the land acquisition from the Boones Ferry Road Phase 1 project.

Timeline: Began FY 07/08 and anticipated completion 09/10

Funding 09/10: \$100,000



Tualatin-Sherwood Road Pedestrian Landscaping and Gateway: (CURD)

Design and construction of landscape and pedestrian enhancements on SW Tualatin-Sherwood Road between the Fred Myer/K Mart access and SW Boones Ferry Road. The project includes a gateway feature at the SW Nyberg Street/SW Tualatin-Sherwood Road "Y".

Timeline: Began FY 08/09; Anticipated completion FY 11/12

Funding 09/10: \$2,549,000

Estimated 09/10: \$134,000

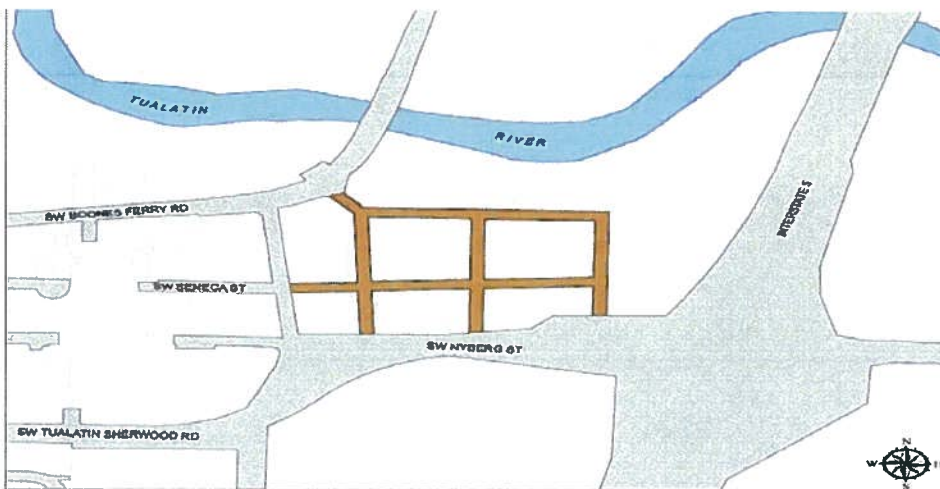


Eastside Downtown: (CURD)

Preliminary study of infrastructure needs and development potential.

Timeline: Began FY 09/10, anticipated completion FY 09/10

Funding 09/10: \$150,000



Train Horn Noise Mitigation: (CURD)

Design and construction of commuter rail train horn noise mitigation within the CURD located at roadway crossings at SW Tualatin Road, SW Nyberg Street, SW Tualatin-Sherwood Road and Boones Ferry Road Pedestrian Crossing.

Timeline: Began FY 09/10, anticipated completion FY 10/11

Funding 09/10: \$1,300,000



LEVETON

I. LEVETON REVENUES IN FYE 2010 (BASED PRIMARILY DRAFT FYE 2010 CAFR)

A. Tax Increment Revenues

In FYE 2010, the TDC received for Leveton \$3,365,650 in tax increment revenues, including revenues from current year's taxes and late payment of taxes due in prior years. The incremental assessed value (growth in assessed value in the urban renewal area over the value at the time the Urban Renewal Plan was adopted) was \$255,489,075. Remaining tax increment revenues from prior years totaled \$1,028,167.

B. Proceeds of Debt Payable from Tax Increment Revenues

\$2,504,909 in debt payable from tax increment revenues was issued for Leveton in FYE 2010. Debt proceeds from prior years' tax increment debt along with interest earnings and miscellaneous revenues totaled \$10,432,970.

II. LEVETON EXPENDITURES IN FYE 2010 (BASED PRIMARILY ON DRAFT FYE 2010 CAFR)

A. Expenditures of Tax Increment Revenues

The tax increment revenues received for Leveton were expended on debt service payments consisting of \$3,234,909 in principal and \$21,396 in interest, with the remainder deposited in a reserve fund^[JT4].

B. Expenditures of Proceeds of Debt Payable from Tax Increment Revenues

The proceeds of current and prior years' debt was expended on the following^[JT5]:

Capital Outlays	\$ 4,401,789
Transfers Out	\$ 383,015
Materials and Services	\$ -

The remainder was placed in a contingency fund.

III. LEVETON REVENUES IN FYE 2011 (BASED PRIMARILY ON TDC ADOPTED BUDGET FOR FYE 2011)

A. Tax Increment Revenues

No tax increment revenues are anticipated to be received in FYE 2011 due to the termination of the tax increment financing in FYE 2010. Tax increment revenues from prior years are anticipated to total \$1,029,800.

B. Proceeds of Debt Payable from Tax Increment Revenues

No debt payable from tax increment revenues is anticipated to be issued in FYE 2011 because of the termination of tax increment financing in FYE 2010. Debt proceeds from prior years' tax increment debt along with interest earnings and miscellaneous revenues are anticipated to total \$7,799,863.

IV. LEVETON EXPENDITURES IN FY 2010/2011

A. Expenditures of Tax Increment Revenues

No expenditures of current year's tax increment revenues are anticipated in FYE 2011.

B. Expenditures of Proceeds of Debt Payable from Tax Increment Revenues^[JT6]

Capital Outlays	\$5,124,310
Transfers Out	\$ 256,000
Materials and Services	\$ 20,000

V. IMPACT ON OVERLAPPING TAXING DISTRICTS

The primary impact on overlapping taxing districts (those taxing districts that levy property taxes in the Urban Renewal Area) is that the permanent rate property taxes on the incremental assessed value are allocated to the TDC and not to the taxing district. Some part of the current incremental assessed value would not have occurred but for the investments made under the Plan and so the revenues from this amount of assessed value could not reasonably be considered as foregone by the taxing districts. However, the table below shows the revenues foregone by the taxing districts on all of the incremental assessed value. This is a “worst case scenario” in terms of the revenue impacts. No impacts are shown for the Tualatin School District or the Northwest Regional Educational Service District as these districts receive state funding and do not experience any direct impacts from the tax increment financing of the Plan.

Taxing District	Permanent Rate (\$/1000 Assessed Value)	Incremental Assessed Value	Permanent Rate Taxes Foregone
Washington County	\$ 2.2484	\$ 162,832,828	\$ 366,113
City of Sherwood	\$ 3.2975	\$ 162,832,828	\$ 536,941
Tualatin Valley Fire & Rescue	\$ 1.5252	\$ 162,754,887	\$ 248,234
Port of Portland	\$ 0.0701	\$ 162,832,828	\$ 11,415
Metro	\$ 0.0966	\$ 162,832,828	\$ 15,730
Portland Community College	\$ 0.2828	\$ 162,832,828	\$ 46,049

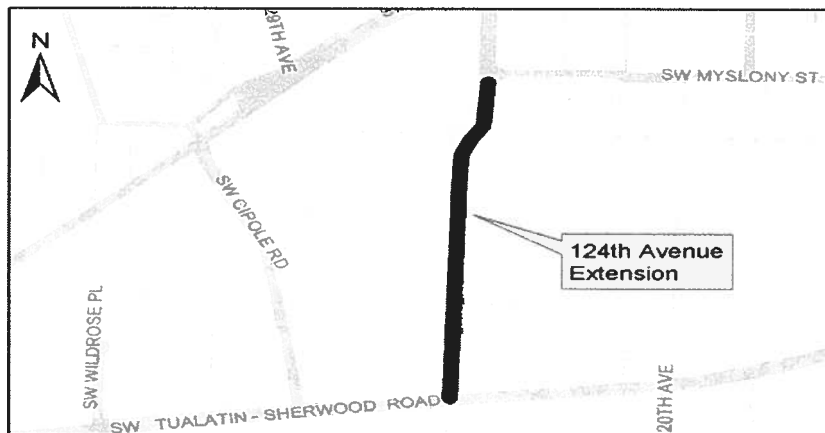
Projects funded by the Leveton Tax Increment Project Fund Capital Outlay include the following for FY 09/10:

SW 124th Avenue –SW Myslony Street to SW Tualatin-Sherwood Road: (LTID)

Environmental land maintenance and monitoring due to the construction of SW 124th Avenue (5-lane arterial) between SW Myslony Street and SW Tualatin-Sherwood Road.

Timeline: Began FY 04/05, Construction completed FY 08/09, Maintenance/Monitoring and anticipated completion FY 12/13

Funding 09/10: \$15,410



SW Herman Road – SW Teton to SW 124th Avenue: (LTID)

Construction of SW Herman Road to a 3-lane cross-section. Includes a traffic light at SW 118th Avenue and SW Herman Road. The Road Operating Utility Fee Fund will pay for work between the traffic signal at SW 108th Avenue east to the east edge of the City Operations yard. The Road SDC fund will cover costs for a new traffic signal at SW Teton and SW Herman Road.

Timeline: Began FY 06/07, anticipated completion FY10/11

Funding 09/10: \$2,300,000

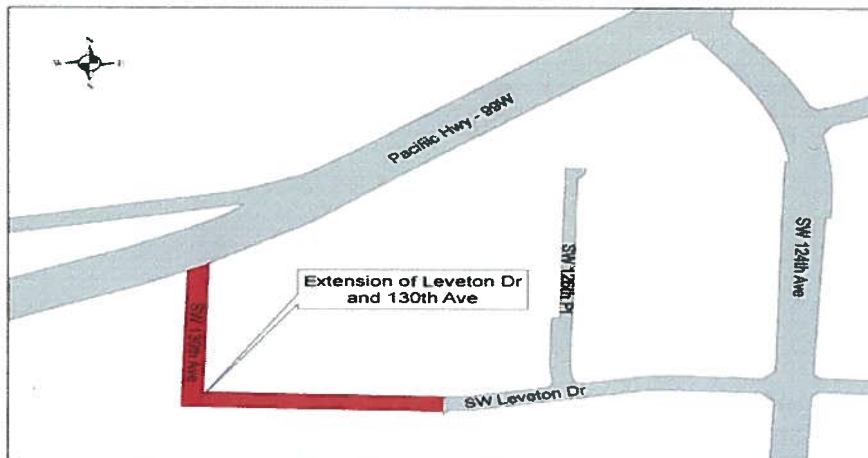


SW Leveton Drive – SW 128th Avenue/SW 130th to 99W: (LTID)

Right-of-way acquisition and construction of SW Leveton Drive from SW 128th Avenue to SW 130th Avenue, SW 130th Avenue to 99W.

Timeline: Began FY 07/08, anticipated completion FY 11/12

Funding 09/10: \$2,200,000

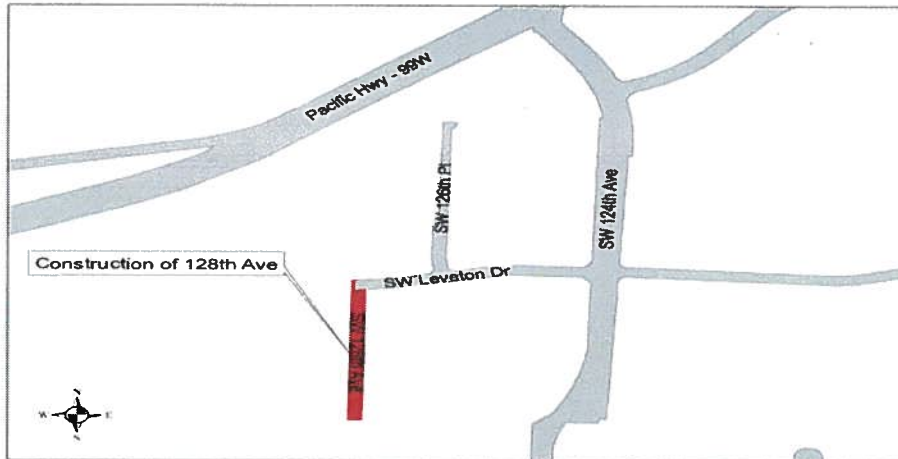


SW 128th Avenue – SW Leveton Drive to SW Cummins Drive: (LTID)

Right-of-way acquisition and construction of SW 128th Avenue between SW Leveton Drive and SW Cummins Drive.

Timeline: Began FY 07/08, anticipated completion FY 11/12

Funding 09/10: \$1,200,000

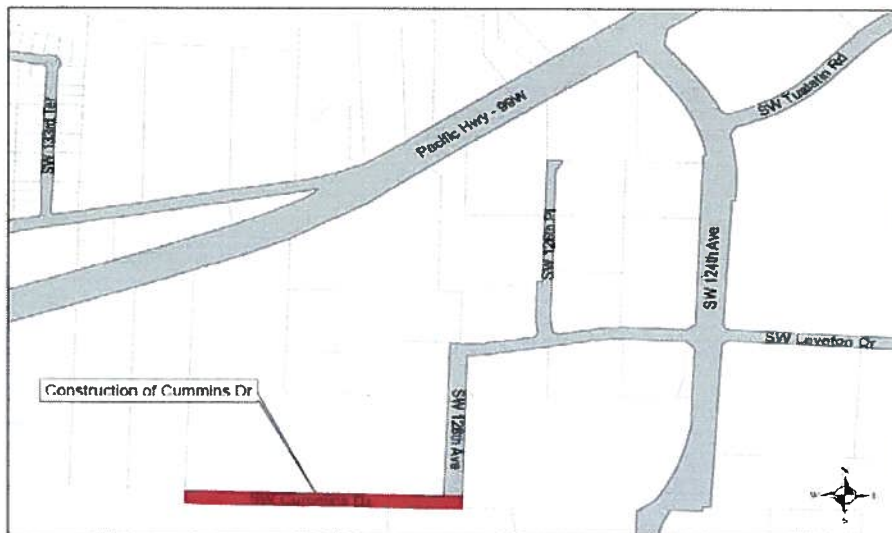


SW Cummins Drive: (LTID)

Design and right-of-way acquisition of SW Cummins Drive between SW 128th Avenue and the western District boundary.

Timeline: Began FY 08/09, anticipated completion FY 11/12

Funding 09/10: \$700,000

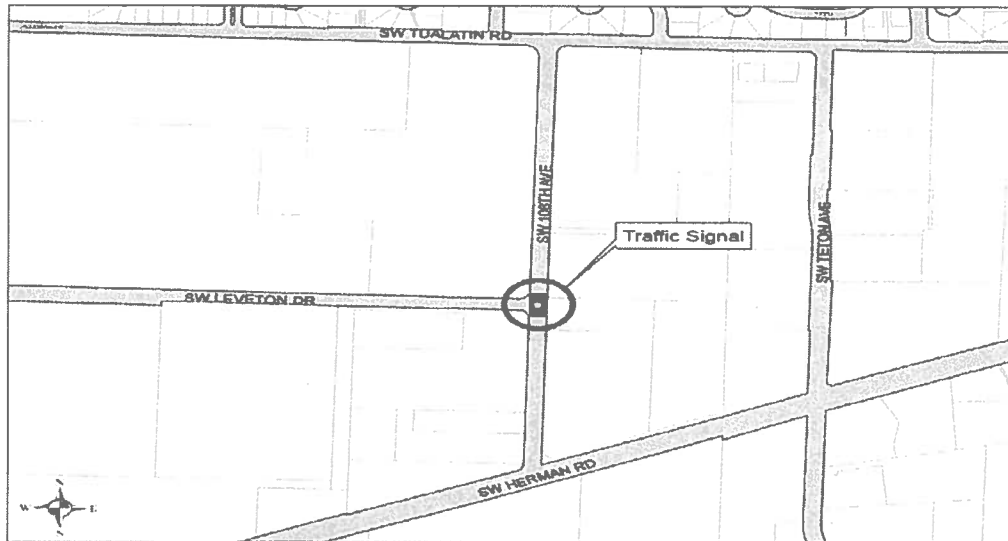


SW 108th Avenue/SW Leveton Drive Traffic Signal: (LTID)

Design and right-of-way acquisition for construction of a traffic signal.

Timeline: Began FY 09/10, anticipated completion FY 11/12

Funding 09/10: \$70,000





STAFF REPORT

CITY OF TUALATIN

APPROVED BY TUALATIN CITY COUNCIL

Date 1-24-11

Recording Secretary [Signature]

City Council Meeting

Item #: F. 1.

Date: 01/24/2011

Submitted For: Aquilla Hurd-Ravich

From: William Harper, Associate Planner

Department: Community Development

Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Request to Change the Planning District Designation from Low-Density Residential (RL) to Medical Center (MC) of Parcels of Land Located on SW Borland Road (21E19C, Tax Lots 1700 & 2000) and .25 Acres of Abutting Right-of-Way; and Amending the Community Plan Map 9-1 (PMA-09-03) -- **REQUEST FOR WITHDRAWAL--**

ISSUE BEFORE THE COUNCIL:

City Council consideration of a Request for Withdrawal of the Plan Map Amendment (PMA) application by Legacy Health Systems (applicant) to change the Planning District designation of a 19.6 acre property from Low-Density Residential (RL) to the Medical Center (MC) Planning District.

RECOMMENDATION:

Upon opening the continued public hearing for PMA-09-03, the Council consider the request for withdrawal submitted by the Applicant on January 18, 2011.

EXECUTIVE SUMMARY:

This matter is a proposed Plan Map Amendment to the Community Plan Map 9-1 of the Tualatin Development Code (TDC) and known as PMA-09-03. A continued public hearing for PMA-09-03 was scheduled for January 24, 2011. On January 18, 2011, Mr. Larry Hill of Legacy Health Systems submitted a request to withdraw the LHS application (Attachment A). A separate letter sent on January 10, 2011 (Attachment A) provides additional statements by Legacy regarding their intentions for the PMA-09-03, the subject property and Legacy Meridian Park Medical Center. A proposed Development Agreement between Legacy and the City that was scheduled for review by the Council at the January 24, 2011 meeting will be withdrawn as well.

Attachments

A: Withdrawal Letters



MERIDIAN PARK
MEDICAL CENTER

CITY OF TUALATIN
RECEIVED

JAN 10 2011

COMMUNITY DEVELOPMENT
PLANNING DIVISION

January 10, 2011

To Our Neighbors:

Since August 2009, Legacy Meridian Park Medical Center has been seeking to rezone 20 acres of property on the east side of our campus. Our goal was to have the property ready at some point in the next five to ten years for any future expansion of medical offices that serve the hospital. Over the past year and half since we started this process, a number of assumptions we made about the future have changed. So we have decided to withdraw our application to the City of Tualatin.

One of the main factors that influenced our decision has been trying to determine what the impact of healthcare reform, underway at both the national and state level, will have on our hospital and our healthcare system. Since we had no plans to immediately build on the property we felt it would be best to wait until we could determine what the impact of any reform will have on our ability to provide care to the community.

Regardless of how we finance healthcare in the future, we do know our community is growing. The people we care for - who come from throughout this area - continue to ask us for more services right here in our community. We know that we will need to expand, and the property on our campus will be developed in the future. We have learned many things through this process and plan to put those lessons into practice when we are ready to move ahead with our plans for expansion.

In the meantime, we will continue to communicate with our neighbors about what is happening on our campus. We also want to increase our interaction with our neighbors and strengthen our relationship with the entire community. I look forward to a healthy future for all of us.

Sincerely,

A handwritten signature in cursive script that reads "Allyson Anderson".

Allyson Anderson
Chief Administrative Officer
Legacy Meridian Park Medical Center

Will Harper

From: Hill, Larry : CO Dir. Pro [LHill@LHS.ORG]
Sent: Tuesday, January 18, 2011 3:03 PM
To: Will Harper

Will please consider this as the notice that Meridian Park Hospital is pulling its application for a zone change, this should be PMA 0903. If you need anything further please let me know. Thanks for your help and we will be in touch. Larry Hill



Legacy Health
1919 N.W. Lovejoy St.
Portland, OR 97209

**RETURN SERVICE
REQUESTED**

**PRESORTED
FIRST CLASS**



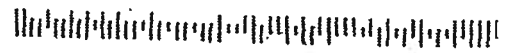
UNITED STATES POSTAGE

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MAILED FROM ZIP 97062

TO OUR NEIGHBOR AT
18880 SW MARTINAZZI AVE
TUALATIN OR 97062-7092

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STAFF REPORT

CITY OF TUALATIN

City Council Meeting

Item #: F. 1. a.

Date: 01/24/2011
Submitted For: Aquilla Hurd-Ravich **From:** William Harper, Associate Planner
Department: Community Development
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Request to Change the Planning District Designation from Low-Density Residential (RL) to Medical Center (MC) of Parcels of Land Located on SW Borland Road (21E19C, Tax Lots 1700 & 2000) and .25 Acres of Abutting Right-of-Way; and Amending the Community Plan Map 9-1 (PMA-09-03)

ISSUE BEFORE THE COUNCIL:

City Council consideration regarding the request for a Plan Map Amendment (PMA) to change the Planning District designation from Low-Density Residential (RL) to Medical Center (MC) of parcels of land located at 6001, 6021, 6031, and 6041 SW Borland Road (21E19C 1700 & 2000) and to the centerline of the abutting public right-of-way (ROW) of SW Borland Road.

RECOMMENDATION:

The Tualatin Planning Advisory Committee (TPAC) did not have a voting quorum on October 8, 2009, and did not review PMA-09-03 prior to the initial Council public hearing on November 9, 2009 which was eventually continued to a second public hearing on March 8, 2010. With a continuance from the March 8 Council meeting to July 12, 2010, TPAC reviewed PMA-09-03 at the July 6, 2010 TPAC meeting with four committee members present. Without a quorum there was not a formal recommendation, but the committee members agreed in discussion that they would recommend approval of the PMA. TPAC member Mike Riley reported the TPAC discussion at the July 12 Council hearing.

Staff recommends that the City Council consider the staff report and supporting attachments and provide direction.

EXECUTIVE SUMMARY:

- This matter is a proposed Plan Map Amendment to the Community Plan Map 9-1 of the Tualatin Development Code (TDC).
- The City Council will consider the matter in a quasi-judicial public hearing.
- This hearing was continued from the initial public hearing for the Legacy Health System (LHS) Plan Map Amendment (PMA-09-03) held at the November 9, 2009 Council Meeting and hearings conducted at the January 25, 2010 meeting, the February 8, 2010 meeting, March 8, 2010 meeting and the July 12, 2010 meeting.
- The subject property consists of two undeveloped parcels owned by LHS and totaling 19.6 acres located at 6001, 6021, 6031, 6041 SW Borland Road in the RL (Low-Density Residential) Planning District (Clackamas County Assessors Map 21E 19C 1700 & 2000). The subject property has frontage on the north side of SW Borland Road and adjoin the east property line of the existing Legacy Meridian Park Medical Center (LMPMC) located in the MC Planning District. On the east property line, the subject property is bordered by single-family residential development in the Fox Hills neighborhoods in the RL (Low Density Residential) Planning District. There is a small area (0.25 acres) of abutting public right-of-way of SW Borland Road that also should be considered in this discussion (RL changed to MC to the street centerline). A Vicinity Map, a Tax Map and a Site Map are included as Attachments A, B and C respectively. The applicant's materials are included as Attachment D.
- Legacy Health System purchased the subject property in 2004 for future expansion of the existing 46 acre LMPMC facilities. LHS has not provided plans for buildings or other improvements on the

subject property at this time.

- The subject property includes the former Grmitt farmhouse with outbuildings on the northern Parcel 2000. On Parcel 1700 adjoining SW Borland Road is a small vacant house identified as the "Minnie Skog House", listed in the City's Historic Preservation Chapter 68 as a historic landmark. No application for alteration, relocation or demolition of the historic structure has been submitted.
- The (existing) RL Planning District allows detached single-family residential dwelling development as a permitted use [TDC 40.020(1)] and allows a hospital or sanitarium as a conditional use [TDC 40.030(4)(h)]. The MC Planning District which currently encompasses the LMPMC campus allows various hospital and healthcare service uses including a primary care hospital, medical and healthcare professional offices, clinics and laboratories and supporting retail commercial uses (pharmacy, small bank or credit union branch, gift store, salon, etc.) as permitted uses. The MC District also allows residential facilities such as congregate care, assisted living, nursing and convalescent homes as permitted uses.
- Changing the designation on 19.6 acre subject property to MC would allow the existing LMPMC to expand with buildings, parking and landscaping onto the subject properties in the future, subject to the specific list of allowed uses, minimum lot size and setback provisions, and building height provisions of the MC Planning District [TDC Chapter 56] and the Community Design Standards, Public Improvement Requirements & Access Management on Arterial Streets provisions in TDC Chapters 73, 74 & 75. LHS seeks the Map Amendment to change the designation to MC. Development and improvements on the property will be subject to Architectural Review. Alteration, relocation or demolition of the historic house will be subject to approval of a Historic Landmark Certificate of Appropriateness under TDC Chapter 68.
- The submitted traffic analysis (Attachment D Applicant's Materials, Transportation Planning Rule Analysis – Kittelson & Associates, Inc.) and Supplemental Information (Dated October 1, 2009) analyzes Reasonable Worst Case scenarios for existing RL and for changing the Planning District designation of the subject parcels from RL to MC for three scenarios: RL, single family homes; a Hospital Conditional Use in RL; and a Medical Offices/Hospital development in MC. The analysis assumes a new SW Borland Road access (see discussion in Attachment G, p. 11). The Engineering Division Memorandum (Attachment H, pp. 1-4) provides the following summary of Trip Generation figures comparing RL single family residential with MC medical office:

Estimated Trip Generation			Weekday AM Peak Trips		Weekday PM Peak Trips			
Land Use	ITE Code	Size	Total	In	Out	Total	In	Out
Single-Family Residential	210	94 Units	75	20	55	100	60	40
Medical Office	220	250,000 square feet	620	490	130	930	260	680
Net Increase with Medical Office Development			545	470	75	830	190	640

Under the Reasonable Worst Case Development Scenarios the proposed MC medical office development traffic will result in an increase in the number of trips at the AM and PM Peak compared to a single family subdivision use in RL.

In regard to Oregon Statewide Planning Goal 12-Transportation and the Transportation Planning Rule (TPR) (OAR-660-012), the Kittelson Memorandums find that the proposed plan amendment will not "significantly effect" an existing or planned transportation facility and satisfies all of the requirements of the TPR. An October 27, 2009 comment from the Oregon Department of Transportation (ODOT) (Attachment I-ODOT Letter 1) requested additional information from the applicants regarding the I-5/Nyberg Street interchange. A January 14, 2010 letter from ODOT (Attachment I-ODOT Letter 2) questioned the Kittelson analysis and conclusion based on a "hospital" use as a "reasonable worst case" scenario, contending that as a conditional use in the existing RL Planning District a hospital is not an "outright" "allowed" use for purposes of evaluating TPR impacts on ODOT facilities. ODOT believes a conditional use is not suitable for a TPR analysis and would prefer that a permitted use under the RL designation (single-family residential) be used for evaluating the effect.

A medical office/clinic use is allowed as a hospital use (conditional in RL) and as a permitted use in MC.

Because the City considers both permitted and conditional uses are "allowed" uses under the TDC and due to the history of the LMPMC as both a conditional use under RL (Previously approved in Cases CUP-89-06; CU86-04; CU84-03; CU83-05; CU80-03; 1970) and a permitted use under the MC Planning Districts as well as the long-held expectation that LHS will expand the LMPMC facility onto the subject property in the future, staff disagrees with the ODOT position and accepts the Kittelson TPR analysis using 250,000 s.f. of medical office as a "reasonable worst case" scenario.

In regard to Criterion "8" and Level of Service (LOS), the Kittelson Supplemental Information states "...this standard is met during all time periods for each development scenario, with the exception of the SW 65th/SW Sagert intersection. The SW Sagert/SW 65th Avenue intersection meets warrants for signalization under any scenario". The Engineering Memorandum (Attachment H) states: "The City of Tualatin TSP Appendix C – Detailed Intersection Operations Results (Existing Conditions), completed in June 2001, shows the 65th/Sagert intersection as an all-way stop controlled intersection operated at a v/c of 1.14 and a LOS F. The TSP also identifies the intersection for a future traffic signal." With today's RL designation on the subject property and with the existing development in the SW Borland and 65th Area and if the designation of the subject property is changed from RL to MC, the SW 65th/Sagert intersection LOS remains "F". The Engineering Division Memorandum notes that there is not unanimous support among the City of Tualatin, LHS and residential neighbors for improving the SW 65th Avenue/SW Borland Road intersection. The memorandum suggests the Council can find that the Plan Map Amendment is in the best interest of the City of Tualatin without improvements to the SW 65th Avenue/SW Borland Road intersection.

- The applicant has prepared a narrative that addresses the Plan Map Amendment approval criteria (Attachment D) and staff has reviewed the Applicant's material and included pertinent excerpts in the Analysis and Findings section of this report (Attachment G). TPAC Chairman Paul Sivley submitted a list of questions to be addressed at the October 8, 2009 TPAC meeting. Due to lack of a quorum, PMA-09-03 was not reviewed by TPAC and Mr. Sivley's questions were not addressed. A copy of Mr. Sivley's questions are included as Attachment J with responses to the questions by the Applicants and staff.
- The City has worked on a development agreement with the applicant that will ensure that if the MC Planning District designation is approved in PMA-09-03, future development on the subject property and issues such as public street access, pedestrian access, Historic Landmark preservation or demolition, tree protection; on-site and off-site public improvements including sanitary sewer, stormwater management & street improvements; and development standards including building & parking setbacks, building height, landscape buffers & lighting will be addressed in an agreed upon manner. The development issues listed are typically addressed in a land use process (such as Architectural Review) when a specific development or property improvement is proposed, but are not issues to mitigate or require as conditions of approval in a Plan Amendment process such as PMA-09-03. The agreement, known as the "Non-Statutory Development Agreement" was reviewed in revised forms by the Council in meetings and work sessions. The proposed agreement was also discussed and modified in a series of meetings between the group of interested residential neighbors and Legacy. Proposed agreement will be presented in a revised form to the City Council for consideration at the January 24, 2011 meeting.
- The applicable policies and regulations that apply to the proposal include: TDC 1.032-Amendments; TDC 5.030 Residential Planning District Objectives; TDC 8.050-Churches, Retirement Homes, Residential Facilities & Hospitals (Objectives); TDC Chapter 40-Low-Density Residential Planning District, and; Chapter 56 Medical Center Planning District. The Metro (Regional Government) Functional Plan Title III has policies for housing. The Statewide Land Use Planning Goals Goal 10-Housing (Metropolitan Housing Rule) and Goal 12 (Transportation Planning Rule) are applicable. The Analysis and Findings section of this report (Attachment G) considers the applicable policies and regulations.
- Comments received at the various public hearings are included as Attachment N - Comments.
- The 120th day within which the City Council must make a decision in the quasi-judicial process was January 26, 2010. The scheduled January 25, 2010 public hearing before the City Council was on the 119th day and the February 8, 2010 hearing was on the 133rd day. Legacy submitted a waiver of the 120 day deadline for an additional 60 days (180 days total), extending it to March 27, 2010. Legacy submitted an extension of the waiver 120-day deadline for an additional 90 days (270 days total) extending it to August 23, 2010. At the request of Legacy, the July 12, 2010 hearing was continued to September 13 and the September 13 hearing was continued to October 11, continued to November 8, and continued again at Legacy's request to January 24, 2011. Legacy granted extensions of the 120-Day Rule to allow each of the continuances. The January 24, 2011 hearing is on the 434th day.
- Before granting the proposed PMA, the City Council must find that the criteria listed in TDC 1.032 are met. The Analysis and Findings section of this report (Attachment G) examines the application with respect to the criteria for a Plan Amendment.

OUTCOMES OF DECISION:

Approval of the PMA request will result in the following:

1. Changes the Planning District designation of 19.6 acre Tax Lots 1700 & 2000 (plus .25 acres of abutting public ROW) on Assessors Map 21E19C from RL to MC. The MC Planning District allows a primary care hospital, medical offices, clinics and laboratories, limited supporting/on-site retail uses and congregate care, assisted living, nursing and convalescent homes residential facilities as permitted uses.
2. Allows the applicant to develop the property in the MC Planning District with the medical, health care and residential facilities consistent with the existing LMPMC campus. Architectural Review will be required for development on the site. If adopted, the proposed LHS Development Agreement will establish certain development standards for the property, access, buffering, Legacy constructing certain on & off-site public improvements, the Historic Landmark on the site and tree protection.

Denial of the PMA request will result in the following:

1. The current RL Planning District designation on Tax Lots 1700 & 2000 (and abutting public ROW) will remain unchanged.
2. The Applicant may choose to develop the property under the RL Planning District provisions.

ALTERNATIVES TO RECOMMENDATION:

The alternatives to the staff recommendation for Council are:

- Deny the proposed PMA.
- Continue the discussion of the proposed PMA and return to the matter at a later date.

FINANCIAL IMPLICATIONS:

The Applicant paid the required application fee, which is contained in the FY 09/10 budget for revenue

Attachments

A-C Maps

D Applicant's Materials

E- MC Planning District Stnds

F--Background

G Analysis & Findings

H - Engineering Division Memorandum

I -- ODOT Letters

J Sively Questions

K Legacy Response

L - Metro letters

M - Draft PMA Ordinance

N -- Comments

Chapter 56

Medical Center Planning District (MC)

Sections:

- 56.010 Purpose.
- 56.020 Permitted Uses.
- 56.030 Conditional Uses.
- 56.040 District Size.
- 56.045 Lot Size for Conditional Uses.
- 56.050 Distances From Structures to MC District Boundaries and Setbacks.
- 56.070 Structure Height.
- 56.080 Special Standards.
- 56.090 Special Standards.
- 56.100 Access.
- 56.110 Off-Street Parking and Loading.
- 56.120 Floodplain District.
- 56.130 Greenway and Riverbank Protection District.
- 56.140 Community Design Standards.
- 56.150 Landscape Standards.

Section 56.010 Purpose.

The purpose of this district is to provide care facilities, allied health care uses and limited supporting retail and service uses for the convenience of patients, patient visitors and staff.

Section 56.020 Permitted Uses.

No building, structure or land shall be used, except for the following uses when conducted wholly within a completely enclosed building, except for utility facilities and wireless communication facilities, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business:

(1) Medical center:

(a) hospital, including but not limited to diagnosis and treatment of sick and injured persons on an inpatient and outpatient basis; surgical, emergency, laboratory, imaging, pharmacy and physical therapy services; and facility maintenance, laundry, worship, food service and administrative functions,

(b) offices of physicians and dentists,

(c) offices and clinics of allied health care providers, including but not limited to nurse practitioners; midwives; dietitians; psychologists; opticians; physical and occupational therapists; occupational health/safety specialists; substance abuse counselors; chiropractors; and wellness centers including physical fitness facilities, nutritional counseling, health maintenance and rehabilitation services,

(d) durable medical goods sales and rentals,

(e) nursing school and other medical training facilities,

(f) nurses' and house staff physicians' housing,

(g) medical and dental laboratories,

(h) medical and dental related research laboratories and testing facilities,

(i) medical and dental non-profit educational, charitable and research organizations and facilities,

(j) congregate care facilities, assisted living facilities and residential facilities in accordance with §56.080,

(k) nursing and convalescent homes,

(l) community meeting facilities, and

(m) parking lot, parking structure, or underground parking.

(2) Supporting retail and service uses for the convenience of patients, patient visitors, staff physicians and on-site employees, subject to the requirements of §56.090:

(a) bank branch/automatic teller machine not greater than 1000 square feet of gross floor area,

(b) barber/beauty shop not greater than 750 square feet of gross floor area,

(c) child day care center not greater than 4000 square feet of gross floor area,

(d) credit union not greater than 1000 square feet of gross floor area,

(e) fitness center not greater than 15,000 square feet of gross floor area,

(f) florist/gift shop not greater than 750 square feet of gross floor area,

Tualatin Development Code

(g) pharmacy not greater than 2000 square feet of gross floor area, and

(h) restaurant/delicatessen/coffee shop not greater than 1500 square feet of gross floor area.

(3) Sewer and water pump stations, pressure reading stations. §30, passed Nov. 25, 1991; Ord. 920-94 §16, passed April 11, 1994;

(4) Wireless communication facility attached.

(5) Other uses of similar character, found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070.

(6) Transportation facilities and improvements. [Amended by Ord. 849-91 §29 & Ord. 965-96 §63, passed Dec. 6, 1996; Ord. 1026-99 §71, passed Aug. 9, 1999.] (Ord. 1103-02, Amended, 03/25/2002)

Section 56.030 Conditional Uses.

The following uses are permitted as a conditional use when authorized in accordance with TDC Chapter 32, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.

- (1) Helipad.
- (2) Electrical substation.
- (3) Natural gas pumping station.
- (4) Water reservoir.
- (5) Wireless communication facility. [Amended by

Ord. 965-96 §64, passed Dec. 6, 1996; Ord. 1026-99 §72, passed Aug. 9, 1999.]

Section 56.040 District Size.

The minimum MC District size shall be 25 acres.

Section 56.045 Lot Size for Conditional Uses.

Except as otherwise provided, the lot size for a conditional use under TDC 56.030 is as follows:

(1) The minimum lot area shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(2) The minimum average lot width shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(3) The minimum lot width at the street shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(4) For flag lots, the minimum lot width at the street shall be sufficient to comply with the minimum access requirements contained in TDC 73.400(8) to (12), except as established through the Subdivision, Partition or Lot Line Adjustment process. [Added by Ord. 965-96, Sec. 65, passed Dec. 9, 1996.]

Section 56.050 Distances From Structures to MC District Boundaries and Setbacks.

(1) The minimum distance from a property line which abuts a MC District Boundary to any structure in the MC District shall be no less than 50 feet.

(2) Setbacks from property lines within the MC District that do not abut a MC District Boundary shall be determined through the Architectural Review process.

(3) Off-street parking and vehicular circulation areas in the MC District shall be set back a minimum of 10 feet from any public right-of-way or property line which abuts a MC District boundary. Off-street parking and vehicular circulation areas shall be setback a minimum of 5 feet from any property line within the MC District that does not abut a MC District boundary, except as determined through the Architectural Review process.

(4) No fence shall be constructed within 5 feet of a public right-of-way.

(5) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider 73.510, shall be a minimum of 50 feet to a property line which abuts an MC District boundary, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet. [Amended by Ord. 862-92, Sec. 35, passed March 23, 1992; Ord. 904-93, Sec.

40, passed Sept. 13, 1993; Ord. 965-96, Sec. 66, passed Dec. 9, 1996.] (Ord. 1098-02, Amended, 02/11/2002)

Tualatin Development Code

56.060

Section 56.060 [Repealed by Ord. 862-92, Sec. 36, passed March 23, 1992.]

Section 56.070 Structure Height.

(1) In accordance with TDC 56.050 no structures are permitted within 50 feet of a property line abutting a MC District Boundary.

(2) The maximum height for a structure within the area 50.01 to 100 feet of a property line abutting a MC District Boundary shall be no greater than 25 feet in height above grade.

(3) The maximum height for a structure within the area 100.01 to 300 feet of a property line abutting a MC District Boundary shall be no greater than 45 feet in height above grade.

(4) The maximum height for a structure within the area greater than 300 feet from a property line abutting a MC District Boundary shall be no greater than 95 feet in height above grade.

(5) Notwithstanding (1)-(4) above, flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, shall be no greater than 100 feet in height above grade, except in the area within 50 feet of a property line abutting a MC District Boundary where no flagpole shall be allowed.

(6) Notwithstanding (1)-(4) above the maximum structure height for a wireless communication support structure and antennas shall be no greater than 100 feet. [Amended by Ord. 965-96, Sec. 67, passed Dec. 9, 1996.]

Section 56.080 Special Standards.

Special standards shall apply to congregate care, assisted living and residential facilities [56.020(1)(j)] as follows:

(1) Requirements of the Medical Center District shall be met unless specifically modified by this section.

(2) The building shall be designed or renovated specifically for use as a congregate care, assisted living or residential facility. All State required licenses shall be obtained.

(3) The facilities shall consist of living units with shared areas in accordance with State requirements.

(4) Outdoor walkways shall be paved and lighted and shall not exceed eight (8) percent in grade.

(5) Noise and lighting shall be buffered and screened.

(6) The residential density in the development area shall be no less than 16 and no more than 25 living units per acre. [Amended by Ord. 849-91, Sec. 31, passed Nov. 25, 1991.]

Section 56.090 Special Standards.

Special standards shall apply to supporting retail and service uses [56.020(2)] as follows:

(1) Notwithstanding §56.020 which requires uses to be conducted wholly within a completely enclosed building, a restaurant, delicatessen or coffee shop may include an outdoor eating area, provided the outdoor area consists on an all-weather surface not greater than 900 square feet in gross floor area and screened from public rights-of-way and residential planning districts by a completely sight-obscuring evergreen hedge and/or fence as determined through the Architectural Review process.

(2) Drive-up windows and drive-through services shall not be permitted. Loading and unloading at the vehicle entrance to the emergency room is not a drive-through service.

(3) The use shall have pedestrian access only and, except for emergency access required by the Uniform Building Code and secondary access to outdoor eating areas, it shall be through an interior hall or lobby of the building in which the use is located.

(4) The floor area of one use, or a combination of uses, listed in §56.020(2) in any one building shall not exceed ten (10) percent of the gross floor area of the building.

Section 56.100 Access.

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master

56.110

Tualatin Development Code

Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Amended by Ord. 1026-99 §73, passed Aug. 9, 1999.]

Section 56.110 Off-Street Parking and Loading.

Refer to Chapter 73.

Section 56.120 Floodplain District.

Refer to Chapter 70.

Section 56.130 Greenway and Riverbank Protection District.

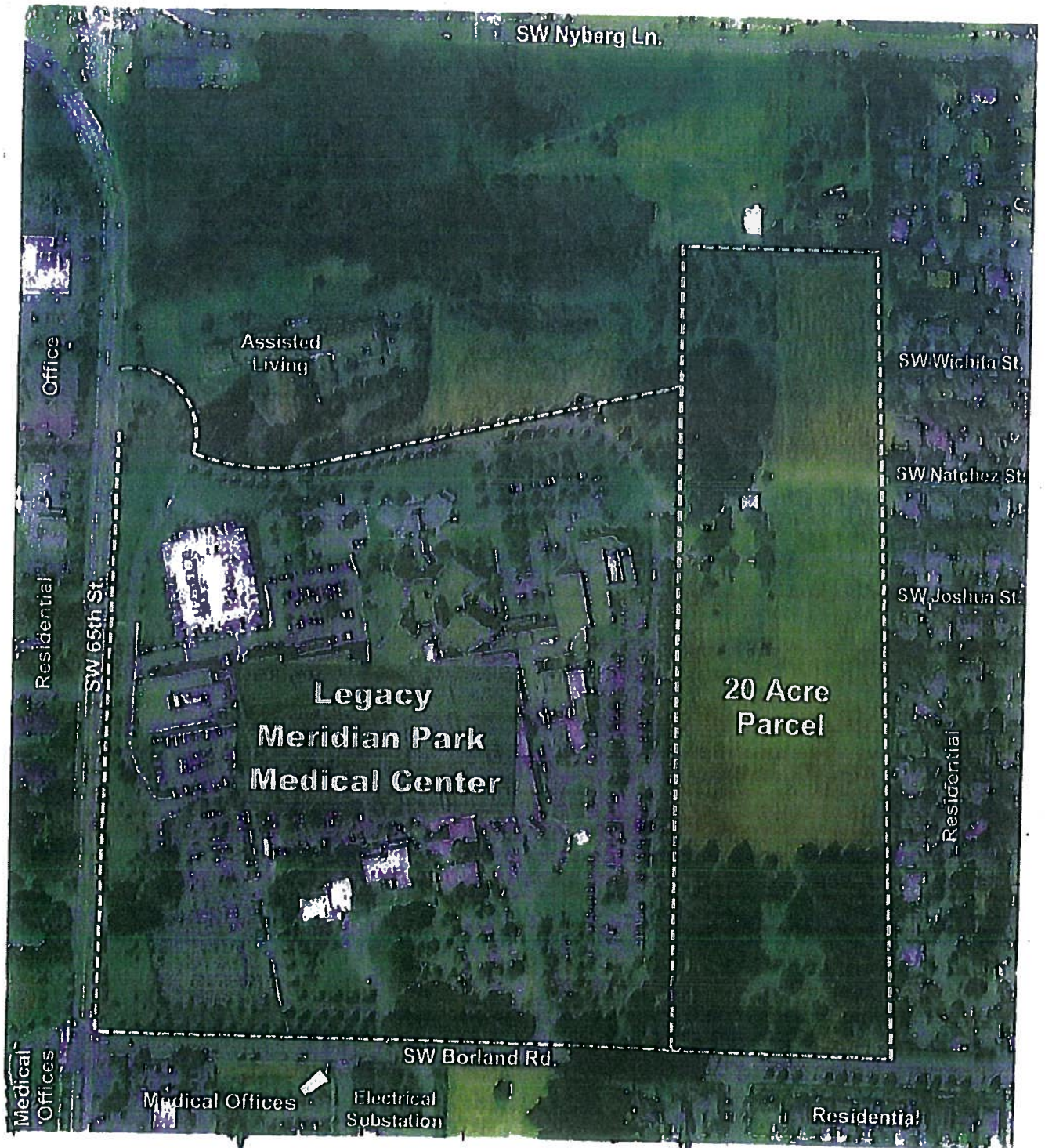
Refer to Chapter 72.

Section 56.140 Community Design Standards.

Refer to Chapter 73.

Section 56.150 Landscape Standards.

Refer to Chapter 73.



Site Plan
Scale 1" = 300'-0"

LEGACY MERIDIAN PARK MEDICAL CENTER
Tualatin, OR

Attachment A
Vicinity Map

SW 1/4 SECTION 19 T.2 S. R.1 E. W.M.
 CLACKAMAS COUNTY
 SCALE 1" = 200'

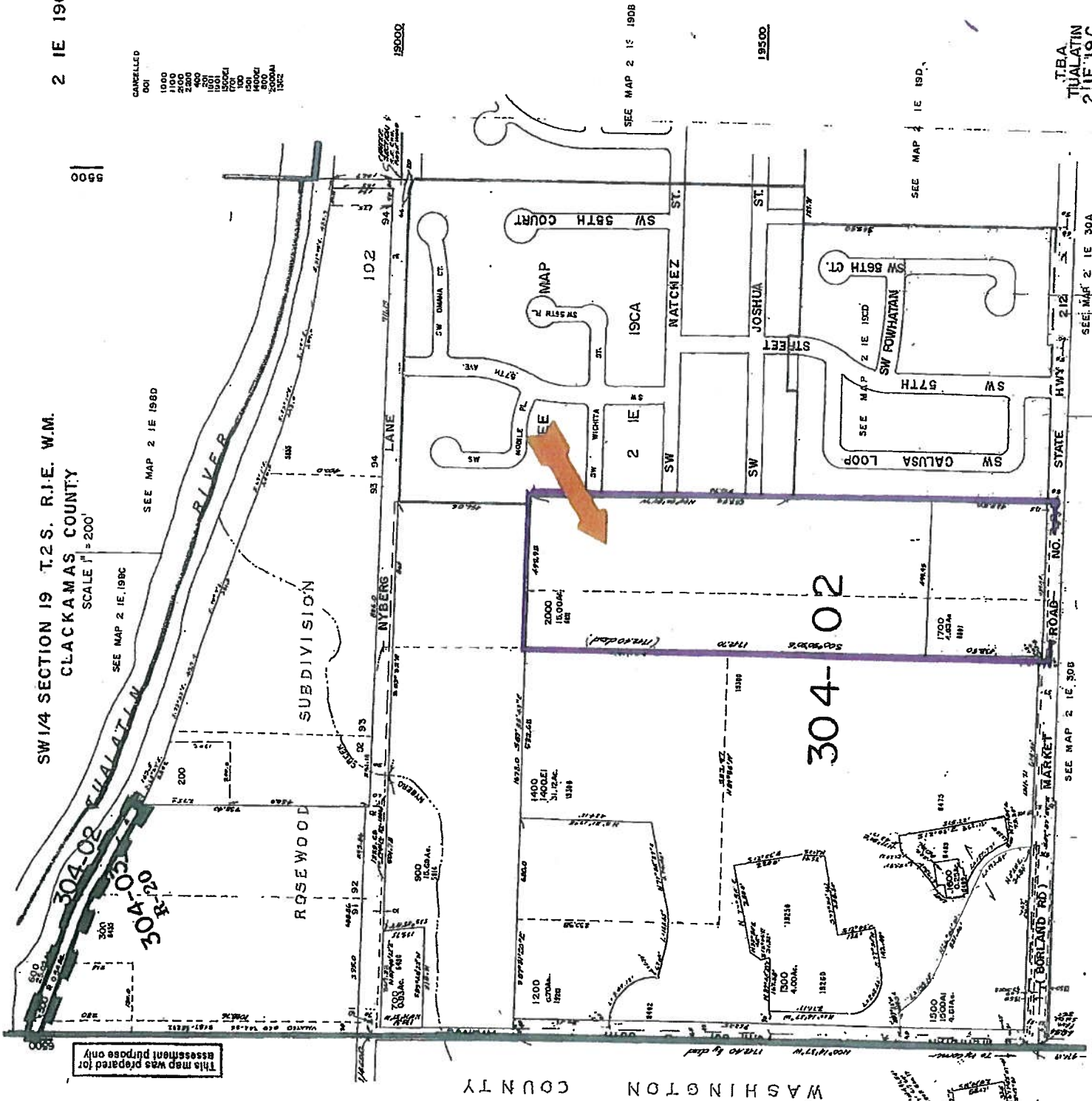
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This map was prepared for
 assessment purposes only

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TualMap: Area of Interest Map



Attachment C
Site Map Showing Existing Buildings

APPLICATION FOR PLAN *MAP* AMENDMENT

City of Tualatin Community Development Dept - Planning Division
18880 SW Martinazzi Avenue
Tualatin, OR 97062
503-691-3026

Case No. PMA-09-03
Fee Rec'd. \$2000.00
Receipt No. 739062
Date Rec'd. 8-28-09
By _____

PLEASE PRINT IN BLACK INK OR TYPE

Nature of amendment requested Change 20 acre parcel to Medical Center
(MC) from current Residential low density (RL)

State the specific section number(s) of the Code to be amended PLAN MAP AMENDMENT

As the applicant and person responsible for this application, I, the undersigned hereby acknowledge that I have read the instructions and information sheet and understand the requirements described therein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Applicant's Signature Thomasina Gabriele

Applicant's Name THOMASINA GABRIELE Phone 503-312-8002
GABRIELE DEVELOPMENT SERVICES 971-252-4363
Applicant's address 2424 NW NORTHVIEW PORTLAND OR 97210
(street) (city) (state) (zip)

Applicant is: Owner _____ Contract Purchaser _____ Developer _____ Agent _____

Other CONSULTANT

If the request is for a specific property:

County CLATSOP Map # 21E19C Tax Lot #(s) 21E19C 2000 AND
21E19C 1700
Owner's Name LEGACY HEALTH SYSTEM
Owner's Address _____
(street) (city) (state) (zip)

Owner recognition of application: _____

Lang Hill 8-27-09
(signature of owner(s))

WRITTEN STATEMENT

- A. Is granting the plan map amendment in the public interest.**
The plan map amendment will allow for expansion of the essential health care services provided by Meridian Park Hospital. The plan map amendment will add 20 acres to the existing campus providing room for additional buildings as they are needed to provide the complement of hospital and outpatient services to best serve the health care needs of the public. Expanding on the subject property, adjacent to the existing campus will promote orderly development located on existing arterials in a part of the city that is developed and has public infrastructure in place.
- B. Is the public interest protected granting the plan map amendment at this time?**
Legacy purchased the property 5 years ago with the intent to preserve land for anticipated expansion. While no buildings are proposed at this time, granting the plan map amendment will indicate an alignment of public planning with the intent of the hospital. This protects the public interest by making explicit future plans for the type of private growth anticipated and ensuring that public infrastructure is planned and financed appropriately. In addition, the setback and height standards of the MC designation explicitly require more buffering to the adjacent property giving more certainty to existing adjacent residential uses. Granting the plan map amendment makes clear that uses such as medical office buildings integrated with hospital operations that support and complement the hospital will be permitted. As specified in the development code, future proposed buildings will undergo Architectural Review which will further protect the public interest by promoting good design, providing a process for public and agency input, and ensuring coordination of infrastructure.
- C. Is the proposed plan map amendment in conformity with the applicable objectives of the Tualatin Community Plan.**
The objectives for Hospitals are listed in Section 8.050 of Tualatin's Development Code. The proposed Plan Map amendment to change the designation to Medical Center brings the anticipated use of the property into conformance with the objectives for hospitals as follows:
Location: the Plan says that hospitals should be located in Medical Center District as a permitted use or in commercial and residential zones as conditional uses. The current plan designation on the property is residential which would allow a hospital and its related uses as a conditional use but the level of certainty for the hospital and the neighborhood is less. Locating related uses on adjacent property supports the needs of patients and doctors to have access to hospital and office uses on the same campus. It is more straightforward and in conformity with this objective, given Legacy ownership and the adjacency to the existing hospital, to extend the MC designation already on the campus to the adjacent subject property. The objectives also state that hospitals (in residential districts) should be located adjacent to arterial or collector streets and close to City's park areas. The land in question fronts Borland Road, designated as a major arterial. The objectives stipulate cooperation with government agencies to assess health care services for the area. While there is no longer a state government needs assessment process, amending the Plan Map supports the orderly

development of health services as they are needed. Finally, the objectives preclude locating hospitals in industrial zone. The proposed change does not locate hospital uses in an industrial zone.

The property is currently designated as Low Density Residential Planning District (RL). The Tualatin Community Plan permits single family detached and manufactured homes at the lowest density allowed in the city. According to the calculation in the Plan, RL designated land represents the largest amount, 89%, of buildable residential land within the city and urban growth boundary. The objectives for residential housing element of the Tualatin Community Plan are listed in 5.030 of the code. The proposed plan map change will remove 20 acres from the vacant land available to meet the housing development objective of providing for the "housing needs of existing and future residents." The code contains an analysis of how much land is available to meet the current and future housing needs. This calculation of available land is updated by city staff as part of compliance with the Metro Housing goal. Staff has found that removing the property from the land inventory for housing will still leave enough available land area to meet the Community Plan objectives for housing.

D. Each of the factors listed below was consciously considered as follows:

1. The various characteristics of the area.

Similar to other hospital campus locations in Portland, Meridian Park Hospital is located in a primarily residential neighborhood close to arterials and a major freeway interchange. Generally hospital campuses work best located near the residential neighborhoods that they primarily serve with regional access to the goods, services, and employment base needed to operate. Most of the buildable land in the area bounded by the natural features of the Tualatin River and Saum Creek and the man made features of 1-5 and 1-205 is already developed with single family subdivisions directly to the east and across major arterials to the south and west. The north end of the property is near the wetlands and 100 year floodplain of the Tualatin river.

2. The suitability of the area for the particular land use and improvements.

The most important characteristic of the area is that the property in question abuts the existing Meridian Park Hospital campus and so is ideally located for development of buildings needing close proximity to the main hospital such as medical office buildings. Adding the property to the existing campus will have minimal impact on the surrounding residential area since the property abuts a planned fitness center to the north, the back yards of the adjacent subdivision to the east, the existing hospital campus to the west and Borland Road, a major arterial to the south. Because of the adjacency, internal circulation can connect into the existing campus road system from one main entrance on Borland Road without the need to connect or route traffic through the residential streets of the adjacent residential subdivision.

3. Trends in land improvement and development.

The City of Tualatin and Metro, the regional planning agency, are tracking when urban reserve lands at the urban growth boundary west of the Stafford Basin may be needed for additional development. . The immediate area surrounding the subject property

has developed around natural areas and has matured with primarily medical and office uses and limited single family subdivisions. The area is nearing complete build out. Legacy Meridian Park is the cornerstone of health care services for the area and needs expansion area to continue to meet the need for medical services. Over the past 10 years Legacy has built 54,848 square of hospital/clinic space and 4 medical office buildings with 78,000 square feet as Tualatin and their patient base increased. Although changes in health care service delivery models and hospital construction funding mechanisms make it difficult to predict the quantity, type and timing of expansion, Legacy needs to add buildable land area now to be prepared to add buildings and programs to serve future anticipated population growth as it occurs.

4. Property values.

The existing Plan Map designation of RL could result in an estimated 94 single family homes being built on the subject property. Less homes would likely be built due to the drop in grade and proximity of wetlands at the north end of the property. Assuming an assessed property tax value, in today's dollars, of \$200,000 per home, and the current rate of 22.6 per \$1,000, the property developed at its current designation would generate approximately \$425,000 of tax revenue to the city. Given the much higher value per square foot, it is anticipated that the tax revenue from medical development will easily meet or exceed the amount generated by residential uses.

5. The needs of the economic enterprises and the future development of the area.

Appropriately sized and located medical services support current and future development of residential and commercial uses. Residents prefer hospital and doctor's offices located close to home with easy transportation access. It is also preferable to both the community and the hospital to cluster buildings near its patient base in a campus setting that supports doctors and other staff being able to walk between the hospital, clinics and doctor's offices. With the addition of the 20 acres of the subject property, the campus will total 75 acres, close to the ideal size to serve the size and type of population in its patient base.

6. Needed right of way and access for and to particular sites in the area.

No development of the property is proposed at this time. Changing the designation of the property does not allow more intense development than that allowed as a conditional use by the current designation. Improvements directly related to development of the subject property appear to be possible using existing right of way and possibly hospital owned property depending on actual survey of the property line. Development of the site, when it does occur, will not restrict or affect right of way or access for and to other sites in the area. See discussion of Transportation Planning Rule in section below addressing Statewide Transportation Goal.

7. Natural resources of the City and the protection and conservation of said resources.

8. Prospective requirements for the development of natural resources in the City.

There are no natural resources on the subject property nor on the existing hospital campus.

While the river and its associated wetlands is to the north, there are buildable parcels of land between these natural resources and northern boundary of the existing campus. The required 50 foot buffer to the wetlands currently extends approximately 15 feet inside the northeast corner of the subject property. See attached sketch. However, the property to the north currently has proposed to mitigate for filling some of the existing wetland as part of developing that site for a fitness club. Should this development and mitigation proceed, the buffer will change and no longer extend into the subject property. (mitigation plan attached for convenience) Legacy will comply with any environmental buffer requirements as part of the design of future development.

The City has acquired land along the river for parks and open space to protect and conserve natural resources.

While not designated as a natural resource, as many of the existing mature trees at the south end of the subject property near Borland Road will be preserved as possible as part of the design of the access road off Borland Road.

9. The public need for healthful safe, aesthetic surroundings and conditions.
Making the Plan Map amendment will contribute to the health and well being of the public by permitting orderly planned expansion of medical services. In addition, any development of the property will be guided by Chapter 56, Medical Center Planning District, standards. This chapter establishes setback and height standards to buffer development from property that abuts the boundary of the district and incorporates, by reference, other City code chapters that govern community design standards, parking and loading, and landscape standards. Development of the subject property will meet or exceed the aesthetic design and quality of the existing Meridian Park Campus development and will be reviewed through the city's Architectural Review process. As mentioned above, circulation will link to the existing internal road system of the existing campus and to Borland Road with no need to connect or direct traffic onto local residential street that terminate at the western edge of the subject property.

10. Proof of change in a neighborhood area.
The property directly to the west and abutting the subject property is designated MC and is developed as a medical campus. Legacy purchased the subject property five years ago with the intention to expand the campus. While hospital and related uses are permitted as a conditional use with the existing Plan Map designation, changing the designation to MC specifically governs and permits medical center and related uses and applies the development standards needed to buffer these uses from adjacent uses. In addition, the area is primarily built out and the subject property is the best remaining parcel for medical center expansion.

Statewide Planning Goals.

The request for the Plan Map Amendment to MC meets the Statewide Planning Goals as follows:

Goal 1 Citizen Involvement.

This request is following the procedure for citizen involvement, including conducting a neighborhood/developer meeting, posting the property and sending written notice to owners within 300 feet of the property, as outlined in the Tualatin Community Plan.

Goal 2 Land Use Planning.

The City of Tualatin prepared a Comprehensive Plan that was acknowledged by the State in 1981 and has since conducted numerous post acknowledgment processes. This Plan Map amendment request is following the procedures and addressing the approval criteria contained in the Tualatin Community Plan.

Goal 3 Agricultural Lands.

Not applicable. The subject property is not classified as agricultural land.

Goal 4. Forest land.

Not applicable. The subject property is not classified as forest land.

Goal 5. Natural Resources, Scenic and Historic Areas and Open Space.

The buffer requirements contained in the environmental resource chapter of the Tualatin Development Code address preserving this resource. Clean Water Services (CWS), the agency that regulates protection of sensitive areas, has reviewed Legacy's Sensitive Area Pre-Screening Site Assessment and determined that Sensitive Areas potentially exist within 200 feet of the subject property. CSA has provided a a Pre-Screening Site Assessment form that functions as a Service Provider Letter since no development is proposed at this time. This form is attached. Pacific Habitat, an environmental consultant, located the required 50 foot buffer to the sensitive area: a small portion of which currently extends approximately 15 feet inside the northeast corner of the subject property. The location of this buffer will change and not extend into the property should the proposed Fitness Club development and its related wetlands modification occur to the north of the subject property. Legacy will incorporate this current buffer if still present when future development is designed.

The City of Tualatin lists the Minnie Skog farm house located on the subject property as a local historic resource. Legacy has been in conversation with the local chapter of the Historical Society about the possibility of moving the house with no positive result to date. Legacy plans to apply for landmark demolition or relocation of this house in compliance with the regulations of Chapter 68 of the Tualatin Development Code which include offering the house for relocation for at least 90 days.

Goal 6 Air, Water, and Land Resources Quality.

Both the current and proposed Plan Map designations are regulated by Tualatin's Comprehensive Plan and implementing measures that address state and federal regulations related to air, water, and land resource quality.

Goal 7. Areas subject to natural hazards.

The subject property is not located in an earthquake or flood plain zone.

Goal 8. Recreational needs.

Neither the current or proposed Plan Map designation reserves the subject property for recreational needs.

Goal 9. Economic development.

The Portland Vancouver Regional Business Plan prepared by the Portland Business Alliance (PBA) identifies the Medical Service sector as a key industry cluster for the region. Amending the Plan Map will support the growth and expansion of the hospital and related medical services that contribute to Tualatin's competitive position in this cluster. Having land for expansion supports Legacy's ability to provide health care services to other area employers, to continue to increase the opportunities for jobs at a range of wage and salary levels, and to build the infrastructure and buildings needed to house others providing services in this important economic sector.

Goal 10. Housing.

The City of Tualatin currently complies with Metro's Functional Plan that establishes targets for the amount of housing to be accommodated in each local jurisdiction. Tualatin has calculated how much residentially zoned land it needs to meet this target with a variety of single family and multifamily units built at different density levels. City staff have estimated that there will be sufficient land to accommodate the targeted amount of housing units based on current and assumed build out rates after removing the subject property from the lands available for housing. In addition, the proposed Plan Map designation allows housing such as congregate care and assisted living facilities as a permitted use.

Goal 11. Public facilities and services.

Tualatin has an acknowledged public utilities plan. The subject property is located in a predominantly built out area of the city that is already served with water, sewer, police and fire prevention services. Granting the proposed Plan Map designation adjacent to the existing medical campus allows for efficient delivery of services to the same location.

Goal 12. Transportation.

In accordance with the Plan Map amendment process, Legacy engaged traffic engineers, Kittelson & Associates, to prepare an analysis of existing and "worst case scenario" traffic conditions to determine the impact and any mitigation measures needed to support the anticipated development should the Plan Map amendment be approved. To establish the "worst case scenario" ZGF, project architects, analyzed the buildable capacity of the site. Assuming the most likely use is medical office

building with surface parking, which function most efficiently with a 20,000 square foot floor plate and surface parking, ZGF found, given setbacks, surface parking at the required ratios, and required landscaping, that both the current RL classification and the proposed MC designation result in a "worst case scenario" of three 4 story medical office buildings totaling 240,000 square feet. The TPR analysis from Kittelson & Assoc. submitted in the application package, reflects these assumptions and finds that there is no change or impact to an existing or proposed transportation facility if the proposed Plan Map amendment is approved.

Goal 13. Energy Conservation.

Allowing expansion of the existing medical campus promotes conservation by minimizing number and length of trips for a variety of medical services, for delivery of goods and services and for efficient staffing and administration. In addition, as an employer of a concentration of employees and owner of a larger facility, conservation measures such as recycling and employee commuter program can benefit from efficiencies of scale.

Goal 14. Urbanization.

The subject property is within the urban growth boundary for the City of Tualatin, is governed by an acknowledged comprehensive plan and is in compliance with the Metro Functional Plan.

Goal 15. Willamette River Greenway

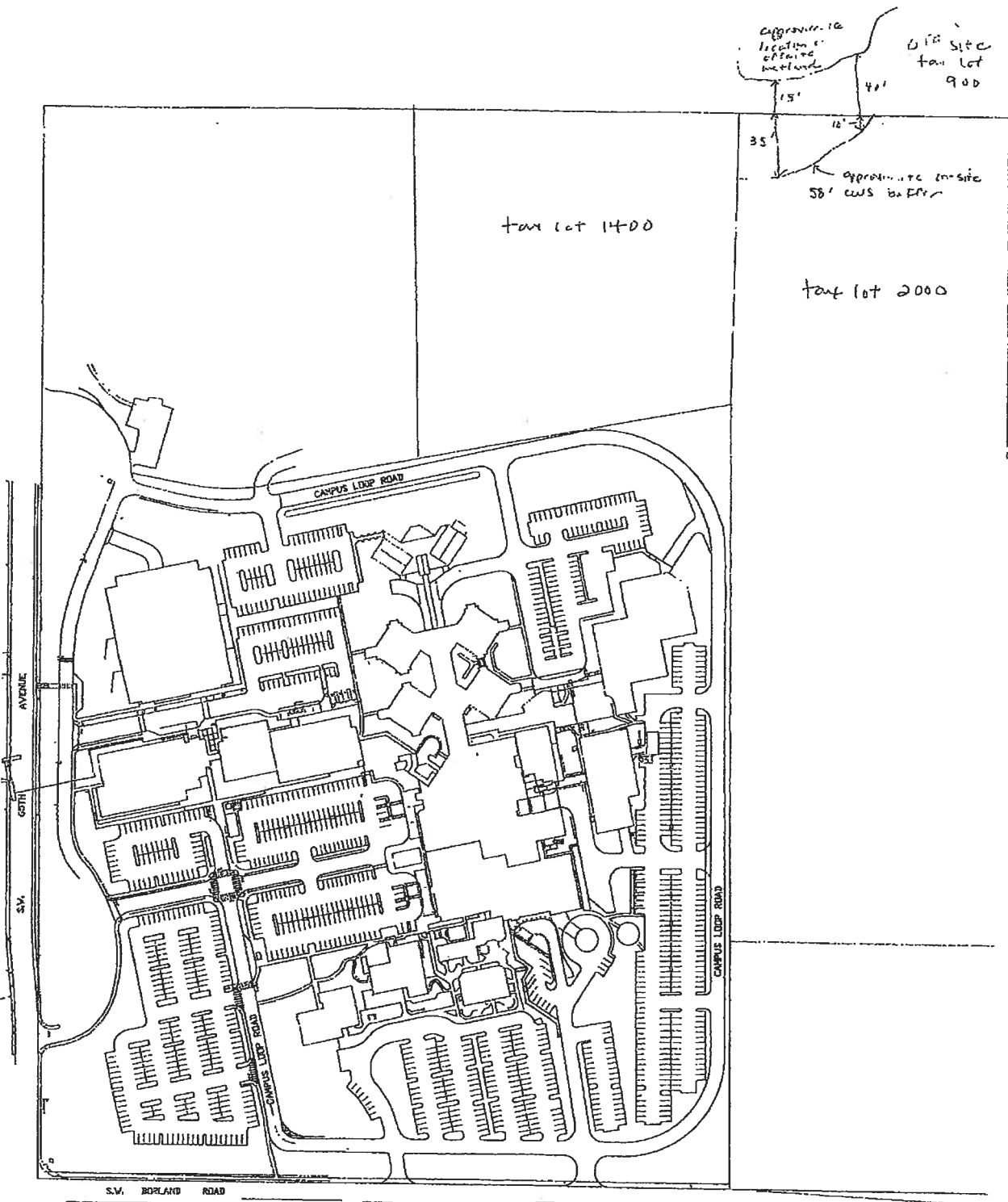
Goal 16. Estuarine Resources

Goal 17. Coastal Shoreline

Goal 18. Beaches and Dunes

Goal 19. Ocean Resource

None of these goals applies because the subject property is not located in any of these planning area types.



Approximate location of former wetlands
 15'
 4'
 35'
 16'
 Approximate on-site 50' CWS barrier
 Old site tax lot 900

tax lot 1400

tax lot 2000

S.W. 60th Avenue

CAMPUS LOOP ROAD

S.W. 80th Road

CAMPUS LOOP ROAD

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 Sp 1 mph
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KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING / PLANNING
610 SW Alder Street, Suite 700, Portland, OR 97205 • 503.228.5230 503.273.8169

MEMORANDUM

Date: August 21, 2009 **Project #:** 9760.0

To: Thomasina Gabrielle
Gabrielle Development Services
2424 NW Northrup
Portland, OR 97210

From: Mark A. Vandehey, P.E.

Project: Legacy Health System - Meridian Park Property Rezone

Subject: Transportation Planning Rule Analysis

Legacy Health System proposes to rezone a 20-acre site immediately east of its Meridian Park Hospital from RL – Low Density Residential to MC – Medical Center. No specific development is proposed for the site at the present time. This memorandum presents the results of an analysis of the proposed zone change's compliance with the Transportation Planning Rule (TPR), OAR 660-012-0060.

SUMMARY OF FINDINGS

The TPR institutes criteria under which the transportation impacts of a post-acknowledgement plan amendment and zoning map amendment must be evaluated (OAR 660-012-0060(1)). Based on the analysis results presented in this memorandum, the proposed zone change satisfies all of the requirements set forth in the TPR.

COMPARISON OF TRIP GENERATION POTENTIAL

The TPR analysis requires a comparison of the "reasonable worst case" development scenario for both the existing and proposed zoning. For the proposed site, the project architect (ZGF Architects) conducted an analysis of the City of Tualatin Development code and considered both the site constraints (such as topography, landscaping requirements, building height restrictions, setbacks, parking requirements, etc). A more detailed discussion of this analysis is included in the application narrative prepared by Gabrielle Development Services. ZGF Architect's analysis shows that the "reasonable worst case" development scenario is the same for both the existing and proposed zoning. Specifically, the "reasonable worst case" development scenario for the existing and proposed zoning designation is 240,000 square feet of medical office space. Accordingly, the proposed zone change results in no change in the "reasonable worst case" trip generation potential of the site.

TRANSPORTATION PLANNING RULE COMPLIANCE

OAR Section 660-12-0060 of the Transportation Planning Rule (TPR) sets forth the relative criteria for evaluating plan and land use regulation amendments. Table 1 below summarizes the criteria in Section 660-012-0060 and their applicability to the proposed rezone application.

Table 1 Summary of Criteria in OAR 660-012-0060

Criteria	Description	Applicable?
1	Describes how to determine if a proposed land use action results in a significant impact.	See response below
2	Describes measures for complying with Criteria #1 where a significant impact is determined.	No
3	Describes measures for complying with Criteria #1 and #2 without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility	No
4	Determinations under Criteria #1, #2, and #3 are coordinated with other local agencies.	See response below
5	Indicates that the presence of a transportation facility shall not be the basis for an exception to allow development on rural lands.	No
6	Indicates that local agencies should credit developments that provide a reduction in trips.	No
7	Outlines requirements for a local street plan, access management plan, or future street plan.	No
8	Provides guidelines for mixed-use, pedestrian-friendly neighborhood	No

As noted in Table 1, there are eight criteria that apply to Plan and Land Use Regulation Amendments. Of these, Criteria #1, and #4 are applicable to the proposed land use action. These criteria are provided below in italics with our response shown in standard font.

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
- (b) Change standards implementing a functional classification system; or*
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:*

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Response: The transportation impacts of the "reasonable worst case" development scenario for the proposed zoning is equivalent to the existing zoning. Further, the proposed zoning will not result in a change to the functional classification of an existing or planned transportation facility. Accordingly, based on the above criterion, the proposed zoning will not significantly affect an existing or planned transportation facility.

(4) Determinations under sections (1)-(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

Response: The project team is coordinating the assessment of the transportation impact analysis with the Oregon Department of Transportation and Clackamas County.

We trust this letter adequately addresses the transportation issues associated with the proposed comprehensive plan change and rezone. If you have any questions or comments, please contact us at (503) 228-5230.



KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING / PLANNING
810 SW Alder Street, Suite 700, Portland, OR 97205 P 503.228.5230 F 503.273.8169

MEMORANDUM

Date: October 1, 2009 **Project #:** 9760.0

To: Will Harper
City of Tualatin
18880 SW Martinazzi
Tualatin, OR 97062

From: Mark Vandehey, P.E.

Project: Legacy Meridian Park Plan Map Amendment

Subject: Transportation Analysis – Supplemental Information

This memorandum provides additional transportation information associated with Legacy Health System's proposal for a zone change and plan amendment for their 20-acre site immediately east of the Meridian Park Hospital. The two issues addressed in this memorandum are: 1) a comparison of trip generation potential for the 20 acre site assuming both residential and medical office development, and 2) a comparison of traffic impacts under residential and medical office development scenarios at key intersections within the vicinity of the site.

Trip Generation Comparison

The site's current zoning designation of RL (low density residential) allows hospitals and other medical uses integrated with the hospital as a conditional use. Based on discussion with City staff and a review of the City's RL zoning code, it was concluded that a medical office development represents the reasonable worst case trip generation scenario for the site under both the current RL classification or the proposed Medical Center (MC) for the following reasons:

- o Medical office is a permitted use (conditionally under the RL zone designation and outright under the proposed MC zone designation).
- o The subject property is owned by Legacy Health System that is a non profit corporation with the purpose of providing health services by building and operating hospital campuses.
- o The subject property is adjacent and contiguous to Legacy Health Systems' existing campus.
- o Legacy purchased the property five years ago to reserve land for campus expansion
- o Based on development standards, the capacity of the site for medical office development with required landscaping and parking is the same in either the RL conditional use or MC classification.

Working with Legacy's project architect it was determined that under the existing or proposed zoning the reasonable worst case development potential for the site would be approximately 250,000 square feet of medical office development. City staff also expressed interest in knowing the trip generation potential of

the site if it were developed with residential housing as permitted outright under the RL zoning code. The City of Tualatin code allows for 6.7 units per net acre under RL zoning. Under the existing zoning, a 94-unit single family housing development could be developed on the site.

Based on the two development scenarios (residential or medical office), estimates of weekday a.m. and p.m. peak hour vehicle trip generation were developed from empirical observations at other similar developments. These observations are summarized in the standard reference manual, *Trip Generation, 7th Edition*, published by the Institute of Transportation Engineers. Table 1 summarizes the trip generation estimates.

**Table 1
Estimated Trip Generation**

Land Use	ITE Code	Size	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
			Total	In	Out	Total	In	Out
Single Family Residential	210	94 units	75	20	55	100	60	40
Medical Office	220	250,000 square foot	620	490	130	930	260	680
Net Increase with Medical Office Development			645	470	75	830	190	640

As indicated in Table 1, the site has the potential to generate significantly more traffic with 250,000 square feet of medical office development than with a 94 single family homes. Table 1 also confirms that medical office is the appropriate reasonable worst case development scenario for the existing zoning.

Comparison of Year 2028 Traffic Conditions

City staff also requested a comparison of intersection level of service at key intersections within the vicinity of the site under the residential and medical office development scenarios under. Accordingly, an analysis of future year 2028 conditions was evaluated. The year 2028 forecast traffic volumes include traffic generated by the recently approved *Stafford Hills Racquet & Fitness Club* project. Table 2 provides a comparison of intersection levels of service under the various zoning scenarios.

Table 2 Comparison of Intersection LOS Results

Intersection	Existing Zoning w/Residential Development	Existing Zoning w/Medical Office Development	Proposed Zoning w/Medical Office Development
	AM/PM	AM/PM	AM/PM
SW Nyberg Road/ SW Nyberg Lane	B/C	B/C	B/C
SW 65 th / SW Borland Road	D/D	E/E	E/E
SW 65 th / SW Sagert	F/F	F/F	F/F
SW Borland/ Site Access	C/C	C/E	C/E
SW Borland Road/ SW 57 th Avenue	C/D	D/E	D/E

City of Tualatin's level of service standard is LOS "E" or better during the highest one hour time period. As indicated in the table, this standard is met during all time periods for each development scenario, with the exception of the SW 65th/SW Sagert intersection. The SW Sagert/SW 65th Avenue intersection meets warrants for signalization under any scenario.



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NOV 06 2009

COMMUNITY DEVELOPMENT
 PLANNING DIVISION

MEMORANDUM

Date: November 9, 2009 **Project #:** 9760
To: Will Harper, City of Tualatin
CC: Seth Brumley, ODOT
 Larry Hill, Legacy

From: Julia Kuhn, P.E. and Mark Vandehey, P.E.
Project: Legacy Meridian Park Plan Map Amendment
Subject: Transportation Planning Rule Supplemental Analysis

This memorandum responds to issues raised in ODOT's letter dated October 26, 2009 (from Seth Brumley) related to the Transportation Planning Rule (TPR) analysis for the Legacy Meridian Park Plan Map Amendment. Per that letter, ODOT maintains that a conditional use should not be considered as a reasonable worse case for the TPR findings. As a result, they have requested analysis of the I-5/Nyberg ramp terminals assuming the development of a medical office building in order to address the TPR. The memorandum below responds to each of these items.

Reasonable Worse Case Scenarios

The TPR requires a comparative analysis of the reasonable worse case development potential under both the existing and proposed zoning. Per our previous memorandum to you (dated October 1, 2009); the 20-acre subject site is currently zoned for low density residential (RL) which allows for hospitals and medical office uses integrated with a hospital as a conditional use.

ODOT's memorandum states that they do not consider a conditional use as a reasonable worse case. It is important to note that for TPR analyses, the local agency (in this case the City of Tualatin) is responsible for determining the "reasonable worst case" scenario for existing and proposed zoning. Further, we do not find any language in the TPR that indicates conditional uses cannot be considered in the "reasonable worst case" determination. As indicated in our October 1, 2009 memorandum, based on discussion with City staff and a review of the City's RL zoning code, it was concluded that in this instance, a medical office development represents the reasonable worst case trip generation scenario for the site under both the current RL classification or the proposed Medical Center (MC) for the following reasons:

- Medical office is a permitted use (conditionally under the RL zone designation and outright under the proposed MC zone designation).

- The subject property is owned by Legacy Health System that is a non profit corporation with the purpose of providing health services by building and operating hospital campuses.
- The subject property is adjacent and contiguous to Legacy Health Systems' existing campus.
- Legacy purchased the property five years ago to reserve land for campus expansion
- Based on development standards, the capacity of the site for medical office development with required landscaping and parking is the same in either the RL conditional use or MC classification.

Finally, Conditional Use applications are not subject to TPR requirements, so it would be counterintuitive to assume they could not be considered as a possible "reasonable worst case" land use. In this situation, the "reasonable worst case" determination boils down to a simple question: Is it "reasonable" that 250,000 square feet of medical office could be developed with the existing zoning for the subject property? For the reasons stated above we believe the answer is clearly yes.

Please let us know if you need any additional information to prepare the TPR findings. We will be available at the November 9th hearing to answer any questions.



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CITY OF TUALATIN
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JAN 26 2010

COMMUNITY DEVELOPMENT
PLANNING DIVISION

MEMORANDUM

Date: January 26, 2010

Project #: 9760.0

To: Will Harper
City of Tualatin
18880 SW Martinazzi
Tualatin, OR 97062

From: Mark Vandehey, P.E.

Project: Legacy Meridian Park Plan Map Amendment

Subject: Transportation Analysis – Supplemental Information

This memorandum provides additional transportation information associated with Legacy Health System's proposal for a zone change and plan amendment for their 20-acre site immediately east of the Meridian Park Hospital. The four issues addressed in this memorandum are: 1) discussion of the need for a five lane improvement on SW Borland Road, 2) discussion of the need for a five lane improvement on SW 65th Avenue, 3) recommended improvements to SW 65th Avenue at its intersections with SW Borland Road and SW Sagert Street, and 4) recommended phasing of improvements for the Development Agreement between the City of Tualatin and Legacy.

Need for Borland Road Five Lane Improvement

Our understanding City Council have asked about the need for improving SW Borland Road to five lanes along the frontage of property owned by Legacy Health System. Using the forecast 2028 volumes improving SW Borland Road in the vicinity of the site to five lanes from its existing three lane cross-section is not required to meet the City's standard of Level of Service "E" or better. As discussed in the next section, the capacity constraint to SW Borland Road is at its intersection with SW 65th Avenue.

Need for SW 65th Avenue Five Lane Improvement

We understand City Council also had some questions regarding the need for improving SW 65th Avenue to five lanes in the future. The capacity constraints along SW 65th Avenue between SW Borland Road and SW Nyberg Road are located at the signalized intersections of SW 65th Avenue/SW Nyberg Lane and SW 65th/SW Borland Road. The other capacity constraint along SW 65th Avenue is at the existing four-way stop controlled intersection at SW Sagert Street. Table 1 below shows the Level of Service results for future 2028 conditions presented in our October 1, 2009 memorandum. As indicated in the our memorandum, through the year 2028 only the SW 65th/SW Borland and SW 65th/Sagert intersections are operating at or below the City's Level of Service "E" standard.

The future 2028 forecasts assume reasonable worst-case build-out assumptions for the 20-acre site that is the subject of the proposed zone change, but also include general growth in employment and population for other properties throughout the City of Tualatin.

Table 1 Comparison of Intersection LOS Results

Intersection	Existing Zoning w/Residential Development	Existing Zoning w/Medical Office Development	Proposed Zoning w/Medical Office Development
	AM/PM	AM/PM	AM/PM
SW Nyberg Road/ SW Nyberg Lane	B/C	B/C	B/C
SW 65 th / SW Borland Road	D/D	E/E	E/E
SW 65 th / SW Sagert	F/F	F/F	F/F

Recommended Improvements to SW 65th Avenue at SW Borland Road and SW Sagert Street

As discussed above, the capacity constraints within the vicinity of the site are located at the intersections of SW 65th/Sagert Street and SW 65th/SW Borland Road. Accordingly, it is recommended that future transportation improvements tied to Legacy's development of the 20 acre site be focused on the SW 65th Avenue intersections with SW Borland and SW Sagert Street. Figure A1 illustrates a conceptual improvement that could be constructed by Legacy as part of future development of the 20 acre parcel. It appears as though all of the right-of-way needed to construct this improvement would come from property that is currently owned by Legacy Health System. A "planning level" estimate to design and construct this improvement is approximately \$800,000 (not including right-of-way).

Table 2 shows the results of the improvements illustrated in Figure A1. As indicated in the figure, the proposed improvements will significantly improve the performance of both intersections.

Table 2 Comparison of Intersection LOS Results

Intersection	2028 Conditions w/Medical Office Development
	AM/PM
SW 65 th / SW Borland Road	D/D
SW 65 th / SW Sagert	C/C

Recommended Phasing of Improvements for the Development Agreement

Based on the results of our analysis to date as well as discussions with representatives from both the City and Legacy, we recommend that the Development Agreement between the City of Tualatin and Legacy include the conceptual improvements shown in Exhibit A1 to be constructed with the first phase of development on the 20 acre parcel subject to the following three conditions: 1) the first phase includes a minimum of 50,000 square feet of medical office development, 2) the cost of the improvements result in a credit against the City's Transportation Development Tax, and 3) the total cost of the improvements do not exceed \$900,000.

It is also recommended that no additional frontage improvements be constructed on SW Borland Road along the 20 acre site's frontage, but that right-of-way be dedicated to accommodate the City's standard five lane cross-section.

Chapter 56

Medical Center Planning District (MC)

Sections:

- 56.010 Purpose.
- 56.020 Permitted Uses.
- 56.030 Conditional Uses.
- 56.040 District Size.
- 56.045 Lot Size for Conditional Uses.
- 56.050 Distances From Structures to MC District Boundaries and Setbacks.
- 56.070 Structure Height.
- 56.080 Special Standards.
- 56.090 Special Standards.
- 56.100 Access.
- 56.110 Off-Street Parking and Loading.
- 56.120 Floodplain District.
- 56.130 Greenway and Riverbank Protection District.
- 56.140 Community Design Standards.
- 56.150 Landscape Standards.

Section 56.010 Purpose.

The purpose of this district is to provide care facilities, allied health care uses and limited supporting retail and service uses for the convenience of patients, patient visitors and staff.

Section 56.020 Permitted Uses.

No building, structure or land shall be used, except for the following uses when conducted wholly within a completely enclosed building, except for utility facilities and wireless communication facilities, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business:

(1) Medical center:

(a) hospital, including but not limited to diagnosis and treatment of sick and injured persons on an inpatient and outpatient basis; surgical, emergency, laboratory, imaging, pharmacy and physical therapy services; and facility maintenance, laundry, worship, food service and administrative functions,

(b) offices of physicians and dentists,

(c) offices and clinics of allied health care providers, including but not limited to nurse practitioners; midwives; dietitians; psychologists; opticians; physical and occupational therapists; occupational health/safety specialists; substance abuse counselors; chiropractors; and wellness centers including physical fitness facilities, nutritional counseling, health maintenance and rehabilitation services,

(d) durable medical goods sales and rentals,

(e) nursing school and other medical training facilities,

(f) nurses' and house staff physicians' housing,

(g) medical and dental laboratories,

(h) medical and dental related research laboratories and testing facilities,

(i) medical and dental non-profit educational, charitable and research organizations and facilities,

(j) congregate care facilities, assisted living facilities and residential facilities in accordance with §56.080,

(k) nursing and convalescent homes,

(l) community meeting facilities, and

(m) parking lot, parking structure, or underground parking.

(2) Supporting retail and service uses for the convenience of patients, patient visitors, staff physicians and on-site employees, subject to the requirements of §56.090:

(a) bank branch/automatic teller machine not greater than 1000 square feet of gross floor area,

(b) barber/beauty shop not greater than 750 square feet of gross floor area,

(c) child day care center not greater than 4000 square feet of gross floor area,

(d) credit union not greater than 1000 square feet of gross floor area,

(e) fitness center not greater than 15,000 square feet of gross floor area,

(f) florist/gift shop not greater than 750 square feet of gross floor area,

Tualatin Development Code

(g) pharmacy not greater than 2000 square feet of gross floor area, and

(h) restaurant/delicatessen/coffee shop not greater than 1500 square feet of gross floor area.

(3) Sewer and water pump stations, pressure reading stations. §30, passed Nov. 25, 1991; Ord. 920-94 §16, passed April 11, 1994;

(4) Wireless communication facility attached.

(5) Other uses of similar character, found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070.

(6) Transportation facilities and improvements. [Amended by Ord. 849-91 §29 & Ord. 965-96 §63, passed Dec. 6, 1996; Ord. 1026-99 §71, passed Aug. 9, 1999.] (Ord. 1103-02, Amended, 03/25/2002)

Section 56.030 Conditional Uses.

The following uses are permitted as a conditional use when authorized in accordance with TDC Chapter 32, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.

- (1) Helipad.
- (2) Electrical substation.
- (3) Natural gas pumping station.
- (4) Water reservoir.
- (5) Wireless communication facility. [Amended by

Ord. 965-96 §64, passed Dec. 6, 1996; Ord. 1026-99 §72, passed Aug. 9, 1999.]

Section 56.040 District Size.

The minimum MC District size shall be 25 acres.

Section 56.045 Lot Size for Conditional Uses.

Except as otherwise provided, the lot size for a conditional use under TDC 56.030 is as follows:

(1) The minimum lot area shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(2) The minimum average lot width shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(3) The minimum lot width at the street shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(4) For flag lots, the minimum lot width at the street shall be sufficient to comply with the minimum access requirements contained in TDC 73.400(8) to (12), except as established through the Subdivision, Partition or Lot Line Adjustment PROCESS. [Added by Ord. 965-96, Sec. 65, passed Dec. 9, 1996.]

Section 56.050 Distances From Structures to MC District Boundaries and Setbacks.

(1) The minimum distance from a property line which abuts a MC District Boundary to any structure in the MC District shall be no less than 50 feet.

(2) Setbacks from property lines within the MC District that do not abut a MC District Boundary shall be determined through the Architectural Review process.

(3) Off-street parking and vehicular circulation areas in the MC District shall be set back a minimum of 10 feet from any public right-of-way or property line which abuts a MC District boundary. Off-street parking and vehicular circulation areas shall be setback a minimum of 5 feet from any property line within the MC District that does not abut a MC District boundary, except as determined through the Architectural Review process.

(4) No fence shall be constructed within 5 feet of a public right-of-way.

(5) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider 73.510, shall be a minimum of 50 feet to a property line which abuts an MC District boundary, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet. [Amended by Ord. 862-92, Sec. 35, passed March 23, 1992; Ord. 904-93, Sec.

40, passed Sept. 13, 1993; Ord. 965-96, Sec. 66, passed Dec. 9, 1996.] (Ord. 1098-02, Amended, 02/11/2002)

Tualatin Development Code

56.060

Section 56.060 [Repealed by Ord. 862-92, Sec. 36, passed March 23, 1992.]

Section 56.070 Structure Height.

(1) In accordance with TDC 56.050 no structures are permitted within 50 feet of a property line abutting a MC District Boundary.

(2) The maximum height for a structure within the area 50.01 to 100 feet of a property line abutting a MC District Boundary shall be no greater than 25 feet in height above grade.

(3) The maximum height for a structure within the area 100.01 to 300 feet of a property line abutting a MC District Boundary shall be no greater than 45 feet in height above grade.

(4) The maximum height for a structure within the area greater than 300 feet from a property line abutting a MC District Boundary shall be no greater than 95 feet in height above grade.

(5) Notwithstanding (1)-(4) above, flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, shall be no greater than 100 feet in height above grade, except in the area within 50 feet of a property line abutting a MC District Boundary where no flagpole shall be allowed.

(6) Notwithstanding (1)-(4) above the maximum structure height for a wireless communication support structure and antennas shall be no greater than 100 feet. [Amended by Ord. 965-96, Sec. 67, passed Dec. 9, 1996.]

Section 56.080 Special Standards.

Special standards shall apply to congregate care, assisted living and residential facilities [56.020(1)(j)] as follows:

(1) Requirements of the Medical Center District shall be met unless specifically modified by this section.

(2) The building shall be designed or renovated specifically for use as a congregate care, assisted living or residential facility. All State required licenses shall be obtained.

(3) The facilities shall consist of living units with shared areas in accordance with State requirements.

(4) Outdoor walkways shall be paved and lighted and shall not exceed eight (8) percent in grade.

(5) Noise and lighting shall be buffered and screened.

(6) The residential density in the development area shall be no less than 16 and no more than 25 living units per acre. [Amended by Ord. 849-91, Sec. 31, passed Nov. 25, 1991.]

Section 56.090 Special Standards.

Special standards shall apply to supporting retail and service uses [56.020(2)] as follows:

(1) Notwithstanding §56.020 which requires uses to be conducted wholly within a completely enclosed building, a restaurant, delicatessen or coffee shop may include an outdoor eating area, provided the outdoor area consists on an all-weather surface not greater than 900 square feet in gross floor area and screened from public rights-of-way and residential planning districts by a completely sight-obscuring evergreen hedge and/or fence as determined through the Architectural Review process.

(2) Drive-up windows and drive-through services shall not be permitted. Loading and unloading at the vehicle entrance to the emergency room is not a drive-through service.

(3) The use shall have pedestrian access only and, except for emergency access required by the Uniform Building Code and secondary access to outdoor eating areas, it shall be through an interior hall or lobby of the building in which the use is located.

(4) The floor area of one use, or a combination of uses, listed in §56.020(2) in any one building shall not exceed ten (10) percent of the gross floor area of the building.

Section 56.100 Access.

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master

56.110

Tualatin Development Code

Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Amended by Ord. 1026-99 §73, passed Aug. 9, 1999.]

Section 56.110 Off-Street Parking and Loading.

Refer to Chapter 73.

Section 56.120 Floodplain District.

Refer to Chapter 70.

Section 56.130 Greenway and Riverbank Protection District.

Refer to Chapter 72.

Section 56.140 Community Design Standards.

Refer to Chapter 73.

Section 56.150 Landscape Standards.

Refer to Chapter 73.

ATTACHMENT F

PMA-09-03: BACKGROUND INFORMATION

Pertinent background information obtained from the proposed PMA-09-03 and other supporting documents is summarized in this section.

The applicant is Ms. Thomasina Gabriele of Gabriele Development Services on behalf of the property owner, Legacy Health System (LHS). Mr. Larry Hill represents Legacy Health System. The subject properties are two undeveloped parcels totaling 19.6 acres located at 6001, 6021, 6031, 6041 SW Borland Road in the RL (Low-Density Residential) Planning District (Clackamas County Assessors Map 21E 19C 1700 & 2000). Parcel 1700 (Attachment D, Plat Map-) adjoins the north side of SW Borland Road and both subject parcels adjoin the east property line of the Legacy Meridian Park Medical Center (LMPMC) campus located in the MC Planning District and the west boundary of the Fox Hills residential neighborhoods in the RL Planning District. Legacy Health System purchased the subject property in 2004 for future expansion of the 46 acre LMPMC campus and facilities. LHS does not have plans for buildings or other improvements on the property at this time

The (existing) RL Planning District allows detached single-family residential dwelling development as a permitted use [TDC 40.020(1)] and allows a hospital as a conditional use [TDC 40.030(4)(h)]. The MC Planning District which currently encompasses the LMPMC campus allows various hospital and healthcare service uses including a primary care hospital, medical and healthcare professional offices, clinics and laboratories and supporting retail commercial uses (pharmacy, small bank or credit union branch, gift store, salon, etc.) as permitted uses. The MC District also allows residential facilities such as congregate care, assisted living, nursing and convalescent homes as permitted uses.

Changing the designation on 19.6 acres (with .25 acres of abutting ROW) to MC would allow the LMPMC campus to expand with buildings, parking and landscaping onto the subject properties in the future, subject to the specific list of allowed uses, minimum lot size and setback provisions, and building height provisions of the MC Planning District [TDC Chapter 56].

The MC Planning District was created from a joint Plan Text Amendment application by Legacy Meridian Park Hospital/Legacy Health System and the City (PTA-99-01) and approved by Council on March 5, 1991. The purpose of the amendment was to specify the medical, allied medical, and facility support uses common to a medical-health care facility and provide specific building setback, parking setback and building height setbacks for a medical facility. It was understood that the MC designation would be applied to the Legacy Health Systems site in an existing and future context of residential development. Plan Map Amendment PMA-91-01 applying the MC Planning District designation to the 48 acre LMP Hospital campus was approved on June 3, 1991. The MC Planning District Standards are provided as Attachment E.

Legacy approached the City in early 2009 about their interest in the process for securing the correct zoning to allow a future expansion of the medical center campus onto the LHS

property. At that time, City staff discussed the MC Planning District and made the following points about the designation:

1. MC would provide Legacy with greater certainty for planning and constructing the medical and health services and facilities that Legacy may want to develop on the property;
2. MC would be consistent with the adjacent LMPMC designation and the intent of the MC Planning District, and;
3. MC would provide nearby residential neighborhoods and properties with greater certainty about the kinds of medical center uses allowed and specific standards for building and parking setbacks and building heights allowed that will buffer and separate the medical center to residential development.

Staff noted that taking the course of a conditional use permit for a Hospital under the existing RL designation would restrict Legacy to a limited list of uses under the definition of a "hospital", may require a new conditional use approval for each facility expansion on the Property and would not provide the neighbors, Legacy or the City with any specific standards for setbacks, buffers, and building height. It was discussed that the most certain and consistent approach for the neighbors, the City and Legacy would be a PMA to designate the property MC.

This hearing was continued from the initial public hearing for the Legacy Health System (LHS) Plan Map Amendment (PMA-09-03) held at the November 9, 2009 Council Meeting, the January 25, 2010 meeting and the February 8, 2010 meeting. The hearing was continued to allow time for Legacy and City staff to prepare a Development Agreement (DA) that would address issues raised by neighbors and the Council. On February 8, Legacy requested continuing the PMA-09-03 hearing to allow time to review and discuss additional DA issues. The Council continued the public hearing on PMA-09-03 and the consideration of the DA to March 8, 2010.

At the March 8 public hearing for the DA and PMA-09-03, questions were raised by persons testifying and Council members regarding future access to and from the Property, Legacy's plans for development on the site, future access to the Property, and about the impact of buildings and site improvements on neighboring property owners. The Council asked for additional opportunity for neighboring residential property owners to ask Legacy about their proposal, review the DA, and provide their comments on the issues that concern them. The public hearing was continued to July 12, 2010.

In May and June, Legacy conducted a series of three Open House meetings with invitations sent to neighboring residents to the east and south of the LHS property. Based on comments collected at the Open Houses and Legacy's response, the DA was revised.

The July 12 meeting began with the Council receiving a staff report and considerable testimony from LHS and neighboring residents (from Fox Hills, Sequoia Ridge and Venetia subdivisions) about the July 12 version of the Development Agreement. The neighbors who testified were dissatisfied with the process and responses to the open houses and indicated their differences with issues and specifics in the proposed version of the development agreement. At the Council's suggestion, LHS agreed to participate in further discussions

with representatives of neighboring residents to work on agreeable solutions to the issues raised and to propose the solutions for incorporation into the development agreement. The LHS DA agenda item and the PMA-09-03 public hearing were continued to September 13.

Meetings attended by a group of residential property owners, LHS, individual City Council members and City staff to discuss the "Legacy Meridian Park Development Agreement" were held on July 27, August 5 and October 27, 2010. To incorporate the discussions among the parties in the two meetings and to allow time for additional meetings to finalize an acceptable version of the DA, At the request of LHS, the Council continued the PMA-09-03 public hearing to October 11, continued that hearing to November 8 and again to January 24, 2011. Minutes of the previous Council Public Hearings and Work Sessions for PMA-09-03 and the related LHS Development Agreement are included as Attachment N.

At the October 27 meeting, the parties reached agreement on a number of issues and did not agree on several issues. The version of the LHS DA that was prepared for the October 27 meeting will be on the January 24, 2011 agenda for the Council to consider.

ATTACHMENT G

PMA-09-03: ANALYSIS AND FINDINGS

The proposed amendment to the Tualatin Development Code (TDC) Community Plan Map 9-1) is to change the Planning District designation of the 19.6 acre Tax Lots 1700 & 2000 on Map 21E19C (and .25 acres of SW Borland Road ROW) from Low-Density Residential (RL) to Medical Center (MC) on land located at 6001, 6021, 6031, 6041 SW Borland Road.

The eight (8) approval criteria of Section 1.032-Burden of Proof of the TDC must be met if the proposed Plan Map Amendment (PMA) is to be granted. The Applicant has prepared a narrative that addresses the criteria (Attachment D) and staff has reviewed the Applicant's material and included pertinent excerpts below.

A. Criterion 1-Granting the amendment is in the public interest.

The Applicant states: "The plan map amendment will allow for expansion of the essential health care services provided by Meridian Park (Medical Center). The plan map amendment will add 20 acres to the existing campus providing room for additional buildings as they are needed to provide the complement of hospital and outpatient services to best serve the healthcare needs of the public. Expanding on the subject property, adjacent to the existing campus will promote orderly development located on existing arterials in a part of the city that is developed and has public infrastructure in place." (Attachment D, pg. 1)

As identified by staff, the public interest is to:

- 1) To respond to the Legacy Meridian Park Medical Center (LMPMC) plans to expand the medical center campus and facilities onto the 19.6 acre Legacy Health System (LHS) property adjacent (east) to the existing campus with planning actions such as the proposed PMA;
- 2) Designate land associated with LMPMC in the MC Planning District, a district that allows a primary care hospital with associated and supporting medical and health care services and facilities as permitted uses;
- 3) Encourage the availability of medical and health care services for residents of the Tualatin area with an adequate supply of land designated as the Medical Center Planning District.
- 4) Ensure that the MC Planning District and a large medical and health care facility such as LMPMC is served by adequate transportation facilities;
- 5) Ensure an adequate supply of residential land is available for various housing types.
- 6) Protect the character and livability of residential areas adjacent to a MC Planning District.
- 7) To consider relevant Tualatin Tomorrow Community Vision and Action Plan objectives such as for health care services.

The applicant's public interest statements and the first three (#1-#3) public interests listed in this analysis are associated with the importance of the LMPMC medical center to the community as a local hospital facility and provider of a full range of medical and health care

services. The LMPMC facility benefits the community with its locally available medical and health care services, as a center for other medical-professional businesses, and as Tualatin's largest employer. The campus includes a senior care/housing facility. The existing 46 acre LMPMC site is centrally located in Tualatin and borders both SW 65th Avenue and SW Borland Road which connect the residential and commercial areas of Tualatin with the LMPMC campus. There are a number of private medical offices and clinics in Tualatin that are nearby or easily accessible to the LMPMC campus.

Legacy Health System purchased the former Grmitt property in 2004 with the intention of securing room to expand the LMPMC campus in the future. The LMPMC campus is currently designated as an MC Planning District and to expand medical and health care services and facilities onto the RL Planning District parcels 1700 & 2000 to the east, the LHS would need to either obtain a conditional use permit for a "hospital" in the RL district, or apply to change the designation to MC. The MC Planning District with its list of permitted medical, health care and supporting uses was created in 1992 for the LMPMC campus. LMPMC properties were previously in the RL Planning District and subject to having to obtain conditional use permits for each new building or health service needed for the property. The MC Planning District allows LHS to introduce new or expanded health services and plan and invest in the buildings and facilities located on the LHS property with the certainty that the uses are permitted and can be accommodated near the largely residential areas of Tualatin east of SW 65th Avenue.

The Plan Map Amendment to change the 19.6 acres from RL to MC as proposed by LHS, allows the LMPMC to expand facilities and services onto property that has a matching zoning and consistent with the standards and provisions that the existing facilities are subject to. The growth and expansion of the LMPMC medical and health care facilities facilitated by the proposed PMA, is an increase in the availability of medical and health care services for the Tualatin community. This satisfies the public interests #1-#3 in supporting and encouraging the growth in LMPMC services.

The LMPMC campus adjoins and has multiple accesses on both SW 65th Avenue (west) and SW Borland Road (south) which are Major Arterial streets directly connecting the LMPMC with Stafford Area & I-205 freeway to the east and south, SW Sagert Street and SW Nyberg Street to the west with the I-5 freeway, Tualatin's central downtown area and the residential areas to the south and further west. The subject property adjoins SW Borland Road and will share the same arterial street connections that the existing LMPMC campus does. No connections to nearby residential streets such as SW Natchez, SW Wichita or SW Joshua is planned or proposed to serve the LMPMC and MC Planning District development. The existing arterial street connections for the LMPMC campus discourage or eliminate LMPMC traffic using collector and local streets in the nearby residential areas. This meets the public interest #4 for the medical center and MC District adequately connected by arterial streets to both the local and regional transportation system.

The LHS property is currently in the RL Planning District that is primarily for single-family detached residential housing (up to 100 single family homes on the 19.6 acre subject property net 20% for required public streets and water quality facilities) as well as limited-size residential facilities. As addressed under Statewide Planning Goal 10 (Attachment G, pp 9-10),

removing the 19.6 acres (+.25 acre ROW) from the RL residential designation, leaves the City's overall housing density and single-family/multi-family housing mix in compliance with the Oregon Metro Housing Rule standards. An adequate supply of residential housing land is retained if the RL designation is replaced with an MC designation. The MC Planning District allows assisted living, congregate care and residential facilities as permitted uses [TDC 56.020(j)]. The proposed MC designation will reduce the available land for single family detached housing but will provide some opportunity for congregate care/assisted living facilities. Metro Functional Plan Housing Targets are discussed on (Attachment F) pp. 11-14. The public interest for adequate residential land supply listed in #5 above is satisfied.

Interest #6 is to protect the character and livability of residential areas adjacent to a MC Planning District. The MC Planning District setback, building height, minimum landscaping and other standards are intended separate the medical center activities including buildings and parking away from residential properties and with specific buffering and landscape standards. The traffic impacts of the change from a residential designation to the MC Planning District are considered under the Goal 12 and Criterion G analysis. The traffic information concludes that the transportation system is adequate to accommodate the increased amount of traffic of a medical center and that the impacts will be confined to major streets such as SW Borland Road and SW 65th Avenue, not local residential streets. The proposed Legacy Development Agreement includes provisions committing Legacy to construct improvements to the SW 65th/Sagert and SW 65th /Borland Road intersections at the time the first building is constructed on the subject property. This will be a substantial contribution to the capacity and function of the transportation system.

Interest #7 is consideration of the public interests listed in the Tualatin Tomorrow Action Plan calling for access to health care and accessible health care for residents of the City as discussed in the section under Criterion 3 of this attachment.

Granting the amendment is in the public interest. Criterion "1" is met.

B. Criterion 2-The public interest is best protected by granting the amendment at this time.

The Applicant states: "Legacy purchased the property 5 years ago with the intent to preserve land for anticipated expansion. While no buildings are proposed at this time, granting the plan map amendment will indicate an alignment of public planning with the intent of the hospital. This protects the public interest by making explicit future plans for the type of private growth anticipated and ensuring that public infrastructure is planned and financed appropriately. In addition, the setback and height standards of the MC designation explicitly require more buffering to the adjacent property giving more certainty to existing adjacent residential uses." (Attachment D, pp. 1)

The LHS is moving forward with its investments and improvements on the LMPMC campus and needs to have the 19.6 acre suitably zoned and available as they proceed. The MC Planning District allows the various medical and health care uses that are anticipated as the LMPMC facilities grow while providing appropriate standards for site planning, building height,

and landscaping. It is in the public interest to change the Planning District designation to MC, thus laying the groundwork for development of the site as part of the LMPMC campus.

The public interest is best protected by granting the amendment at this time.

Criterion "2" is met.

C. Criterion 3-The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

The applicable objectives of the Tualatin Community Plan are presented below along with the Applicant's response, which is also included in Attachment D.

General Growth Objectives:

TDC 4.050(6) Arrange the various land uses so as to minimize land use conflicts and maximize the use of public facilities as growth occurs.

The objective of TDC 4.050(6) is met because the MC designation has standards for setbacks, building heights and landscaping that buffer the medical center development to residential developed areas on the east of the site and minimize conflicts. The MC Planning District designation allows more intensive development and when built will increase the efficiency and utilization of public facilities improvements in the area, including sewer, water, stormwater and transportation.

TDC 4.050(9) Prepare a plan providing a variety of living and working environments.

The objective of TDC 4.050(9) is met because adding additional MC land to the SW Borland Road area would provide additional employment with proximity to Tualatin residential areas. This objective is met.

Semi-Public Land Uses--Objectives:

TDC 8.050 Objective (2) Allow uses such as churches, retirement homes and hospitals in commercial and residential planning districts, subject to conditional use approval, and allow congregate care facilities, assisted living facilities and residential care facilities and hospitals as permitted uses in the Medical Center District..

TDC 8.050 Objective (4) Locate uses such as churches, retirement homes and hospitals that are in residential planning districts adjacent to arterial or collector streets and close to the City's park areas.

The applicant states "The plan says that hospitals should be located in a Medical Center District as a permitted use or in commercial and residential zones as conditional uses. The current plan designation on the property is residential which would allow and its related uses as a conditional use but the level of certainty for the hospital and the neighborhood is less. Locating related uses on adjacent property supports the needs of patients and doctors to have access to hospital and office uses on the same campus. It is more straightforward and in conformity with this objective, given Legacy ownership and the adjacency to the existing

hospital, to extend the MC designation already on the campus to adjacent subject property.” (Attachment D, pp. 1-2)

“The objective also states that hospitals (in residential districts) should be located adjacent to arterial or collector streets and close to City’s park areas. The land in question fronts SW Borland Road, designated as a major arterial.” (Attachment D, pg. 1)

The proposed map amendment to designate the 19.6 acre property as MC is consistent with the objectives relating to hospital location in an MC District and adjacent to arterial streets. The LHS properties are near the Atfalati and Browns Ferry City Parks. Staff agrees that the MC designation is the appropriate Planning District for the LHS property and future expansion of the LMPMC campus, and with the applicant’s reasons, meets the objectives.

The Tualatin Tomorrow Community Vision and Strategic Action Plan, June 2007, lists under the Access to Health Care & Accessible Health Care Strategies to “Help ensure that all residents of Tualatin have access to comprehensive health care.”(Strategy HSS5) and “Promote the availability of quality health care and state-of-the-art medical facilities to all Tualatin residents, regardless of insurance.” (Strategy HSS19) The ability to expand the LMPMC campus and facilities onto the LHS property with a MC Planning District designation allows the LMPMC to continue to offer up to date and comprehensive medical and health care services in a location and system that is available to Tualatin residents.

The proposed amendments conform to the applicable objectives of the Tualatin Community Plan.

Criterion "3" is met.

D. Criterion 4-The factors listed in Section 1.032(4) were consciously considered:

The various characteristics of areas in the City.

The area of the City affected by this amendment are located on all sides of the existing LMPMC campus and includes the single family residential areas on both sides of SW Borland Road east of SW 65th Avenue including the Fox Hills & Sequoia Ridge neighborhoods; the commercial office and multi-family residential developments on the west side of SW 65th Avenue and the Zupancic/Stafford Hills Racquet & Fitness Center property north of the LMPMC/LHS properties. The Applicant states “Similar to other hospital campus locations in Portland, Meridian Park Hospital is located in a primarily residential neighborhood close to arterials and a major freeway interchange. Generally hospital campuses work best located near the residential neighborhoods they primarily service with regional access to the goods, services and employment base needed to operate.” (Attachment D, pg. 2)

The proposed amendment is appropriate in relation to the characteristics of the residential area, LMPMC campus and commercial office developments in the SW 65th Avenue/SW Borland Road area.

The suitability of the area for particular land uses and improvements.

The Applicant states: "The most important characteristic of the area is that the property in question abuts the existing Meridian Park Hospital (Medical Center) campus and so is ideally located for development of buildings needing close proximity to the main hospital such as medical office buildings." "Adding the property will have minimal impact on the surrounding residential area since the property abuts the fitness center to the north, the back yards of the adjacent subdivision to the east, the existing hospital campus to the west and SW Borland Road, a major arterial to the south. Because of adjacency, internal circulation can connect into the existing campus road system from one entrance on Borland Road without the need to connect or route traffic through the residential streets of the adjacent residential subdivision." (Attachment D, pg. 2) The medical center land uses allowed in the MC Planning District with the development standards are compatible with the surrounding land uses in the SW Borland Road/SW 65th Avenue vicinity. The area is suitable for MC Planning District uses and a future expansion of the LMPMC campus.

Trends in land improvement and development.

The Applicant states: "The area is nearing complete build out. Legacy Meridian Park is the cornerstone of health care services for the area and needs expansion room to continue to meet the need for medical services. Over the past 10 years Legacy has built 54,848 square feet of hospital/clinic space and 4 medical office buildings with 78,000 square feet as Tualatin and their patient base increased." "...Legacy needs to add buildable land area now to be prepared to add buildings and programs to serve future anticipated population growth as it occurs." (Attachment D, pp. 2-3)

In the future, LHS will need to expand the LMPMC facilities onto the subject property and seeks to change the Planning District designation to MC as the most appropriate for a modern medical center facility.

Property values.

The Applicant provides information about development potential on the LHS property and taxation." (Attachment D, pg. 3)

While there is no evidence that the current vacant condition of the buildings on the LHS/former Grimitt property have a direct impact on property values of neighboring residential properties, it can be expected that redevelopment of the site with an appropriate use and with suitable improvements will not negatively affect property values in the area.

The needs of economic enterprises and the future development of the area.

The Applicant states: "Appropriately sized and located medical services support current and future development of residential and commercial uses." "...with the addition of the 20 acres of the subject property, the campus will total 75 acres, close to the ideal size to service the size and type of population in its patient base." (Attachment D, pg. 3)

The property owner, LHS, requests a change in the Planning District designation to MC to continue to expand the medical and health services expected of the LMPMC facilities.

Needed right-of-way and access for and to particular sites in the area.

The Applicant states: "No development is proposed on the property at this time." "Development of the site, when it does occur, will not restrict or affect right of way or access for and to other sites in the area." (Attachment D, pg. 3) A need for additional ROW on the SW Borland Road frontage may be necessary and will be addressed with issues of access to SW Borland Road during a development process. The ROW and access issues related to development on the property are relevant to both the existing and proposed Planning District designation and will be addressed in the development process including the public facilities decision in Architectural Review.

Natural resources of the City and the protection and conservation of said resources.

The proposed map amendment does not impact or alter designated natural resources associated with a development on the LHS site. The site includes clusters of deciduous and conifer trees on the south and around the Grimitt farmhouse that the owners are aware of. LHS indicates some of the trees will be preserved when development occurs.

Prospective requirements for the development of natural resources in the City.

Not applicable because the proposed map amendment does not impact or alter natural resources.

The public need for healthful, safe, aesthetic surroundings and conditions.

The Applicant states: "...any development of this property will be guided by Chapter 56, Medical Center Planning District, standards. This chapter establishes setback and height standards to buffer development from property that abuts the boundary of the district..." "Development on the property will meet or exceed the aesthetic design and quality of the existing Meridian Park Campus development..." "...circulation will link to the existing internal road system of the existing campus and to Borland Road with no need to connect or direct traffic onto local residential streets that terminate at the (eastern) edge of the subject property." (Attachment D, pg. 4)

Staff agrees with the Applicant that the proposed amendment for the MC Planning District comes with established development standards for separation and buffering of residential areas from the MC development and the Architectural Review process can address certain aesthetic and safety concerns. The proposed LHS Development Agreement adds specific separation, buffering, tree protection and other considerations for nearby residential areas. The public need for healthful and safe conditions applies here and is addressed under Criterion 1, where the finding is that granting the amendment is in the public interest.

Proof of a change in a neighborhood or area.

The Applicant states: "...changing the designation to MC specifically governs and permits medical center and related uses and applies the development standards need to buffer these uses from adjacent uses." "...the area is primarily built out and the subject property is the best remaining parcel for medical center expansion." Attachment D, pg. 4)

As stated earlier in this Section and in the applicant's statements quoted above (Attachment D, pg. 12), the area of the City affected by this amendment includes the existing single-family and multi-family residential developments in the vicinity of SW Borland Road and SW 65th Avenue and the LMPMC campus and nearby medical office developments in the CO Planning District. TDC Map 9-2 Neighborhood Planning Areas identifies the area in the vicinity of the LMPMC as Area 5, characterized by the mix of residential, commercial and medical office & LMPMC uses (TDC 9.035). The proposed change to MC conforms to the Area 5 mix of uses.

A mistake in the plan map or text.

No mistake is alleged or found.

The factors listed in Section 1.032(4) were consciously considered.

Criterion "4" is met.

E. Criterion 5-The criteria in the Tigard-Tualatin School District (TTSD) Facility Plan were considered.

The TTSD has not commented on the effect of removing the 19.6 acres from a residential designation on the capacity of TTSD schools. TDC 1.032(5) lists the school capacity formula for evaluating a land use action in respect to the TTSD Facility Plan. A decrease in residential density is something to be evaluated by the TTSD.

Criterion "5" was considered.

F. Criterion 6-Oregon Statewide Planning Goals

Of the 14 Statewide Goals, 9 Goals were considered and found to not be applicable to this proposed amendment. Staff has determined that Goals 1, 2, 10 and 12 are applicable and must be addressed.

The Applicant addresses these Goals as follows:

Goal 1: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Goal 2: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The Applicant states: "This request is following the procedure for citizen involvement..." "This Plan Map Amendment request is following the procedures and addressing the approval criteria contained in the Tualatin Community Plan." (Attachment D, pg. 5)

Staff agrees that the proposed amendment is consistent with Statewide Planning Goals 1 and 2.

Goal 10: Housing. To provide for the housing needs of citizens of the state.

The proposal will not jeopardize the City maintaining its regional housing density and housing mix standards that are a principal element of Goal 10 implementation (in the Metropolitan Housing Rule, OAR-660-007). Therefore, the proposed amendment complies with Goal 10. The Metropolitan Housing rule is a State of Oregon Administrative Rule that applies to the cities and counties within the metropolitan Portland urban growth boundary. While applying to the Portland region, it is not imposed by Metro, the Regional Government.

The application narrative briefly addresses Goal 10 (Attachment D, pg. 6) and describes change in capacity and mix of housing units that can result with the proposed MC designation of the 19.6 acre subject property.

Staff has prepared information on the effect of changing the designation of the property and the adjacent public ROW from the residential RL to MC on meeting the Metropolitan Housing Rule with updated analysis of planned housing density and housing mix to reflect the size of the RL properties as shown on Tables 2A & 2B. Staff determined that changing the 19.6 acres of land and .25 acres of public street ROW from RL to MC will have no significant change to the existing residential density of 8.17 du/acre, which complies with the Metropolitan Housing Rule requirement of a minimum of 8.0 du/acre planned residential density. The Metropolitan Housing Rule New Construction Mix (OAR-660-007-0035) requires cities to provide the opportunity for at least 50% of new residential units to be attached single-family housing or multiple family housing. As calculated by staff, changing 19.6 acres of RL residential land (with .25 acres of ROW) in the City's supply to the MC designation will increase the attached/multi-family housing share from 52.09 percent to 52.5 percent, which would satisfy the requirement.

Other provisions of the Metropolitan Housing Rule including calculations of the supply of buildable land and needed housing are evaluated at the time of Periodic Review. Tualatin was found in compliance in the 1994 Periodic Review by the Land Conservation and Development Commission and will be revisiting the residential land supply and needed housing issues in the next Periodic Review.

Staff agrees granting the PMA is consistent with Goal 10 because the City of Tualatin Comprehensive Plan will continue to exceed the minimum housing density and mix standards required by the Metropolitan Housing Rule.

Table 2A**CITY OF TUALATIN– METRO HOUSING RULE COMPLIANCE, PMA-09-03–
WITH PROPOSED REDUCTION OF 19.6 ACRES (+ 0.25 Acres ROW) FROM**

	RL	RML	RMH	RH	RH/HR	Total	
Total acres in each residential district (current)	2,209.6	265.0	188.2	166.0	18.2	2,847.0	Acres
Acres proposed for removal from or added to residential district	-19.9					-19.9	
Total acres of ROW in each residential district (+/- 0.25 acres ROW)	-442.9	-59.2	-32.4	-23.6	-3.4	-561.4	
Total Gross Buildable Acres	1,746.9	205.9	155.8	142.4	14.8	2,265.8	Acres
Environmental restrictions (100 flood, NRPO, slopes > 25%)	-293.7	-44.4	-54.8	-76.4	-12.6	-481.8	
Total Acres Minus Environmental Restrictions	1,453.2	161.5	101.0	66.0	2.2	1,783.9	Acres
Non-buildable land (publicly owned, golf course, school, cemetery)	-297.1	-11.8	-6.3	-0.2	-0.1	-315.4	
Total net Buildable Acres	1,156.2	149.6	94.7	65.8	2.2	1,468.5	Acres
Maximum Density Allowed by Residential District (dwelling units per acre)	6.4	10.0	15.0	25.0	30.0	86.4	
Total Dwelling Units Allowed	7,399.4	1,496.2	1,421.0	1,646.0	64.8	12,027.4	DUs
Dwelling units per acre						8.190	

Table 2B**PMA-09-02 Metro Housing Rule New Construction Mix**

	RL	RML	RMH	RH	RH/HR	Total	
Total acres in each residential district (current)	2,209.6	265.0	188.2	166.0	18.2	2,847.0	Acres
Acres proposed for removal from or added to residential district	-19.9					-19.9	
Total acres of ROW in each residential district (+/- 0.69 acres ROW)	-442.9	-59.2	-32.4	-23.6	-3.4	-561.4	
Total Gross Buildable Acres	1,746.9	205.9	155.8	142.4	14.8	2,265.8	Acres
Environmental restrictions (100 flood, NRPO, slopes > 25%)(RL only, no shift in density as allowed in RML-RH/HR)	-293.7	0.0	0.0	0.0	0.0	-293.7	
Total Acres Minus Environmental Restrictions	1,453.2	205.9	155.8	142.4	14.8	1,972.1	Acres
Non-buildable land (publicly owned, golf course, school, cemetery)	-297.1	-11.8	-6.3	-0.2	-0.1	-315.4	
Total net Buildable Acres	1,156.2	194.0	149.5	142.2	14.7	1,656.7	Acres
Maximum Density Allowed by Residential District (dwelling units per acre)	6.4	10.0	15.0	25.0	30.0	86.4	
Total Dwelling Units Allowed	7,399.4	1,940.3	2,242.6	3,556.0	441.9	15,580	DUs
Total Single Family Detached Units Allowed (RL)	7,399.4					7,399.4	47.49% of DUs Allowed
Total Attached/Multi-Family Units Allowed (RML, RMH, RH, RH/HR)						8,180.8	52.51% of DUs Allowed

10/2/2009

* Removes 19.85 acres (19.6 lots + 0.25 ROW) from RL Gross; Removes 0.25 acres from RL ROW / Adds to MC.

Goal 12: To provide and encourage a safe, convenient and economic transportation system.

Statewide Planning Goal 12 encourages jurisdictions to provide a safe, convenient, and economic transportation system. Goal 12 is implemented through the transportation element of the City's Comprehensive Plan and through the Transportation Planning Rule (TPR), OAR 660-012-0060. The TPR requires an applicant for a plan amendment to demonstrate that the proposed change will not "significantly affect" a transportation facility within the horizon of the Transportation System Plan. If the change does significantly affect a facility, mitigation measures must be employed to address the anticipated impacts on the facility.

The Applicant states: "The TPR analysis from Kittelson & Associates submitted in the application package," "...finds that there is no change or impact to an existing or proposed transportation facility if the proposed Plan Map Amendment is approved." (Attachment D, pp. 6-7). The Kittelson Memorandums find that the proposed plan amendment will not "significantly effect" an existing or planned transportation facility and satisfies all of the requirements of the TPR.

An October 27, 2009 comment from the Oregon Department of Transportation (ODOT) requested additional information from the applicants regarding the I-5/Nyberg Street interchange. (Attachment I-ODOT Letter 1) The applicant is preparing the requested information for ODOT. A January 14, 2010 letter from ODOT (Attachment I-ODOT Letter 2) questioned the Kittelson analysis and conclusion based on a "hospital" use as a "reasonable worst case" scenario, contending that as a conditional use in the existing RL Planning District a hospital is not an "outright" "allowed" use for purposes of evaluating TPR impacts on ODOT facilities. ODOT believes a conditional use is not suitable for a TPR analysis and would prefer that a permitted use under the RL designation (single-family residential) be used for evaluating the effect.

A medical office/clinic use is allowed as a hospital use (conditional in RL) and as a permitted use in MC. Because the City considers both permitted and conditional uses are "allowed" uses under the TDC and due to the history of the LMPMC as both a conditional use under RL (Previously approved in Case #s CUP-89-06;CU86-04;CU84-03;CU83-05; CU80-03; 1970) and a permitted use under the MC Planning Districts as well as the long-held expectation that LHS will expand the LMPMC facility onto the subject property in the future, Staff disagrees with the ODOT position and accepts the Kittelson TPR analysis using 250,000 s.f. of medical office as a 'reasonable worst case" scenario.

The Engineering Division Memorandum (Attachment H, pp. 1-4) indicates the TPR analysis information resulting determinations will be provided for the Council's public hearing as soon as it is available.

G. Criterion 7-Metro's Urban Growth Management Functional Plan (UGMFP).

Staff reviewed the PMA in terms of the Metropolitan Service District's Urban Growth Management Functional Plan as provided in Metro Code, Title III, Planning, Chapter 3.07 Urban Growth Management Functional Plan. The UGMFP and TDC Map 9-4 Design Type Boundaries, identify the Residential Planning District areas bordering SW Borland Road east of the current LMPMC campus as "IN Inner Neighborhood". The proposed amendment revising

the Planning District from RL to MC can be accounted for in a periodic revision of Design Types with Metro.

Title 1 (Housing and Employment Accommodation) and Title 7 (Housing Choice) of the UGMFP (Chapter 3.07) are applicable to the proposed PMA.

In a November 20, 2009 letter (Attachment L), Metro requested information demonstrating that the proposed Plan Map Amendment will "...not reduce the city's dwelling unit capacity in Table 1." Metro asked for an analysis that documents how the city will maintain the dwelling unit capacity of Title 1 Table 1.

Table 1 in Title I states the City's housing capacity from 1994 and 2017 is 4,054 dwelling units. The housing capacity target is to be achieved by providing a potential for housing development within the City's Planning Area considering an amount of zoned and developable residential land (land designated in RL – RH/HR Residential Planning Districts) and an amount of land eligible for residential development (land in commercial or MC Planning Districts eligible for residential uses).

The PMA proposes to change the LHS Property's Low-Density Residential (RL) planning district designation which supports 1-6.4 dwelling units per acre for residential uses and allows a hospital facility (with or without a residential component) as a conditional use to MC which allows residential care, nursing & convalescent facilities with a minimum of 16 dwelling units (and up to 25 dwelling units) per development area acre [56.080(6)]. The following table shows the range of housing densities associated with the two Planning Districts.

	TLID	Total Acres	Acres subject to Change	Planning District Existing	RL Potential Dwelling Units		Planning District Proposed	MC Potential Dwelling Units	
Legacy Health Systems Property	21E19C 01700 & 21E19C 02000	19.6	19.6	RL (1-6.4)	19.6	125.44	MC (16-25)	313.6	490
Net Developable Vacant	21E19C 01700	4.63	4.63	RL (1-6.4)	4.63	29.632	MC (16-25)	74.08	115.75
	21E19C 02000	12.94	12.94	RL (1-6.4)	12.94	82.816	MC (16-25)	207.04	323.5
	Total	17.57			17.57	112.448		281.12	439.25

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Under the current RL Planning District designation, the 19.6 acre subject property is eligible for a conditional use permit (a quasi-judicial land use decision) to construct a "hospital" [TDC 40.030(h)] with a range of medical facilities including inpatient care, laboratories, clinics, outpatient clinics and medical offices that would function in a manner that is similar to the adjoining LMPMC facilities. As a "hospital" conditional use, development on the LHS 19.6 acre property may or may not include housing. Evaluating the housing capacity of the subject property under the existing RL Planning District designation and considering a residential or hospital use on the property leads to a range of housing density from 0 (hospital use with no residential component) to the maximum 6.4 du/acre (RL single family detached residential).

The current UGMFP Title I Table 1 capacity of the 19.6 acre property (17.6 acres Net Developable) under the existing RL designation is **0 dwelling units to 112 dwelling units**.

The existing LMPMC campus in the MC Planning District includes a 120 bed (in apartment-style units), multi-story, residential care facility (Tualatin Senior Care LLC, assisted living). The care facility was initially developed when the LMPMC campus was designated RL and each building in the facility was approved as a conditional use (as a hospital use or the residential care facility). When the LMPMC campus property was designated in the MC Planning District in 1992, the residential care facility became a permitted use. No additional residential or housing facilities have been developed on the LMPMC properties since. Currently, LHS has no specific plans for any form of Medical Center development on the subject property or the LMPMC, including residential or housing facilities.

Under the proposed MC Planning District designation, a residential care facility (congregate care, assisted living), convalescent homes & nursing homes with a density of 16-25 dwelling units per acre are allowed as permitted uses. Evaluating the housing capacity of the subject property under the proposed MC Planning District designation and considering a medical center with or without a residential use on the property leads to a range of housing density from 0 (medical center uses with no residential component) to the maximum 25 du/acre (MC residential care, convalescent and nursing homes). The current UGMFP Title I Table 1 capacity of the 19.6 acre property (17.6 acres Net Developable) under the proposed MC designation is a range of **0 dwelling units to 439 dwelling units**.

In terms of the Title 1 Table 1 housing capacity target for Tualatin and assuming the range of existing and proposed housing density allowed on the 19.6 acres, the proposed PMA-09-03 may represent:

1. No change to the housing capacity potential (CUP for a hospital and no recalculation of Table 1 capacity);
2. A potential loss of 125 dwelling units from the housing capacity (Remove 19.6 acres from residentially developable land capacity with no potential for residential development on subject property) (No assumption of having or obtaining housing capacity on other residential property), or;
3. A potential increase (Maximum density of MC x Net Developable acres minus Maximum density of RL x Net Developable acres) of housing capacity of 327 dwelling units (439 dwelling units in MC – 112 dwelling units in RL=327).

The City of Tualatin's Community Plan, Planning District standards and residential land capacity were deemed to meet (or exceed) the Title 1 Table 1 Housing Capacity target at the time it was established in the year 2000. This was based on the potential for housing units that Tualatin's zoning and the supply of residentially developable land provided at the time. The target capacity and an evaluation of the City's ability to meet that capacity are not based on individual development proposals and as in this case, are not changed when residential or non-residential uses allowed by a particular zoning are retained (both RL and MC allow non-residential and residential uses). Whether the 19.6 acres LHS property is changed to MC or remains RL, **the housing potential (and in this specific case, the capacity) of the property is not reduced** because it could be all "hospital" as conditional use in RL (0 dwelling units) or could be all residential as a permitted use in MC (up to 439 dwelling units).

In a second letter (January 21, 2010) (Attachment L-Metro Letter 2), Metro noted that even though the PMA could reduce the City's Title I dwelling unit capacity, other projects such as

the Town Center Plan and Hwy 99W Corridor Plan "...could accommodate higher density residential development to offset this potential reduction." Based on that, Metro will not object to PMA-09-03.

A similar analysis applies to the Title 7 (Affordable Housing) provisions. While the property is proposed to leave a residential designation, the MC District allows needed care facility housing that can be more affordable housing than if a typical RL Planning District property is developed as single-family subdivisions.

H. Criterion 8-Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's Planning Area.

The submitted traffic information (Attachment D, Kittelson & Associates August 21, 2009 & October 1, 2009 memorandums) analyzes Reasonable Worst Case scenarios for existing RL conditional uses and changing the Planning District designation of the subject parcel from RL to MC for three scenarios. Under the worst case scenarios for the current RL zone and proposed MC zone in the 2029 analysis, except for SW 65th & Sagert which is F/F under all scenarios, the study intersections are forecasted to have a LOS within the E/E prescribed in the TDC during the weekday p.m. peak hour & a.m. peak hour respectively.

The submitted Kittelson Supplemental Information states "...this standard is met during all time periods for each development scenario, with the exception of the SW 65th/SW Sagert intersection. The SW Sagert/SW 65th Avenue intersection meets warrants for signalization under any scenario".

The Engineering Division Memorandum (Attachment H) notes that the City of Tualatin TSP Appendix C – Detailed Intersection Operations Results (Existing Conditions), completed in June 2001, shows the 65th/Sagert intersection as an all-way stop controlled intersection operated at a v/c of 1.14 and a LOS F (Attachment H, pp. 2-3). The TSP also identifies the intersection for a future traffic signal. With today's RL designation on the subject property and with the existing development in the SW Borland and 65th Area and if the designation of the subject property is changed from RL is changed to MC, the SW 65th/Sagert intersection LOS remains "F".

The Engineering Memorandum states "Based on the discussions between Legacy Meridian Park Hospital, the City of Tualatin, and the neighbors since July 12, 2010, it appears that there is not unanimous support for improving the SW 65th/SW Borland and SW 65th/SW Sagert intersections. This results in the SW 65th/SW Sagert intersection performing at LOS F before and after the proposed Plan Map Amendment. This does not meet Criteria 8 which requires that the amendment is consistent with LOS E/E for the p.m. peak hour and one half hour before and after the p.m. peak hour."

The Engineering Division Memorandum notes that there is not unanimous support among the City of Tualatin, LHS and residential neighbors for improving the SW 65th Avenue/SW Borland

Road intersection. The memorandum suggests the Council can find that the Plan Map Amendment is in the best interest of the City of Tualatin without improvements to the SW 65th Avenue/SW Borland Road intersection.

MEMORANDUM

DATE: June 28, 2010 Revised September 29, 2010

TO: Will Harper, AICP
Associate Planner

FROM: Dayna Webb, PE
Project Engineer

SUBJECT: **PMA-09-03 – Proposed Zone Change from RL to MC
21E 19C #1700 & 2000 – SW Borland Road**

On August 31, 2009 the Engineering Division received Plan Map Amendment Application Notice PMA-09-03 for two properties adjacent to Meridian Park Hospital. The properties are located at 6001, 6021, 6031 & 6041 SW Borland Road and are 4.97 acres and 14.62 acres, respectively. The applicant is requesting a Planning District designation change from Low Density Residential (RL) to Medical Center (MC).

The requested Plan Map Amendment includes a total of 19.59 acres. A reasonable worst-case scenario of trips based on the existing and proposed zoning indicates an additional 545 AM Peak Hour Trips (470 In and 75 Out) and 830 PM Peak Hour Trips (190 In and 640 Out).

The applicant submitted a Memorandum – Transportation Planning Rule Analysis from Kittelson & Associates, dated August 21, 2009. The analysis summary of findings states the following:

- The TPR institutes criteria under which the transportation impacts of a post-acknowledgment plan amendment and zoning map amendment must be evaluated under OAR 660-12-0060(1). Based on the analysis results presented in this memorandum, the proposed zone change satisfies all of the requirements set forth in the TPR.

The applicant also submitted a Memorandum – Transportation Analysis – Supplemental Information from Kittelson & Associates, dated October 1, 2009. The supplemental information includes figures for trip generation and information to support TDC 1.032(8).

Additionally, the applicant submitted a Memorandum – Transportation Analysis – Supplemental Information on January 26, 2010. This supplement provides additional information associated with the proposed plan map amendment.

SW Borland Road

Clackamas County designates SW Borland Road as a Minor Arterial. The function of an Arterial is described as connecting collectors to higher order roadways. They carry moderate volumes at moderate speeds.

The City of Tualatin designates SW Borland Road as a Major Arterial (Eb&t) which includes four travel lanes, a center turn lane, bike lane, planter strip & sidewalk within a right-of-way width of 98-102 feet. Our TSP states, "Primary function is to serve both local and through traffic as it enters and leaves the urban area; connects the minor arterial and collector street system to freeways and expressways; provides access to other cities and communities; serves major traffic movements; access control through medians and/or channelization; restricted on-street parking; sidewalks and bicycle facilities required; may allow a right-turn pocket if warranted; will be used by public transit."

SW 65th Avenue

Washington County designates SW 65th Avenue as an Arterial. Washington County states the function of an Arterial is to interconnect and support the Principal Arterial highway system. Arterials intended to provide general mobility for travel within the region. Correctly sized Arterials at appropriate intervals allow through trips to remain on the Arterial system thereby discouraging use of Local streets for cut-through traffic. Arterial streets link major commercial, residential, industrial and institutional areas.

The City of Tualatin designates SW 65th Avenue as a Major Arterial (Eb&t) which includes four travel lanes, a center turn lane, bike lane, planter strip & sidewalk within a right-of-way width of 98-102 feet. Our TSP states, "Primary function is to serve both local and through traffic as it enters and leaves the urban area; connects the minor arterial and collector street system to freeways and expressways; provides access to other cities and communities; serves major traffic movements; access control through medians and/or channelization; restricted on-street parking; sidewalks and bicycle facilities required; may allow a right-turn pocket if warranted; will be used by public transit."

Following are the trip generation estimates, provided by Kittelson & Associates, Inc based on Trip Generation, 7th Edition:

Estimated Trip Generation								
Land Use	ITE Code	Size	Weekday AM Peak Trips			Weekday PM Peak Trips		
			Total	In	Out	Total	In	Out
Single-Family Residential	210	94 Units	75	20	55	100	60	40
Medical Office	220	250,000 square feet	620	490	130	930	260	680
Net Increase with Medical Office Development			545	470	75	830	190	640

TDC 1.032 Burden of Proof (6) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules.

Because the proposed land use action will result in an amendment to the City of Tualatin's zoning map, Section 660-012-0060 of the State's Transportation Planning Rule applies. Division 12 of the State's Transportation Planning Rule (OAR 660-012) gives the Oregon Department of Land Conservation and Development (DLCD) and the City of Tualatin the power to interpret and implement Statewide Planning Goal 12 (Transportation). Section 660-012-0060 of the TPR provides specific language on how to deal with amendments to adopted plans and land use regulation.

OAR 660-012-0060 (1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility.

(a) Change the functional classification of an existing or planned transportation facility

(b) Change standards implementing a functional classification system

(c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Based on the results presented in the Memorandum – Transportation Planning Rule Analysis, Kittelson & Associates believes the proposed zone change satisfies all of the requirements set forth in the TPR.

TDC Section 1.032 Burden of Proof: (8) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area. Based on TDC Map 9-4 the site is located in the IN (Inner Neighborhood) Design Type.

The submitted Supplemental Information states "this standard is met during all time periods for each development scenario, with the exception of the SW 65th/SW Sagert intersection. The SW Sagert/SW 65th Avenue intersection meets warrants for signalization under any scenario".

The City of Tualatin TSP Appendix C – Detailed Intersection Operations Results (Existing Conditions), completed in June 2001, shows the 65th/Sagert intersection as an all-way stop controlled intersection operates at a v/c of 1.14 and a LOS F. The TSP also identifies the intersection for a future traffic signal.

Based on the discussions between Legacy Meridian Park Hospital, the City of Tualatin, and the neighbors since July 12, 2010, it appears that there is not unanimous support for improving the SW 65th/SW Borland and SW 65th/SW Sagert intersections. This results in the SW 65th/SW Sagert intersection performing at LOS F before and after the proposed Plan Map Amendment. This does not meet Criteria 8 which requires that the amendment is consistent with LOS E/E for the p.m. peak hour and one half hour before and after the p.m. peak hour.

To approve the Plan Map Amendment without improvements to the SW 65th/SW Sagert intersection, the City Council could find that approving the Plan Map Amendment is in the best interest of Tualatin based on the following:

- As Tualatin and the areas around Tualatin grow there will be more people that will need access to high-quality health care.
- Legacy Meridian Park Hospital is known as a provider of high-quality health care to Tualatin residents and residents in the metro area.
- Allowing Legacy Meridian Park Hospital to expand assures that Tualatin residents, as well as residents of the metro area, will have access to high-quality health care in the future.
- It provides the opportunity for Legacy Meridian Park Hospital to plan for expansions of service with the certainty of knowing what the zoning requirements are.
- The benefits to Tualatin residents and residents of the metro area, having additional access to high-quality health care outweigh the impacts of congestion at the SW 65th/SW Sagert intersection.
- The benefits of having the support of the neighbors in allowing Legacy Meridian Park Hospital to expand outweigh the impacts of congestion at the SW 65th/SW Sagert intersection.

Comments Received:

No comments were received from Washington County or Clackamas County regarding the proposed Plan Map Amendment.

We received comments from ODOT on October 27, 2009 requesting additional information before they can make a determination on the potential effect on the I5/Nyberg interchange.

Additionally, we received a second comment letter from ODOT on January 14, 2010 regarding the ability to use conditional use when evaluating TPR impacts on ODOT facilities.

We also received a third comment letter from ODOT on March 8, 2010 regarding Employee Commute Options Program and the opportunity to reduce commute trips for the interchange peak hours.

Please let me know if you have questions, I can be reached at extension 3036.

Chapter 56

Medical Center Planning District (MC)

Sections:

- 56.010 Purpose.
- 56.020 Permitted Uses.
- 56.030 Conditional Uses.
- 56.040 District Size.
- 56.045 Lot Size for Conditional Uses.
- 56.050 Distances From Structures to MC District Boundaries and Setbacks.
- 56.070 Structure Height.
- 56.080 Special Standards.
- 56.090 Special Standards.
- 56.100 Access.
- 56.110 Off-Street Parking and Loading.
- 56.120 Floodplain District.
- 56.130 Greenway and Riverbank Protection District.
- 56.140 Community Design Standards.
- 56.150 Landscape Standards.

Section 56.010 Purpose.

The purpose of this district is to provide care facilities, allied health care uses and limited supporting retail and service uses for the convenience of patients, patient visitors and staff.

Section 56.020 Permitted Uses.

No building, structure or land shall be used, except for the following uses when conducted wholly within a completely enclosed building, except for utility facilities and wireless communication facilities, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business:

(1) Medical center:

(a) hospital, including but not limited to diagnosis and treatment of sick and injured persons on an inpatient and outpatient basis; surgical, emergency, laboratory, imaging, pharmacy and physical therapy services; and facility maintenance, laundry, worship, food service and administrative functions,

(b) offices of physicians and dentists,

(c) offices and clinics of allied health care providers, including but not limited to nurse practitioners; midwives; dietitians; psychologists; opticians; physical and occupational therapists; occupational health/safety specialists; substance abuse counselors; chiropractors; and wellness centers including physical fitness facilities, nutritional counseling, health maintenance and rehabilitation services,

(d) durable medical goods sales and rentals,

(e) nursing school and other medical training facilities,

(f) nurses' and house staff physicians' housing,

(g) medical and dental laboratories,

(h) medical and dental related research laboratories and testing facilities,

(i) medical and dental non-profit educational, charitable and research organizations and facilities,

(j) congregate care facilities, assisted living facilities and residential facilities in accordance with §56.080,

(k) nursing and convalescent homes,

(l) community meeting facilities, and

(m) parking lot, parking structure, or underground parking.

(2) Supporting retail and service uses for the convenience of patients, patient visitors, staff physicians and on-site employees, subject to the requirements of §56.090:

(a) bank branch/automatic teller machine not greater than 1000 square feet of gross floor area,

(b) barber/beauty shop not greater than 750 square feet of gross floor area,

(c) child day care center not greater than 4000 square feet of gross floor area,

(d) credit union not greater than 1000 square feet of gross floor area,

(e) fitness center not greater than 15,000 square feet of gross floor area,

(f) florist/gift shop not greater than 750 square feet of gross floor area,

(Revised 05/02)

Tualatin Development Code

(g) pharmacy not greater than 2000 square feet of gross floor area, and

(h) restaurant/delicatessen/coffee shop not greater than 1500 square feet of gross floor area.

(3) Sewer and water pump stations, pressure reading stations. §30, passed Nov. 25, 1991; Ord. 920-94 §16, passed April 11, 1994;

(4) Wireless communication facility attached.

(5) Other uses of similar character, found by the Planning Director to meet the purpose of this district, as provided by TDC 31.070.

(6) Transportation facilities and improvements. [Amended by Ord. 849-91 §29 & Ord. 965-96 §63, passed Dec. 6, 1996; Ord. 1026-99 §71, passed Aug. 9, 1999.] (Ord. 1103-02, Amended, 03/25/2002)

Section 56.030 Conditional Uses.

The following uses are permitted as a conditional use when authorized in accordance with TDC Chapter 32, and provided retail uses on land designated Employment Area, Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.

- (1) Helipad.
- (2) Electrical substation.
- (3) Natural gas pumping station.
- (4) Water reservoir.
- (5) Wireless communication facility. [Amended by

Ord. 965-96 §64, passed Dec. 6, 1996; Ord. 1026-99 §72, passed Aug. 9, 1999.]

Section 56.040 District Size.

The minimum MC District size shall be 25 acres.

Section 56.045 Lot Size for Conditional Uses.

Except as otherwise provided, the lot size for a conditional use under TDC 56.030 is as follows:

(1) The minimum lot area shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(2) The minimum average lot width shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(3) The minimum lot width at the street shall be established through the Subdivision, Partition or Lot Line Adjustment process.

(4) For flag lots, the minimum lot width at the street shall be sufficient to comply with the minimum access requirements contained in TDC 73.400(8) to (12), except as established through the Subdivision, Partition or Lot Line Adjustment process. [Added by Ord. 965-96, Sec. 65, passed Dec. 9, 1996.]

Section 56.050 Distances From Structures to MC District Boundaries and Setbacks.

(1) The minimum distance from a property line which abuts a MC District Boundary to any structure in the MC District shall be no less than 50 feet.

(2) Setbacks from property lines within the MC District that do not abut a MC District Boundary shall be determined through the Architectural Review process.

(3) Off-street parking and vehicular circulation areas in the MC District shall be set back a minimum of 10 feet from any public right-of-way or property line which abuts a MC District boundary. Off-street parking and vehicular circulation areas shall be setback a minimum of 5 feet from any property line within the MC District that does not abut a MC District boundary, except as determined through the Architectural Review process.

(4) No fence shall be constructed within 5 feet of a public right-of-way.

(5) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider 73.510, shall be a minimum of 50 feet to a property line which abuts an MC District boundary, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet. [Amended by Ord. 862-92, Sec. 35, passed March 23, 1992; Ord. 904-93, Sec.

40, passed Sept. 13, 1993; Ord. 965-96, Sec. 66, passed Dec. 9, 1996.] (Ord. 1098-02, Amended, 02/11/2002)

Tualatin Development Code

56.060

Section 56.060 [Repealed by Ord. 862-92, Sec. 36, passed March 23, 1992.]

Section 56.070 Structure Height.

(1) In accordance with TDC 56.050 no structures are permitted within 50 feet of a property line abutting a MC District Boundary.

(2) The maximum height for a structure within the area 50.01 to 100 feet of a property line abutting a MC District Boundary shall be no greater than 25 feet in height above grade.

(3) The maximum height for a structure within the area 100.01 to 300 feet of a property line abutting a MC District Boundary shall be no greater than 45 feet in height above grade.

(4) The maximum height for a structure within the area greater than 300 feet from a property line abutting a MC District Boundary shall be no greater than 95 feet in height above grade.

(5) Notwithstanding (1)-(4) above, flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, shall be no greater than 100 feet in height above grade, except in the area within 50 feet of a property line abutting a MC District Boundary where no flagpole shall be allowed.

(6) Notwithstanding (1)-(4) above the maximum structure height for a wireless communication support structure and antennas shall be no greater than 100 feet. [Amended by Ord. 965-96, Sec. 67, passed Dec. 9, 1996.]

Section 56.080 Special Standards.

Special standards shall apply to congregate care, assisted living and residential facilities [56.020(1)(j)] as follows:

(1) Requirements of the Medical Center District shall be met unless specifically modified by this section.

(2) The building shall be designed or renovated specifically for use as a congregate care, assisted living or residential facility. All State required licenses shall be obtained.

(3) The facilities shall consist of living units with shared areas in accordance with State requirements.

(4) Outdoor walkways shall be paved and lighted and shall not exceed eight (8) percent in grade.

(5) Noise and lighting shall be buffered and screened.

(6) The residential density in the development area shall be no less than 16 and no more than 25 living units per acre. [Amended by Ord. 849-91, Sec. 31, passed Nov. 25, 1991.]

Section 56.090 Special Standards.

Special standards shall apply to supporting retail and service uses [56.020(2)] as follows:

(1) Notwithstanding §56.020 which requires uses to be conducted wholly within a completely enclosed building, a restaurant, delicatessen or coffee shop may include an outdoor eating area, provided the outdoor area consists on an all-weather surface not greater than 900 square feet in gross floor area and screened from public rights-of-way and residential planning districts by a completely sight-obscuring evergreen hedge and/or fence as determined through the Architectural Review process.

(2) Drive-up windows and drive-through services shall not be permitted. Loading and unloading at the vehicle entrance to the emergency room is not a drive-through service.

(3) The use shall have pedestrian access only and, except for emergency access required by the Uniform Building Code and secondary access to outdoor eating areas, it shall be through an interior hall or lobby of the building in which the use is located.

(4) The floor area of one use, or a combination of uses, listed in §56.020(2) in any one building shall not exceed ten (10) percent of the gross floor area of the building.

Section 56.100 Access.

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master

56.110

Tualatin Development Code

Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Amended by Ord. 1026-99 §73, passed Aug. 9, 1999.]

Section 56.110 Off-Street Parking and Loading.

Refer to Chapter 73.

Section 56.120 Floodplain District.

Refer to Chapter 70.

Section 56.130 Greenway and Riverbank Protection District.

Refer to Chapter 72.

Section 56.140 Community Design Standards.

Refer to Chapter 73.

Section 56.150 Landscape Standards.

Refer to Chapter 73.

ATTACHMENT J

PMA-09-03

Paul Sivley-Tualatin Planning Advisory Committee (Acting Chairman) -Questions for Applicants and Staff-

In an October 6 email message, Paul Sivley provided the following questions for consideration at the October 8, 2009 Tualatin Planning Advisory Committee Meeting regarding the proposed PMA-09-03. Responses to questions that are best answered by Staff follow individual questions. Other questions were preliminarily answered by the Applicants in an October 7, 2009 email and listed below.

1) Why not wait to grant the zoning change until we see a development plan? At this point, we don't have a clue what they want to put where. Or at least wait until they have the first couple buildings planned. Rezoning now seems to reduce our leverage on the project somewhat in terms of conditional use, project sizing, etc. I know we can get some sense of the "worst case" development on the site via our setback, height, etc requirements, but wouldn't it be more logical to wait until they have some plans so we can really assess with some accuracy actual project impact on traffic, noise, visibility, height, etc issues?

Applicant Response. Legacy wants to be sure that the entire parcel of land that is already purchased and adjacent to the existing campus will be available for medical center development regardless of the outcome with Metro about the amount of land Tualatin needs to have available to meet housing targets.

Staff Response. Tualatin uses a "one map system" that combines a "Comprehensive Plan" and a "Zoning Map" into one Map 9-1, showing the location and designation of all property within Tualatin's Planning Area. The Plan Map Amendment process is focused on consideration of the change in Planning District at the "Plan" level and consideration of the uses and physical development issues are in land use decisions such as Conditional Use, Subdivision, Partition and Architectural Review. The Plan Amendment level will look at "worst case" scenarios, but is not intended to assess specific "impact" issues of a particular development.

2) Can we quantify how "the setback and height standards of the MC designation explicitly require more buffering to the adjacent property giving more certainty to existing adjacent residential uses"? (pg.1 staff report)

Applicant Response We will bring display boards showing height and setback lines in plan view for both RL and MC designations. Of particular note, MC allows no building within 50 feet of zoning line boundary, an allowed use in RL can be 10-15 feet of property line and a conditional use can be setback no more than 50 feet; also allowed and conditional uses can be 35 feet high at the setback line, conditional uses can be 75 high when setback 1.5 times this height from property lines, height at 50 foot setback in MC is 25 feet, 45 feet at 100 to 300 feet, and 95 feet high at 300 feet setback.

3) "Improvements directly related to development of the subject property appear to be possible using existing right of way and possibly hospital owned property depending on actual survey of the property line" (pg 3 staff report). The terms "appear to be possible" and "possibly hospital" reinforce my concern that we are taking action on zoning with a lot of uncertainty about what will be built and the impact of the development. Can we eliminate the uncertainties in this statement in the staff report?

Applicant Response First it is important to remember that the improvements needed for future development of the property are the same for both the existing and proposed zoning (refer to the Kittelson memos). Second, the improvements needed in the future would be determined based on the "actual" development proposal, which would likely be significantly less than the "reasonable worst case" scenarios assumed in the Kittelson memos. However, if future development (under either the existing or proposed zoning) occurred to the level anticipated under the "reasonable worst case" scenarios, the transportation improvements that would be likely be needed could be accommodated within a combination of the existing Row or Row owned by Legacy.

4) "Worst case" development would add 250,000 sf of office space. What's the current sf already built and in place at Meridian?

Staff Response. Records show the Legacy Meridian Park Medical Center has approximately 419,000 sq. ft. of building area.

5) The traffic analysis notes an increase from medical development vs residential over about 1300 trips, pm and am peak. Yet only two sites suffer worsened LOS results? Seems like a fair amount of new traffic.

Applicant Response. The LOS results shown in the Kittelson memo are correct. A few points are worth noting. The largest increase was in the p.m. peak hour when the "reasonable worst case" scenario resulted in an increase of 830 additional trips (not 1,300). When assessing impacts to individual intersections the 830 trips is a combination of entering and exiting trips. Further, traffic is distributed in multiple directions (some coming to/from I-5, I-205, SW 65th, SW Sagert, etc). As a result, no one intersection experiences the full increase in site-generated traffic.

6) Table 2 in the traffic report seems misleading to me, as the middle column "existing zoning w/med office dev" takes into account medical office development is a secondary allowed option under current zoning. I'm not sure of the value of that one column vs the other 2.

Applicant Response. Since the focus of the transportation evaluation should be on the impact of the zone change, we felt it would be more misleading to simply compare the existing zoning (with residential development) to the proposed zoning (with medical office). As indicated earlier in the Kittelson memo, the "reasonable worst case" scenario for both the existing and proposed zoning is the same. The second column in table 2 simply reinforces that point.

Legacy Meridian Park Medical Center

As one of Tualatin's largest employers and the only hospital in the community, Legacy Meridian Park Medical Center wants to plan for future growth to provide the highest level of medical care available as well as to bring quality jobs to the community.

The 20 acres to the east of the current campus is currently zoned for Low Density Residential development. Legacy has applied to have the City of Tualatin change the zoning to Medical Center development in order to match the current campus zoning.

There are no imminent building plans for the property and Legacy is seeking the medical zone designation at this time to allow predictability for both the hospital and the neighborhood on how the property will be used in the future.

Legacy Meridian Park Medical Center has and will continue to make every effort to protect the integrity of the adjacent neighborhood as it enters into any future building plans for the property.

The Tualatin City Council wants to hear from the community before their vote on July 12, 2010. If you support Legacy Meridian Park Medical Center's efforts to plan for the future, please use the attached comment card to express your views. The cards can be dropped off in the Community Health Information Center.

Thank you for your continued support.



Plan to attend for questions about rezoning

Neighbors and those in the community are invited to come by an open house at Legacy Meridian Park Medical Center.

Come learn the details of the proposed rezoning of part of the Legacy Meridian Park Medical Center campus. More importantly, come ask your questions and give us your feedback about the rezoning proposal.

We will hold additional open house meetings in May and June; we will announce those dates when they are finalized.

We look forward to hearing from you.



Save the Date
Open House

Tuesday, April 27, 2010

Drop by anytime from 6 to 8 p.m.
Community Health Education Center
Legacy Meridian Park Medical Center

For more information about the open house, please call the Community Relations office at Legacy Meridian Park, 503-692-2193.

www.legacyhealth.org



Legacy Meridian Park Hospital
19300 S.W. 65th Ave.
Tualatin, OR 97062

**Learn More, Ask Questions, Tell Us What You Think
We're Listening**

**Proposed Rezoning Open House
Legacy Meridian Park Medical Center**

Come learn about the details of the proposed rezoning of part of the Legacy Meridian Park Medical Center campus. More importantly, come ask your questions and give us your feedback about the rezoning proposal.

**Tuesday, May 25, 2010
1:00 pm to 3:00 pm
Community Health Education Center
Legacy Meridian Park Medical Center**

If you can not attend this Open House, we will be doing an additional open house on Tuesday, June 8 from 6:00 pm to 8:00 pm in the Community Health Education Center. We look forward to hearing from you.

For more information about the Open House, please call the Legacy Meridian Park Medical Center Community Relations office at **503-692-2193**.



FACT SHEET

The rezoning of the 20-acre site from residential to medical center zoning creates consistent zoning with the entire Legacy Meridian Park Medical Center campus.

While there will likely be growth in the future, Legacy Meridian Park Medical Center has no plans to develop the property at this time, and no funding has been earmarked for expansion or growth on the property being rezoned.

Having the property rezoned now allows both Legacy Meridian Park Medical Center and the adjoining neighbors to have predictability for any future development.

While there are no plans for development at this time, it is likely that any future development will be medical office buildings, which are typically open during normal business hours and closed at night and on weekends.

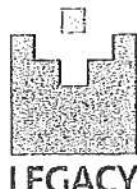
When the first building is developed on the property, earthen berms with dense evergreen tree and shrub landscaping will be placed along the east perimeter of the property in order to create a buffer with adjoining residential developments.

Any buildings developed on the site will be subject to certain setback and height restrictions. For example buildings at the maximum setback will be limited to a 75 foot height.

Any buildings will be subject to the City's architectural review in order to ensure that the design and materials are compatible with the neighborhood and current campus.

Legacy Meridian Park Medical Center will provide a minimum 20 foot setback from the property line to any parking area, and a minimum 50 foot buffer zone on the south and east boundaries in order to protect the existing stand of mature trees.

Legacy Meridian Park Medical Center will provide adequate on-site parking away from city streets.

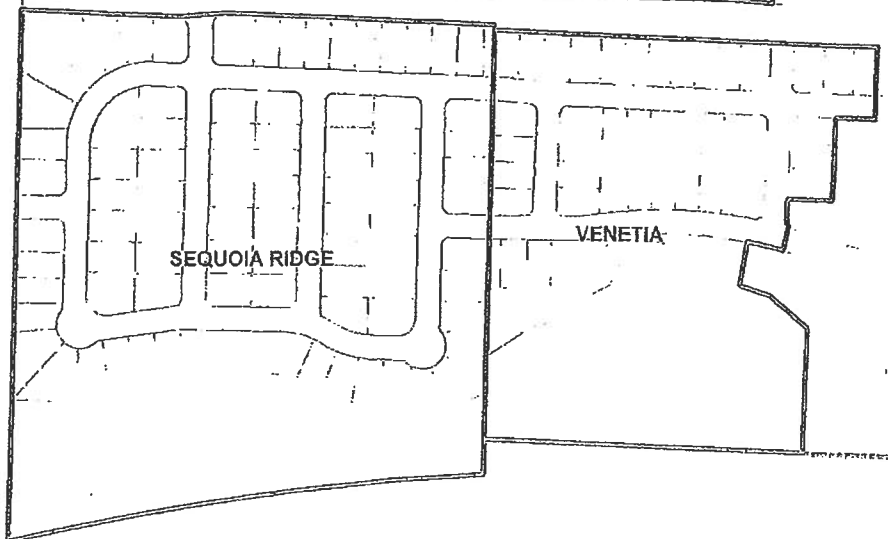
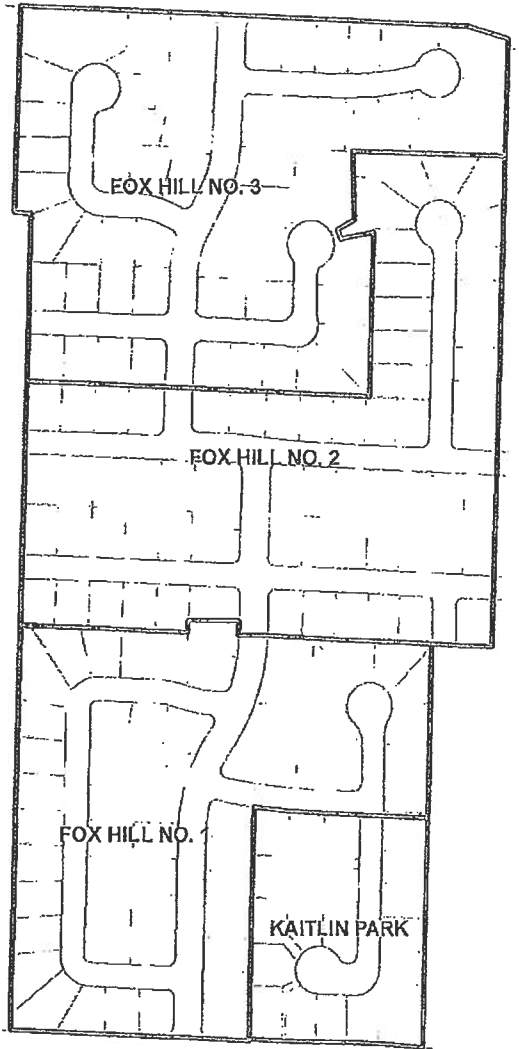
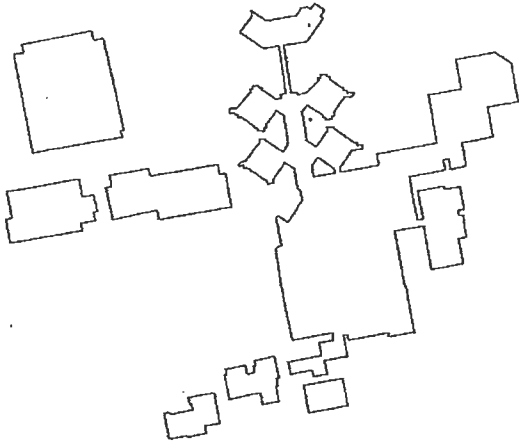


Access to buildings developed in the future will be from any of the four current Legacy Meridian Park Medical Center access points, as well as a new access point on SW Borland Road.

Legacy Meridian Park Medical Center does not plan to allow through traffic onto adjacent streets on the eastern perimeter of the property unless required by the City. Tualatin Valley Fire and Rescue may require emergency access, depending on the type and design of buildings on the site.

Legacy Meridian Park Medical Center will create pedestrian access on the eastern perimeter to allow neighbors to use future paths and trails connecting to the Nyberg Creek wetlands.

Legacy Meridian Park Hospital



OWNERADDR	OWNERCITY	OWNERSTA	OWNERZIP	SUBDIVISION NAME
5719 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5716 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5712 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5670 SW POWHATAN AVE	TUALATIN	OR	97062-9759	KAITLIN PARK
19800 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19780 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19770 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19750 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19740 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19730 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19720 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19710 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	KAITLIN PARK
5733 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5740 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5736 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5714 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5705 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5719 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5727 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5753 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5769 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5722 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5716 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5704 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5630 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19260 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
19240 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
19120 SW 56TH PL	TUALATIN	OR	97062-6728	FOX HILL NO. 3
5645 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19220 SW 57TH AVE	TUALATIN	OR	97062-8797	FOX HILL NO. 3
19110 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
5488 SW JOSHUA ST	TUALATIN	OR	97062-9771	FOX HILL NO. 2
5511 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5545 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5604 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
5566 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
5502 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
5486 SW NATCHEZ ST	TUALATIN	OR	97062-9766	FOX HILL NO. 2
19338 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19242 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19198 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19150 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19181 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19205 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19227 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2

19259 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5531 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
5599 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
5615 SW NATCHEZ ST	TUALATIN	OR	97062-6704	FOX HILL NO. 2
19634 SW 56TH CT	TUALATIN	OR	97062-9726	FOX HILL NO. 1
19580 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
19577 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
19607 SW 56TH CT	TUALATIN	OR	97062-9722	FOX HILL NO. 1
5829 PHOENIX DR APT 102	DALLAS	TX	75231-6215	FOX HILL NO. 1
5641 SW POWHATAN AVE	TUALATIN	OR	97062-9760	FOX HILL NO. 1
5663 SW POWHATAN AVE	TUALATIN	OR	97062-9760	FOX HILL NO. 1
19600 SW 57TH AVE	TUALATIN	OR	97062-9753	FOX HILL NO. 1
19552 SW 57TH AVE	TUALATIN	OR	97062-9753	FOX HILL NO. 1
19631 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
19683 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
19717 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
5703 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5758 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5776 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5793 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5785 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5783 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5773 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5763 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
6 OAK CT	SUNNYVALE	CA	94086-5159	FOX HILL NO. 1
5743 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5635 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5665 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
19295 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19120 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19185 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19260 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
5725 SW WICHITA ST	TUALATIN	OR	97062-8791	FOX HILL NO. 3
PO BOX 1606	TUALATIN	OR	97062-1606	FOX HILL NO. 3
5885 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3
5830 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3
5700 SW WICHITA ST	TUALATIN	OR	97062-8791	FOX HILL NO. 3
15200 BANGY RD	LAKE OSWEGO	OR	97035-3204	FOX HILL NO. 1
19776 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1
19752 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1
19642 SW 56TH CT	TUALATIN	OR	97062-9726	FOX HILL NO. 1
5637 SW NATCHEZ ST	TUALATIN	OR	97062-6704	FOX HILL NO. 2
5749 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5567 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
19645 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
5590 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19685 SW 56TH CT	TUALATIN	OR	97062-9730	KAITLIN PARK

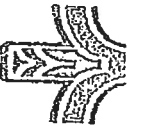
5738 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5581 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5524 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
19669 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
19050 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
5750 SW WICHITA ST	TUALATIN	OR	97062-8791	FOX HILL NO. 3
5620 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
5731 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
19055 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
19075 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
5706 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5650 SW POWHATAN AVE	TUALATIN	OR	97062-9759	KAITLIN PARK
19461 SW 57TH AVE	TUALATIN	OR	97062-9764	FOX HILL NO. 2
19225 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
5548 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
19551 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
5681 SW POWHATAN AVE	TUALATIN	OR	97062-9760	FOX HILL NO. 1
19715 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
0836 SW CURRY ST UNIT 1500	PORTLAND	OR	97239-4529	KAITLIN PARK
5756 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5690 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5557 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
19576 SW 57TH AVE	TUALATIN	OR	97062-9753	FOX HILL NO. 1
5685 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
19678 SW 57TH AVE	TUALATIN	OR	97062-6703	FOX HILL NO. 1
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	KAITLIN PARK
5741 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5570 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
5538 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
19386 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5631 SW NATCHEZ ST	TUALATIN	OR	97062-6704	FOX HILL NO. 2
5734 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
19095 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19656 SW 57TH AVE	TUALATIN	OR	97062-6703	FOX HILL NO. 1
8249 TORRÉY GARDENS PL	SAN DIEGO	CA	92129-4603	FOX HILL NO. 3
5552 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
19270 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5585 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19080 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19280 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19700 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1
5610 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19169 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
9700 SW IOWA DR	TUALATIN	OR	97062-7350	FOX HILL NO. 1
PO BOX 371	WEST LINN	OR	97068-0371	FOX HILL NO. 1
19135 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19724 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1

5702 SW CALUSA LOOP	TUALATIN	OR	97062-9757	KAITLIN PARK
19795 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
5477 SW JOSHUA ST	TUALATIN	OR	97062-9785	FOX HILL NO. 2
19293 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19565 SW 57TH AVE	TUALATIN	OR	97062-7733	FOX HILL NO. 1
5740 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5746 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5725 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5650 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5613 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
19539 SW 57TH AVE	TUALATIN	OR	97062-9755	FOX HILL NO. 1
5845 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3
5755 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5728 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5744 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
19280 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
5514 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
19554 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
5777 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5550 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
5615 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19275 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19760 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19650 SW 56TH CT	TUALATIN	OR	97062-9730	KAITLIN PARK
5705 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5796 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5709 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
19000 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19155 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
5630 SW POWHATAN AVE	TUALATIN	OR	97062-9759	KAITLIN PARK
5523 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5790 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
PO BOX 36	TUALATIN	OR	97062-0036	KAITLIN PARK
19270 SW 57TH AVE	TUALATIN	OR	97062-8797	FOX HILL NO. 3
19150 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
19304 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5573 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
5789 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
PO BOX 1925	WILSONVILLE	OR	97070-1925	KAITLIN PARK
5752 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5702 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
19530 SW 57TH AVE	TUALATIN	OR	97062-9748	FOX HILL NO. 2
5582 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
19216 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19321 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19025 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
5870 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3

5680 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19174 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19065 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19220 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
5670 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5737 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5525 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19025 SW 57TH AVE	TUALATIN	OR	97062-8795	FOX HILL NO. 3
6005 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6015 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6025 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6035 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6055 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6065 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
4525 SW NATCHEZ CT	TUALATIN	OR	97062-8769	SEQUOIA RIDGE
6083 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
6085 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
6070 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
6050 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
6058 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6050 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
19975 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
19985 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
20035 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
20095 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
20080 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
20050 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
19980 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
19970 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
19960 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
5980 SW SEQUOIA DR	TUALATIN	OR	97062-6852	SEQUOIA RIDGE
19995 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
20020 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
20000 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
19990 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
19950 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
19910 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
19955 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
20005 SW 58TH TER	TUALATIN	OR	97062-6848	SEQUOIA RIDGE
20025 SW 58TH TER	TUALATIN	OR	97062-6848	SEQUOIA RIDGE
20075 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
5860 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
5820 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
5800 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
20080 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
20050 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
19980 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE

5775 SW SEQUOIA DR	TUALATIN	OR	97062-6853	SEQUOIA RIDGE
5825 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
5865 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
5915 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
5955 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	SEQUOIA RIDGE
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	SEQUOIA RIDGE
6090 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
6070 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
20015 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
20035 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
20070 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
6060 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
19905 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
19935 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
5995 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	SEQUOIA RIDGE
19975 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
20045 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
5840 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
19925 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
3 MONROE PKWY STE P429	LAKE OSWEGO	OR	97035-1486	SEQUOIA RIDGE
19930 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	SEQUOIA RIDGE
11044 SW 113TH TER	TIGARD	OR	97223-4262	SEQUOIA RIDGE
20040 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
19965 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
20130 SW 58TH TER	TUALATIN	OR	97062-6845	SEQUOIA RIDGE
20065 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
19940 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
20055 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
6030 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
6095 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
6010 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
19955 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
9549 SW IOWA DR	TUALATIN	OR	97062-7367	SEQUOIA RIDGE
5795 SW SEQUOIA DR	TUALATIN	OR	97062-6853	SEQUOIA RIDGE
5940 SW SEQUOIA DR	TUALATIN	OR	97062-6852	SEQUOIA RIDGE
19960 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
10709 SW LONDON LN	WILSONVILLE	OR	97070-3029	SEQUOIA RIDGE
19945 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
5805 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
6080 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
20160 SW 58TH TER	TUALATIN	OR	97062-6845	SEQUOIA RIDGE
19920 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
5845 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
20030 SW 58TH TER	TUALATIN	OR	97062-6848	SEQUOIA RIDGE

5885 SW SEQUOIA DR	TUALATIN	OR	97062-6854	SEQUOIA RIDGE
5707 SW SEQUOIA DR	TUALATIN	OR	97062-6865	VENETIA NO. 1
5689 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
6030 FROST LN	LAKE OSWEGO	OR	97035-4587	VENETIA NO. 1
5643 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
5621 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
5587 SW SEQUOIA DR	TUALATIN	OR	97062-9734	VENETIA NO. 1
5523 SW SEQUOIA DR	TUALATIN	OR	97062-9734	VENETIA NO. 1
20062 SW 56TH AVE	TUALATIN	OR	97062-6869	VENETIA NO. 1
20086 SW 56TH AVE	TUALATIN	OR	97062-6869	VENETIA NO. 1
20099 SW 56TH AVE	TUALATIN	OR	97062-6869	VENETIA NO. 1
20051 SW 56TH AVE	TUALATIN	OR	97062-6869	VENETIA NO. 1
5630 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
5642 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
5670 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
20036 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1
20054 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1
20078 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1
5675 SW LEE ST	TUALATIN	OR	97062-6867	VENETIA NO. 1
5649 SW LEE ST	TUALATIN	OR	97062-6867	VENETIA NO. 1
5682 SW LEE ST	TUALATIN	OR	97062-6867	VENETIA NO. 1
5700 SW LEE ST	TUALATIN	OR	97062-6870	VENETIA NO. 1
20083 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1
20067 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1
5671 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
5664 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
173 PLAIN RD	WAYLAND	MA	01778-2424	VENETIA NO. 1
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	VENETIA NO. 1
5693 SW SEQUOIA DR	TUALATIN	OR	97062-6864	VENETIA NO. 1
20037 SW 56TH AVE	TUALATIN	OR	97062-6869	VENETIA NO. 1
20090 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1
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5734 SW LEE ST	TUALATIN	OR	97062-6870	VENETIA NO. 1
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	VENETIA NO. 1
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20041 SW 57TH TER	TUALATIN	OR	97062-6866	VENETIA NO. 1



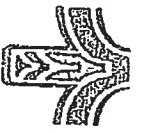
CITY COUNCIL SIGN-UP SHEET

DATE: MARCH 8, 2010

PLEASE COMPLETE TO GIVE TESTIMONY

LIMIT TESTIMONY TO THREE MINUTES

(PLEASE PRINT CLEARLY)					
Name	Address	E-mail	Representing	Agenda Item(s) or Citizen Comments	
1. Mike Hefley	19730 SW 56th CT	Mchefley@gmail.com			
2. Debi Lorence	Tigard, OR	debi@mtcharterschool.org	Mitch Charter School	Mitch Charter School	
3. Sherina Hitcheth	9355 SW Quinault	shiraheth@reason.net	Mitch Charter School	Mitch Charter School	
4. Joel Smith	Tualatin	joel@labeible.org	Mitch Charter School	Mitch Charter School	
5. Colleen Sanchez	" "	KathyRwalk@earthlink.net		More case they clear	
6. Doreen Stokalo	8455 SW 11th				
7. Kathy Newcomb			North Tualatin	Urban Renewal	
8. BRIAN BLIN	Tualatin		Ferris	Andy's Quilt	Historical Zone



CITY COUNCIL SIGN-UP SHEET

DATE: MARCH 8, 2010

PLEASE COMPLETE TO GIVE TESTIMONY

LIMIT TESTIMONY TO THREE MINUTES

(PLEASE PRINT CLEARLY)

Name	Address	E-mail	Representing	Agenda Item(s) or Citizen Comments
1. Barbara Franczak	19135 SW 52nd Court	gfranz2@earthlink.net	Hospital	
2. Lori Kellogg	10425 SW Kiowa St Tualatin	lori_kellogg@hotmail.com	MIT/MS	
3. David Lillard	5728 SW Natchez St	dvllillard@yahoo.com	hospital	
4. Cathy Holland	10740 SW Knappa Dr	c.holland73@gmail.com	Urban Renewal - Corncast.net Bridge	

5.
6.
7.
8.



CITY COUNCIL SIGN-UP SHEET

DATE: MARCH 8, 2010

PLEASE COMPLETE TO GIVE TESTIMONY

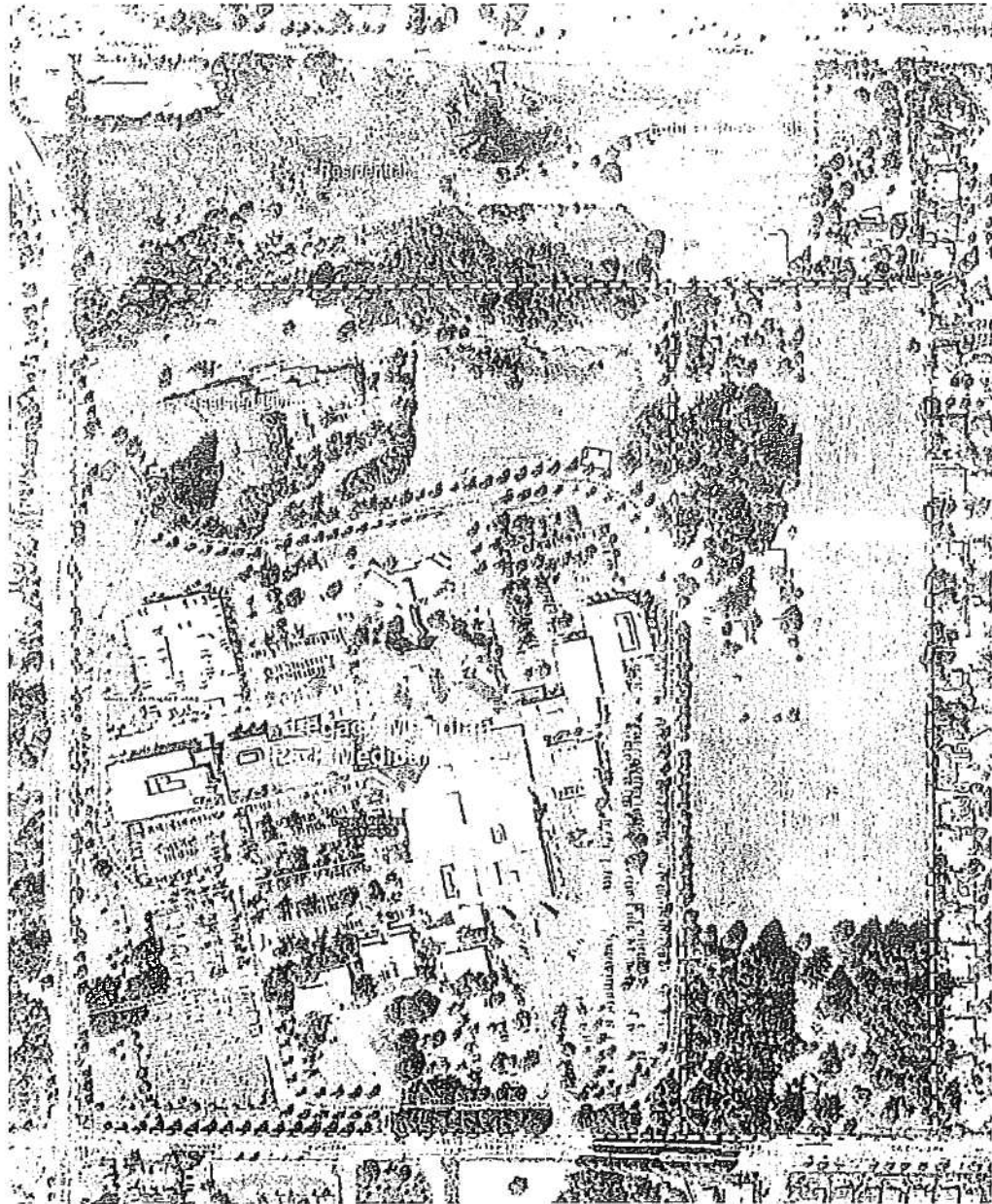
LIMIT TESTIMONY TO THREE MINUTES

(PLEASE PRINT CLEARLY)				
Name	Address	E-mail	Representing	Agenda item(s) or Citizen Comments
1. Stephen Titus	10170 SW SEDLAK CT			Citizen Comments
2. Ed Bartlett	10200 SW Anderson Ct			Tualatin Day Comm Citizen comments Tual. David Comm.
3. Joey Smith	22335 SW MAUDAN		M.I.T.C.H. CHARTER SCHOOL BOARD	F. 2.
4. Tim Allison	5753 SW Joshua St			Zone Change
5. Nancy Grimes	19910 SW 56 th Ct			Zone change
6. Joey				
7. Tim Imoulsburg	19291 SW CHESTERMANE	THE FRANKLINIAN @ CONCRETE NET		Zone change
8. Paul Pearson	19338 SW 55 th Ct			

Community Sign In Sheet

Please check below
to be added to mailing list

Name	Address	Phone Number	Email Address	
Mike Monahan	2743 SW Calusa, Tualatin, OR 97062	503-819-3338	katkwik@aol.com	✓
Tim Thornburg	19291 SW Chesapeake, Tualatin, OR 97062	503-612-9493	timthornburg@comcast.net	✓
Steve Wheeler	5326 SW Natchez St, Tualatin, OR 97062	503-691-1077	sjlewhwheeler@comcast.net	✓
Paul Sivley	5190 SW Whichita, Tualatin, OR 97062	503-502-3385	p.sivley@comcast.net	✓
Bjorn S. G	5716 SW Joshua Street, Tualatin, OR 97062	503-692-4210	bjgall@gmail.com	✓
J. Waldron			Manylee16@hotmail.com	✓
John and Mary Grammel	19565 SW 57 th Ave, Tualatin, OR 97062	503-692-0670	Jandm.grammel@verizon.net	✓
Eric Barber				✓
Paul and Vanita Pedersen	19338 SW 55 th Court, Tualatin, OR 97062	503-454-0819	Vtpedersen@comcast.net	✓
Jim Zupancic	5335 Meadows, #161, Lake Oswego, OR	503-968-8200	Jim@zupgroup.com	✓
Nancy Grimes	19710 SW 56 th Court, Tualatin, OR 97062	503-454-0272	sandngrimes@excite.com	✓
Doug Bowen	5695 SW Powhatan Ave, Tualatin, OR 97062	503-691-2148	dbowen@1cmisn.com	✓
Kathe Monroe	6025 SW Sequoia Drive, Tualatin, OR 97062	503-803-5555	kathemonroe@gmail.com	✓
Mark Coolican	19050 SW Mobile Place		Coolicanm1@aol.com	✓
Angela Wrantz	19155 SW Mobile Place	503-692-5123	Angela.wrantz@comcas.net	✓
Steve and Renee Balsiger	5885 SW Whichita Street	503-691-2665	Renee.balsiger@mercer.com	✓
Kaitlan Monroe	6025 Sequoia Drive, Tualatin, OR 97062			
Mike Reiss	19185 SW Mobile Place	503-692-3911	mikereiss@owens-minor.com	
Linda Mobelt	19181 SW 55 th Court	503-692-9621		
Mike and Karen Riley	8720 SW Tualatin Road, #233	503-691-9848	Jmyke2000@comcast.net	✓
Bob Grable	4980 SW Borland			
Cheri Benson	5915 SW Sequoia Drive	503-885-0243		
Joseph Herzig	5758 SW Calusa Loop	503-516-8292	qizreh@att.net	✓
Todd Allison	5753 SW Joshua		Todd-Allison@IDEM.com	
Mary Lee Tolley				
Sherilyn Lombos	City of Tualatin	503-691-3010		
Doug Rux	City of Tualatin			
Will Harper	City of Tualatin			
Chris Barhyte	Tualatin City Council		chris@barhyte.com	
Ed Truax	Tualatin City Council		edtruax@gmail.com	



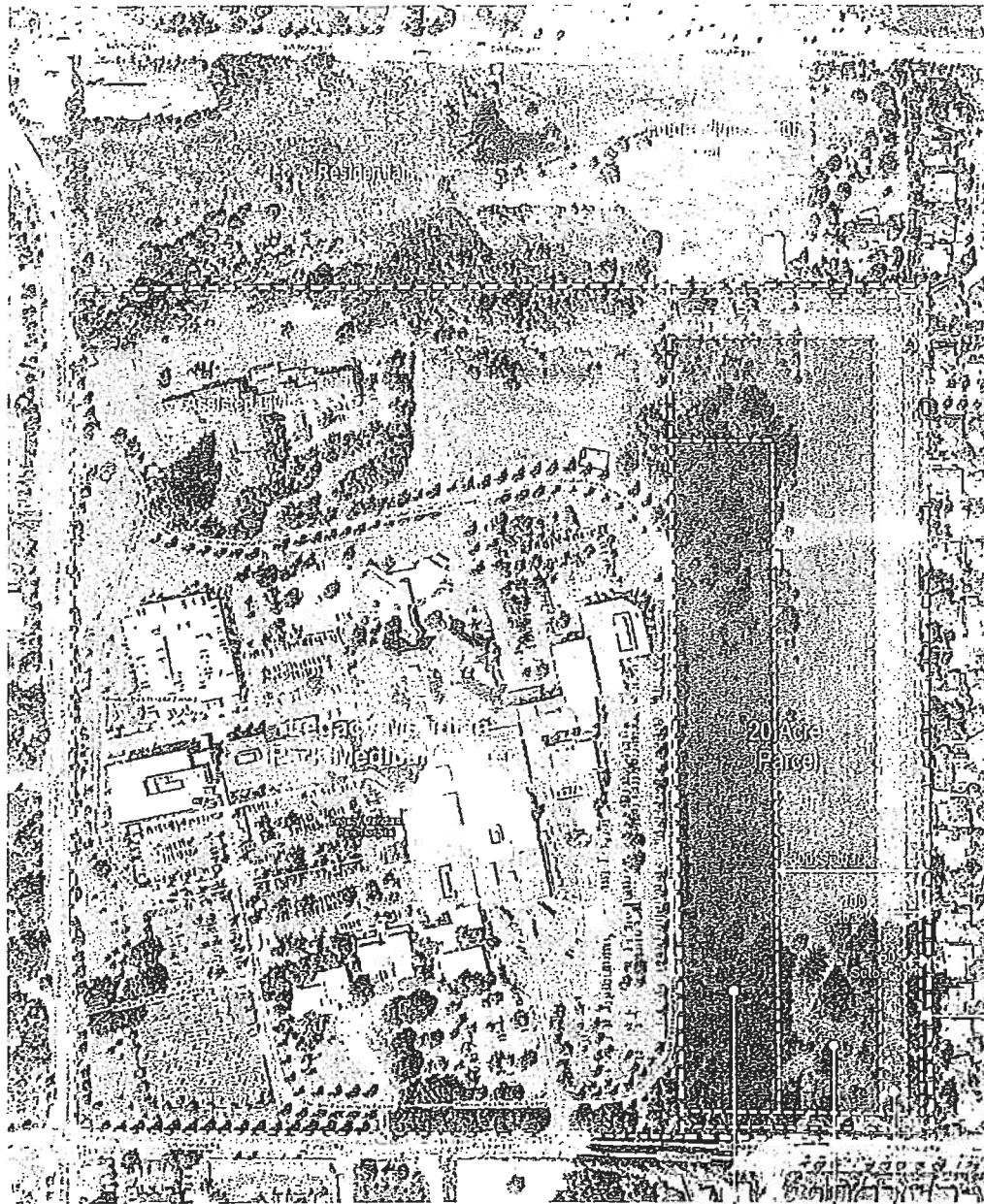
SW Wichita St.
SW Joshua St.
SW Natchez St.

Site Plan
Scale - 1" = 100'-0"



ZGF
Apr 20, 2010

LEGACY HEALTH
MERIDIAN PARK
MEDICAL CENTER



SW Wichita St
 SW Joshua St
 SW Natchez St

20 Acre Parcel

20' Minimum Setback to Parking Agreed to by LMPMC (10' Minimum allowed by MC Zone).

Site Plan - MC Zoning
 Scale - 1" = 100'-0"



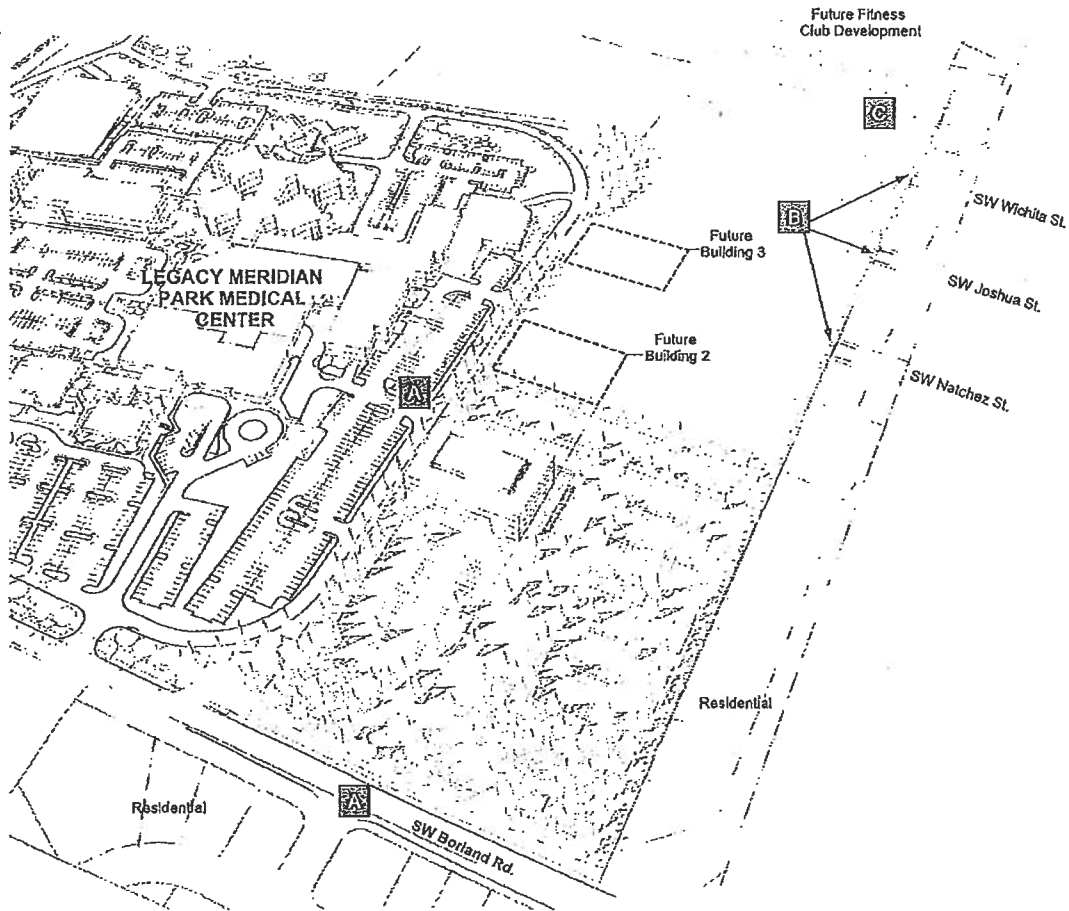
75' Max. at 300' Setback.
 Height Agreed to by LMPMC.
 (95' Maximum Height at 300'
 Setback allowed by MC Zone.)

45' Maximum Height
 at 100' Setback

25' Maximum Height
 at 50' Setback

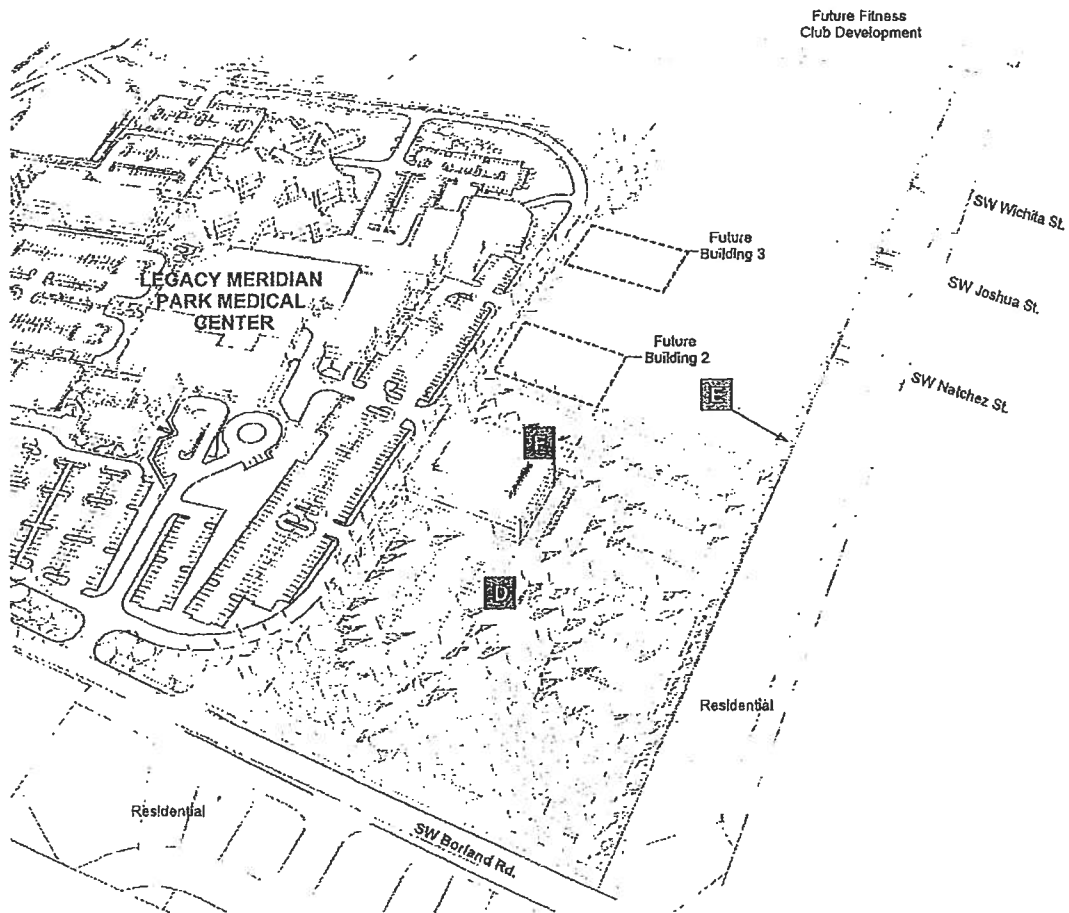
MEMORANDUM ITEMS

- A** Access may be obtained from one new public street access on SW Borland Road and shared access with existing LMPMC access on SW Borland Rd. and SW 65th Avenue
- B** Restrict direct motor vehicle ingress/egress access to the adjoining SW Joshua, SW Natchez & SW Wichita residential streets on east except for emergency access as required.
- C** Provide pedestrian access between the Legacy property and LMPMC to adjoining public streets and encourage connections to a future path or trail system on the nearby Stafford Hills Racquet & Fitness Club and Nyberg Creek wetlands (located to the north)



MEMORANDUM ITEMS

- D** Provide adequate on-site parking and place parking away from public streets.
- E** When the first building is developed on the Property, provide landscape berms with dense evergreen tree & shrub landscaping on the property's east perimeter to create a buffer to adjoining residential development.
- F** Building design compatible with nearby residential and medical center development.



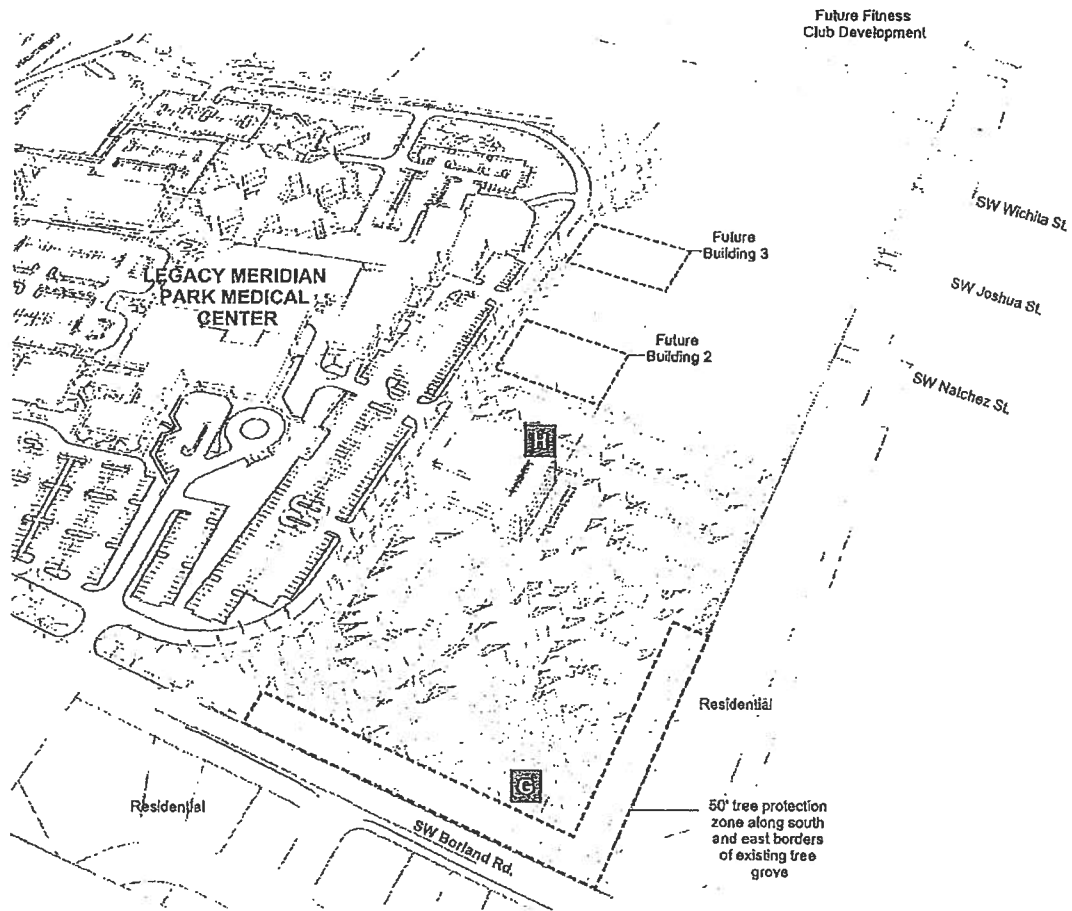
MEMORANDUM ITEMS

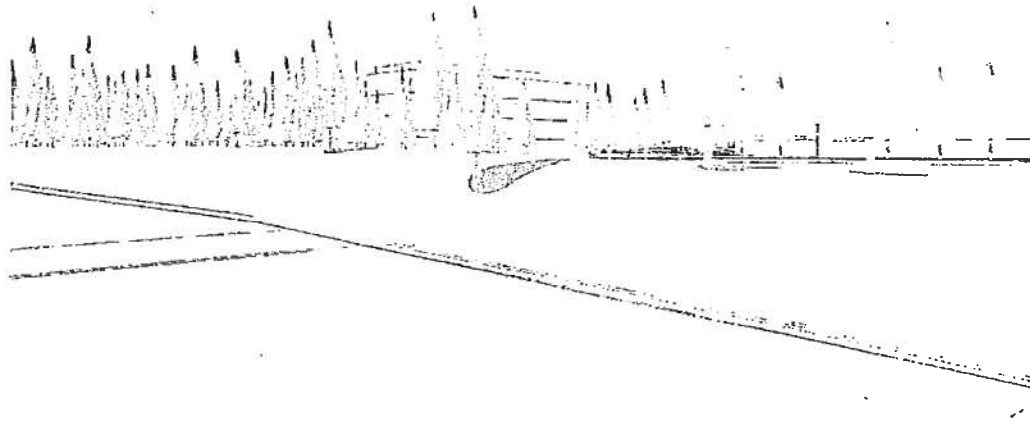


Provide a minimum of 20 foot setback from property line to parking area (10' Minimum permitted under MC Zone) and minimum 50 ft for tree protection on the south and east boundaries, in the tree grove adjoining SW Borland Road.

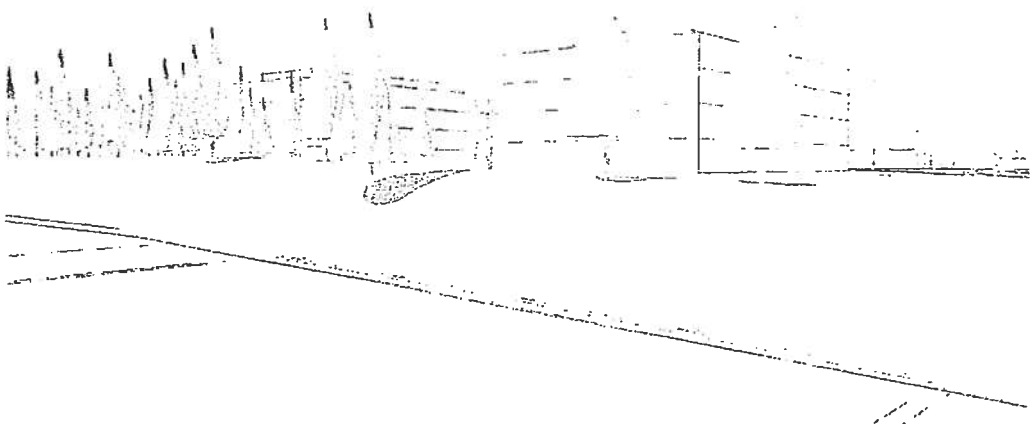


Limit maximum building height to 75' in the 20-acre parcel. (95' Maximum Height at 300' Setback permitted under MC Zone.)

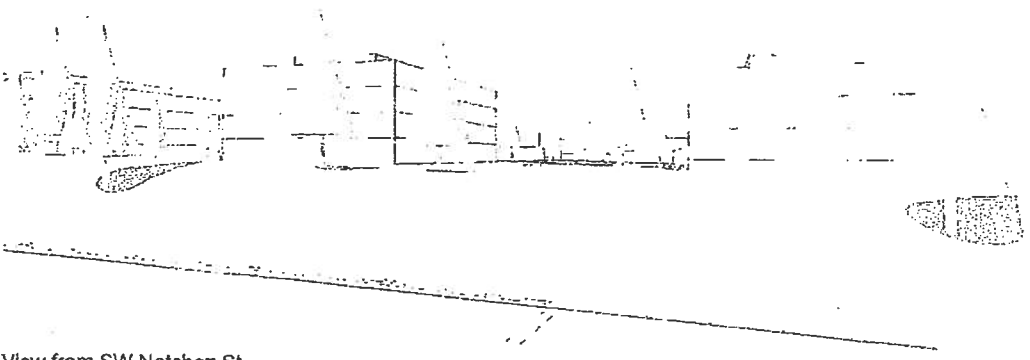




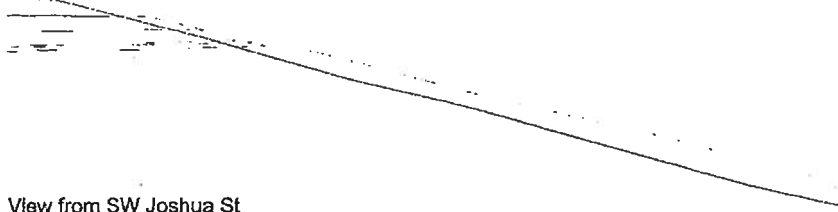
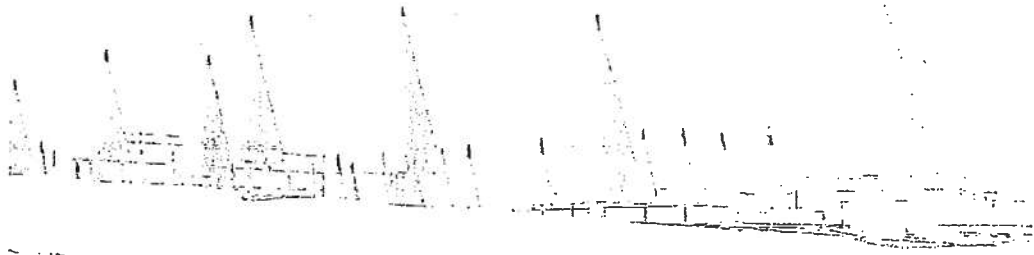
View from SW Natchez St.
Initial Build-Out.



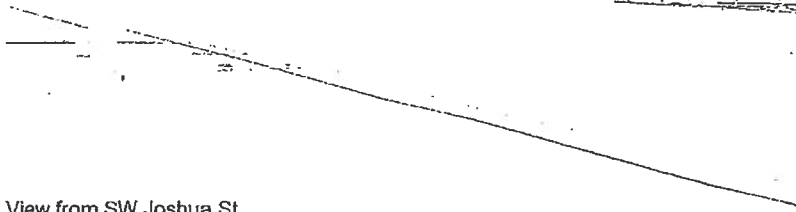
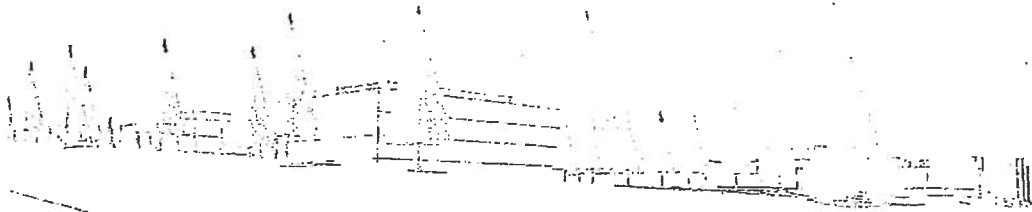
View from SW Natchez St.
Initial + Building 2



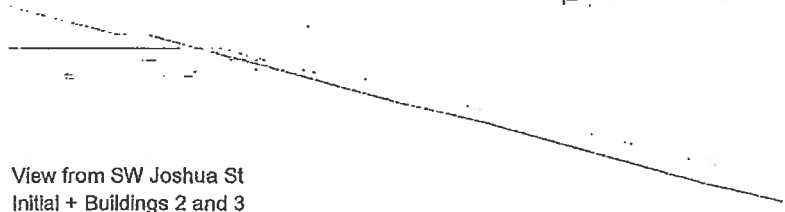
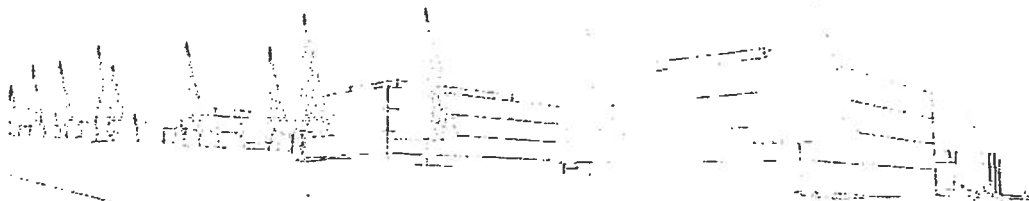
View from SW Natchez St.
Initial + Buildings 2 and 3



View from SW Joshua St
Initial Build-Out



View from SW Joshua St
Initial + Building 2



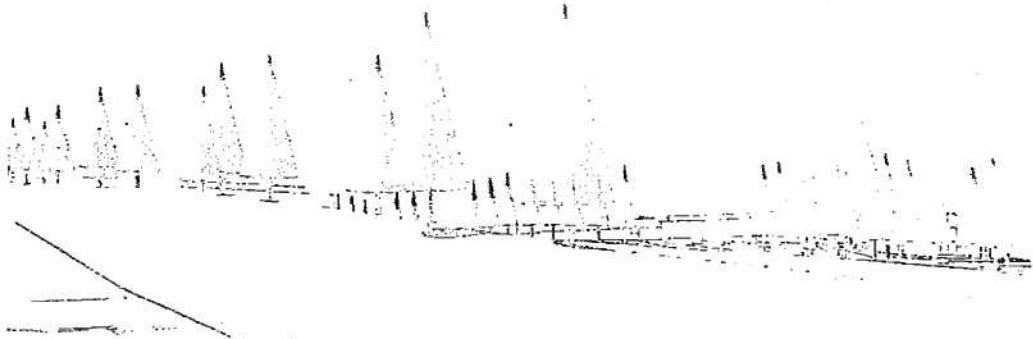
View from SW Joshua St
Initial + Buildings 2 and 3

ZGF

April 26, 2010



MERIDIAN PARK
MEDICAL CENTER



View from SW Wichita St
Initial Build-Out



View from SW Wichita St
Initial + Building 2



View from SW Wichita St
Initial + Buildings 2 and 3

Questions from Community Open-House

Tuesday, April 27th

- Can Legacy work with ODOT to direct hospital traffic off I-205 (from Stafford) to I-5?
- Why now?
- Consider showing campus zones so community can have assurance of what Legacy won't do
- What assurance do we have that Legacy will preserve trees and keep skyline?
- What limitations are there to widen Borland?
- Can you ensure that the developer agreements will continue to exist if the hospital sells the land? Can that caveat be added to the development agreement?
- How long should the term of the development agreement be?
- Can we consider including berm and/or further expanding green space (visual)?
- Will there be a traffic light on Borland and 60th?
- Can there be no access off of Borland Road?
- Does Borland need to be widened? We don't want it widened.
- Can the area along the east be widened to 60'-80' for open space and maintained by the City?
- How do you measure building height on a sloped site?
- Can the development agreement restrict access over the length of the term of the agreement from the local residential streets?
- Can the trees at the southeast corner be protected as shown on the drawings?
- Is a development agreement binding on subsequent owners if the property is sold? Will include
- How high is the berm? Can it be higher?
- Can legacy build a trail along the wetlands to the north of their property?

Comments:

We do not approve of an entrance on Borland Road. Put a light on 65th and enter on the road that is already there. Borland Rd is residential and there are many school children who use it. (jandm.grammel@verizon.net)

Traffic will be increased at 60th & Borland. Right now it is extremely difficult to turn left from 60th & Borland. Vision is poor and multiple cars both directions. Request a traffic light. It is also difficult to cross Borland there. Set back from Borland should be greater than 50'. Name: M. Waldron

Tuesday, May 25th

- Will the new intersection be signalized?
- Does the height of the building including HVAC units on top of the building or is it measured from the top of the last floor?
- Is the 4 foot berm high enough to create visual barrier? What types of trees can be grown on the berm? Will they grow high enough?
- Will the parking lot lighting create light pollution?
- We were told that the traffic impact for any new construction would be 8,000 trips a day? That seems like a lot of new traffic on nearby streets.

Comments:

Legacy has been a good neighbor for many years. Thank you for the community education person, the trail around the site and neighborhood support. I support the planned expansion of the medical center. Bob Gerber.

Tuesday, June 8th

- Is it possible to build wall on berm? Would Legacy consider a taller berm (example – Novellus)
 - Preference for physical wall/barrier vs. berm
- Can Legacy confirm with Tualatin Valley Fire and Rescue their requirement for access?
- How do the draft development agreement restrictions compare with low den residential?
 - 15 ft from property vs. 300 ft (hospital proposal)
 - 45 ft height house and houses 5 ft apart

Comments:

None

Tell Us What You Think, Ask Questions...We're Listening

As a resident of the city of Tualatin I find it important to have quality health care in my community. I am also an employee of KPCC and am proud to support the measures necessary to grow this facility

Yes, please add me to your mailing list for future meetings or events.

Name Beth Hall

Mail/E-mail address bhall@LHS.org



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions...We're Listening

I feel that Legacy Meridian Park plays a vital role in my community. Allowing for a zoning change to occur on the parcel of land East of the hospital will enable Legacy to continue to plan for future services necessary to provide the quality of care we all have become accustomed to.

Yes, please add me to your mailing list for future meetings or events.

Name Dave Anglen

Mail/E-mail address _____



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions... We're Listening

I think rezoning the area would be a great opportunity for legacy to expand its services to the community and employees, with a competitive environment that our hospital is surrounded by. I think that offering more services advanced, technology, space would greatly favor us.

Yes, please add me to your mailing list for future meetings or events.

Name _____

Mail/E-mail address _____



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions... We're Listening

I agree with Legacy's plan for re-zoning of their 20 acres east of Campus. As Tualatin's largest employer, Legacy's expansion would only help to create more quality jobs.

Yes, please add me to your mailing list for future meetings or events.

Name _____

Shelby McCall RT(R)

Mail/E-mail address _____



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions...We're Listening

As a member of the Meridian Park staff, I can definitely see the need to secure this land for future development. The only way to support our growing community is to be able to grow alongside its population. As a resident of Tualatin, I also can appreciate the concerns of the adjacent neighbors. I'm confident that Meridian Park will respect these boundaries and work hard to minimize the impact of the surrounding areas.

Yes, please add me to your mailing list for future meetings or events.

Name

Chip Allen - supervisor/rehab svcs

Mail/E-mail address



MERIDIAN PARK
MEDICAL CENTER

Frequently Asked Questions – April 27, 2010

Here are a number of questions that have already been asked about Legacy Meridian Park Medical Center's rezoning effort. We hope you find these helpful in understanding more about this effort.

Why is Legacy Meridian Park Medical Center trying to rezone the 20 acres?

Currently the property is zoned for residential development, while the rest of the campus is zoned for medical services. Since growth will likely occur at some point in the future, and since Legacy Health is not in the business of building residential developments, we felt it would be best to have consistent medical services zoning throughout the property.

Most people apply for rezoning when they plan on doing something with their property. Is Legacy Meridian Park Medical Center planning on building on the 20 acres now?

At some point in the future Legacy Meridian Park Medical Center will need to grow. When that need will arise, we really don't know. Right now there are no plans to build on the property, and no funds have been earmarked by Legacy Health to grow or expand on the 20 acres.

When Legacy Meridian Park Medical Center does develop the property, what will be built?

Legacy Meridian Park Medical Center has already developed its core hospital, so any development will most likely be medical office buildings. Any development on the property would be linked to the delivery of medical care to the community.

What would the size of a building be when development does occur?

As a part of a draft agreement with the City of Tualatin, Legacy Meridian Park Medical Center has agreed to a set of standards for the property. No building will be any taller than 75 feet. Parking areas and a minimum 20 foot setback will separate any building from the closest homes.

Would buildings be open 24-hours a day, seven days a week?

An overwhelming majority of medical office buildings are only open during normal business hours, and closed at night and on weekends. That means buildings and adjacent parking areas would not be used during off hours, which reduces and minimizes any light or noise that would come from the building.



I would feel better knowing what is going on the property right now. Will we be able to raise concerns about whether a future building fits into the neighborhood?

While we don't know what will go on the property right now, Legacy Meridian Park Medical Center has agreed that any development will match the character of the neighborhood and the medical campus. In addition, when we decide to develop the property there are processes in place for people to know what will be built and to offer comments on the design, including the architectural review process.

What else will Legacy Meridian Park Medical Center do to separate its development from nearby residential neighbors?

Legacy Meridian Park Medical Center has also agreed to install an earthen berm, along with dense evergreen tree and shrub landscaping to minimize the visual impact of any development. We also have agreed to protect the mature stand of trees that already exist on the property with a 50 foot buffer zone.

Traffic is always a concern. What kind of traffic impact will new development have on the neighborhood?

Since we don't know what we will build on the property, we don't know what the traffic impact would be. Any future development does require a traffic study prior to final approval of a project. In addition, we have agreed to provide adequate parking so there will be no need for people coming to the property to park on neighborhood streets.

Will future development mean new through streets into the Fox Hill neighborhood?

Legacy Meridian Park Medical Center does not plan to connect to SW Joshua, SW Natchez or SW Wichita, unless we are required to by the City of Tualatin. Our preference is to leave those connections closed. Tualatin Valley Fire and Rescue may require some type of emergency access, depending on the type and design of buildings on the site, but it does not appear it would need to be a through street.

If traffic will not be coming onto the property from the Fox Hills neighborhood, then how will they access the property?

Access to the 20 acres could be from any of the four existing entrances off of SW 65th and SW Borland Road. An additional access point to any new development will be required off of SW Borland Road.

The flyer I received said you will hold additional meetings in May and June. When will these be held and will they be the same format?

Legacy Meridian Park Medical Center will hold two additional Open House meetings. One will be held on Tuesday, May 18th from 1:00 pm to 3:00 pm, and one on Thursday, June 10th from 6:00 pm to 8:00 pm. These will also be an Open House format with information available to anyone who attends. We will also send out answers to questions that are raised at any of the Open House meetings to people who ask to be added to our contact list.

Frequently Asked Questions – May 25, 2010

Here are a number of questions that have already been asked about Legacy Meridian Park Medical Center's rezoning effort. We hope you find these helpful in understanding more about this effort.

Why is Legacy Meridian Park Medical Center trying to rezone the 20 acres?

Currently the property is zoned for residential development, while the rest of the campus is zoned for medical services. Since growth will likely occur at some point in the future, and since Legacy Health is not in the business of building residential developments, we felt it would be best to have consistent medical services zoning throughout the property.

Most people apply for rezoning when they plan on doing something with their property. Is Legacy Meridian Park Medical Center planning on building on the 20 acres now?

At some point in the future Legacy Meridian Park Medical Center will need to grow. When that need will arise, we really don't know. Right now there are no plans to build on the property, and no funds have been earmarked by Legacy Health to grow or expand on the 20 acres.

Why is Legacy Meridian Park Medical Center seeking the rezoning now?

The answer is simple: predictability, certainty and reduced costs. This rezoning effort will allow the hospital to accurately predict what it can do with the 20 acres in the future when growth is likely to occur. It also allows a certainty about what will go on that land for the hospital for patient care, the City of Tualatin in planning its growth, and for the neighborhood to know what will happen with that acreage.

Most importantly, rezoning the land can help reduce the cost of future development by minimizing costly delays from long, drawn-out land use debates. It is important to understand that every month a project does not move forward means high material and labor costs due to inflation. Knowing what the zoning is now means that building in the future can be done using predictable costs.

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What would the size of a building be when development does occur?

As a part of a draft agreement with the City of Tualatin, Legacy Meridian Park Medical Center has agreed to a set of standards for the property. No building will be any taller than 75 feet. Parking areas and a minimum 20 foot setback will separate any building from the closest homes.

Would buildings be open 24-hours a day, seven days a week?

An overwhelming majority of medical office buildings are only open during normal business hours, and closed at night and on weekends. That means buildings and adjacent parking areas would not be used during off hours, which reduces and minimizes any light or noise that would come from the building.

How do you measure building height on a sloped site?

We will measure building heights using the formula used by the City of Tualatin.

Is there a way to ensure that the development agreement stays in effect if Legacy Meridian Park Medical Center sells the land?

We can add a provision to the development agreement that ensures any current or future property owner is required to follow the terms laid out in the agreement.

How long will the draft development agreement be in effect?

The draft development agreement has a term of 30 years

I would feel better knowing what is going on the property right now. Will we be able to raise concerns about whether a future building fits into the neighborhood?

While we don't know what will go on the property right now, Legacy Meridian Park Medical Center has agreed that any development will match the character of the neighborhood and the medical campus. In addition, when we decide to develop the property there are processes in place for people to know what will be built and to offer comments on the design, including the architectural review process.

What else will Legacy Meridian Park Medical Center do to separate its development from nearby residential neighbors?

Legacy Meridian Park Medical Center has also agreed to install an earthen berm, along with dense evergreen tree and shrub landscaping to minimize the visual impact of any development. We also have agreed to protect the mature stand of trees that already exist on the property with a 50 foot buffer zone.

Can you assure your neighbors that you will preserve the existing stand of trees and keep the skyline?

The draft development agreement includes both a buffer zone to protect much of the existing tree stand and a limitation on the height of any buildings, which will help meet these needs.

Would Legacy Meridian Park Medical Center consider including a berm in the draft development agreement or further expanding green space?

There is a four-foot berm included in the current draft agreement, considerable landscaping within the berm, and a significant setback to the edge of any building. The City of Tualatin's Architectural Review process will ensure these conditions are met.

How high is the berm and can it be higher?

Under the current draft development agreement, the berm will be a minimum of four feet in height. There will also be trees and shrubs planted in the berm to increase the shielding of any buildings from the neighborhood. Given these trees and shrubs, having it any higher would be impractical.

Can the trees at the southeast corner of the property be protected as shown on the drawings?

The current draft development agreement already includes a 50-foot protection zone for those trees.

Can the area along the east be widened 60 to 80 feet for open space and maintained by the City?

Having a 60 to 80 foot open space area would essentially prevent Legacy Meridian Park Medical Center from using the land by eliminating any property for the parking required by the City of Tualatin. While it is not open space, we have agreed to a set back that pushes any new buildings more than 80 feet back from the eastern property line.

Traffic is always a concern. What kind of traffic impact will new development have on the neighborhood?

Since we don't know what we will build on the property, we don't know what the traffic impact would be. Any future development does require a traffic study prior to final approval of a project. In addition, we have agreed to provide adequate parking so there will be no need for people coming to the property to park on neighborhood streets.

I have a number of questions about Borland Road. Are there limitations on whether Borland Road will be widened? Will there be a traffic light on Borland and 60th? Can Legacy Health eliminate the access point to the 20 acres off of Borland Road?

Unfortunately, Legacy Meridian Park Medical Center has no control over a publicly-owned right-of-way, so all of these questions can only be answered by the City of Tualatin. As for the new entrance, city development codes require the new entrance to be included in the plan so only the City of Tualatin can remove the requirement.

Can signs be installed along I-205 to direct hospital traffic off of Stafford and onto I-5?

Signage directing motorists to hospitals is handled by the Oregon Department of Transportation, so Legacy Health has no direct control over where those signs are installed or the criteria used to identify the location of those signs.

Will future development mean new through streets into the Fox Hill neighborhood?

Legacy Meridian Park Medical Center does not plan to connect to SW Joshua, SW Natchez or SW Wichita, unless we are required to by the City of Tualatin. Our preference is to leave those connections closed. Tualatin Valley Fire and Rescue may require some type of emergency access, depending on the type and design of buildings on the site, but it does not appear it would need to be a through street.

If traffic will not be coming onto the property from the Fox Hills neighborhood, then how will they access the property?

Access to the 20 acres could be from any of the four existing entrances off of SW 65th and SW Borland Road. An additional access point to any new development will be required off of SW Borland Road.

Can the development agreement restrict access to local residential streets over the term of the agreement?

It is our preference not to have direct access from the 20 acres to the three adjoining streets. The only exception would be for emergency vehicle access, which would be a requirement established by the Tualatin Valley Fire and Rescue District. We are willing to work with our neighbors and TVF&R to design access that meets all of our needs.

Can Legacy build a trail along the wetlands to the north of their property?

Neighbors are already using the 20-acres to access the nearby wetlands, so Legacy Meridian Park Medical Center would certainly consider developing a formal trail system. In fact, a formal trail that goes all the way around the property could be designed to help encourage people to walk for fitness, and stay healthy.

The flyer I received said you will hold additional meetings in June. When will that be held and will they be the same format?

Legacy Meridian Park Medical Center will hold an additional Open House meeting on Tuesday, June 8th from 6:00 pm to 8:00 pm. This will also be an Open House format with information available to anyone who attends. We will also send out answers to questions that are raised at any of the previous Open House meetings to people who ask to be added to our contact list.

Frequently Asked Questions – June 8, 2010

Here are a number of questions that have already been asked about Legacy Meridian Park Medical Center's rezoning effort. We hope you find these helpful in understanding more about this effort.

Why is Legacy Meridian Park Medical Center trying to rezone the 20 acres?

Currently the property is zoned for residential development, while the rest of the campus is zoned for medical services. Since growth will likely occur at some point in the future, and since Legacy Health is not in the business of building residential developments, we felt it would be best to have consistent medical services zoning throughout the property.

Most people apply for rezoning when they plan on doing something with their property. Is Legacy Meridian Park Medical Center planning on building on the 20 acres now?

At some point in the future Legacy Meridian Park Medical Center will need to grow. When that need will arise, we really don't know. Right now there are no plans to build on the property, and no funds have been earmarked by Legacy Health to grow or expand on the 20 acres.

Why is Legacy Meridian Park Medical Center seeking the rezoning now?

The answer is simple: predictability, certainty and reduced costs. This rezoning effort will allow the hospital to accurately predict what it can do with the 20 acres in the future when growth is likely to occur. It also allows a certainty about what will go on that land for the hospital for patient care, the City of Tualatin in planning its growth, and for the neighborhood to know what will happen with that acreage.

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Does the height of the building including HVAC units on top of the building or is it measured from the top of the last floor?

According to the City of Tualatin's building codes, the 75 foot height limit does not include HVAC units on the top of commercial buildings.

How do you measure building height on a sloped site?

We will measure building heights using the formula used by the City of Tualatin.

Would buildings be open 24-hours a day, seven days a week?

An overwhelming majority of medical office buildings are only open during normal business hours, and closed at night and on weekends. That means buildings and adjacent parking areas would not be used during off hours, which reduces and minimizes any light or noise that would come from the building.

Will the parking lot lighting create light pollution?

Light pollution is a concern for us as much as it is for our neighbors. Old-style lighting, the kind that produces light pollution, is very inefficient, and wastes resources and money. New style lighting that focuses light down into the desired area is more cost effective, lasts longer and significantly reduces light pollution.

Is there a way to ensure that the development agreement stays in effect if Legacy Meridian Park Medical Center sells the land?

We can add a provision to the development agreement that ensures any current or future property owner is required to follow the terms laid out in the agreement.

How long will the draft development agreement be in effect?

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There is a four-foot berm included in the current draft agreement, considerable landscaping within the berm, and a significant setback to the edge of any building. The City of Tualatin's Architectural Review process will ensure these conditions are met.

Is the 4-foot berm high enough to create visual barrier? What types of trees can be grown on the berm? Will they grow high enough?

Rather than serve as a visual barrier, the berm designed to create a buffer between the Legacy Meridian Park Medical Center property and the neighborhood. The trees and shrubs that will be planted on the berm are the components designed to create a visual screen. No decision has been made about the type of trees and shrubs, but since they will be chosen to serve as the screen, our expectation is they will grow high enough.

How high is the berm and can it be higher?

Under the current draft development agreement, the berm will be a minimum of four feet in height. There will also be trees and shrubs planted in the berm to increase the shielding of any buildings from the neighborhood. Given these trees and shrubs, having it any higher would be impractical.

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Will the new intersection be signalized?

Any decisions about streets, signals or signage is managed by the City of Tualatin, so Legacy Meridian Park Medical Center has no control over whether any intersection is signalized or not.

Will future development mean new through streets into the Fox Hill neighborhood?

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Contact: Lisa Wood
Public Relations
Legacy Health
503-415-5770
liwood@lhs.org

Open House at Legacy Meridian Park Medical Center to Showcase Medical Zone Proposal

WHAT: Open House – Learn About the Proposed Medical Rezoning on
20 acres of the Legacy Meridian Park Medical Center Campus

WHEN: Tuesday, May 18, 2010
1:00 - 3:00 p.m.

WHERE: Legacy Meridian Park Medical Center
Community Health Education Center
19300 SW 65th Avenue, Tualatin, Ore.

Join us at an Open House at Legacy Meridian Park Medical Center where you can learn more about the details of the proposed rezoning of 20 acres on the hospital's campus. Drop by between 1:00 and 3:00 p.m. to ask your questions about the medical zone proposal and have the opportunity to provide feedback about the hospital's plans.

For more information about the Open House, please call the Legacy Meridian Park Medical Center Community Relations office at 503-692-2193.

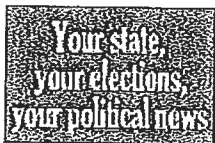
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Meridian Park zoning proposal will be subject of open house

BY ED JOHNSON
The Times, Apr 15, 2010



Community members looking to learn more about the proposed zoning change for 20 acres of land next to Legacy Meridian Park Medical Center will have a chance this month when the hospital hosts an open house on the topic.

ADVERTISEMENTS

The meeting will take place on Tuesday, April 27 from 6 p.m. to 8 p.m. at the hospital's Community Health Education Center, 19300 S.W. 65th Ave., in Tualatin.

The open house will give neighborhood residents the opportunity to talk with hospital staff about the project, and to provide feedback on the zoning-change plans as the city of Tualatin works to establish a development agreement governing the possible change.

The zoning change would switch the land owned by the hospital from residential zoning to medical center zoning, allowing Meridian Park to build medical facilities on the property.

In early March, the city council pushed off a decision on the change and development agreement after an outpouring of negative testimony made clear neighborhood residents were not happy with the idea. The council postponed the decision in the hopes that meetings between residents and hospital officials could bring some agreement to the issue.

For more information about the open house, call the Legacy Meridian Park Medical Center Community Relations office at 503-692-2193.



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- Beaverton Valley Times
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Neighbors, hospital can settle differences

Development proposed near residential homes is rarely an easy process.

That's why it was with little surprise that we noted that many dozen neighbors in the Fox Hill neighborhood are raising concern over a proposed zoning change for land that lies between their homes and Legacy Meridian Park Medical Center.

The 20-acre grass-covered site has been owned by Legacy since 2003, and hospital officials now imagine that the land would best meet their needs if used for expanded hospital and medical office services, which requires a zone change from the land's current residential classification.

Oftentimes in Oregon — a state that guards its land-use planning tightly — major zone changes come with applicants having much work to do and opponents raising significant concerns. In a smaller community such as Tualatin, which recently completed a contentious process to allow the controversial construction of a major athletic facility along Southwest Nyberg Lane, land-use and development processes sometimes get even more complicated and tense.

That's why we suggest a personal touch is the best approach to communicate, understand and resolve any disagreement over Meridian Park's proposed land use change and future plans.

Neighbors deserve that up-front, complete and personal communication. And in return, Meridian Park deserves a fully informed, unemotional response from nearby citizens.

That's the way that people should invest in and treat each other. But that's also how great communities such as Tualatin do things: by investing in and enhancing assets such as their quality neighborhoods. And by investing in valued community features such as Meridian Park, which has been an important part of the community since the early 1970s, providing essential health services, education, community service and employment. Even nervous nearby neighbors need the kind of a neighbor that Meridian Park has been.

Between now and July 12, when the Tualatin City Council will consider this matter again, Meridian Park will hold a number of meetings with nearby neighbors. Those meetings need to be held as community conversations with hospital officials and neighbors getting to know each other better — and then learning about each others' aspirations, future plans, concerns, needs and opportunities for success and partnership.

But simply holding meetings is not enough. We encourage everyone involved not to simply attend a meeting with their minds already made up. Learn. Listen. Ask questions. Seek understanding. Propose trade-offs. Seek compromise. In other words, don't go to one of these meetings simply to say "no, this is the way it will be." By genuinely engaging in partnership, both sides may achieve even better outcomes than originally anticipated.

We believe with good neighbors getting together and openly communicating, the matter over Meridian Park's future will be resolved. The hospital and its administrator, Allyson Anderson, have been extraordinary assets to the community. We think that the hospital and its residential neighbors — with some help from the city — can sit down and figure things out.

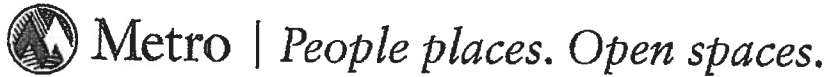


THE TIMES' EDITORIAL VIEWS — Editorials (written by President and Publisher Steve Clark, Associate Publisher Kevin Hohnbaum and Editorial Page Editor Nick Peterson) appear in the space above and represent the opinion of the newspaper's management. To discuss those views, call Clark at 503-546-0714 (sclark@commnewspapers.com), Hohnbaum at 503-546-9811 (khohnbaum@commnewspapers.com), Peterson at 503-546-0730 (npeterson@commnewspapers.com) or write Times Newspapers, P.O. Box 22109, Portland, OR 97269.

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November 20, 2009

CITY OF TUALATIN
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COMMUNITY DEVELOPMENT
PLANNING DIVISION

Doug Rux
Community Development Director
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, OR 97082

Dear Mr. Rux:

Metro staff reviewed the material concerning PMA-09-03, an ordinance changing the planning district designation from Low-Density Residential (RL) to Medical Center (MC) for land located on SW Borland Road. As you know, Title 1 of the Urban Growth Management Functional Plan (Metro Code 3.07.120) requires cities to provide at least the housing capacity specified in Table 3.07-1.

According to the city's Analysis and Findings (Attachment F), this zone change could affect the city's ability to meet Table 1 dwelling unit capacity. To comply with Title 1, the city must demonstrate that this zone change will not reduce the city's dwelling unit capacity in Table 1. Please submit to Metro an analysis that documents how the city will maintain the dwelling unit capacity of Title 1 Table 1. I make this request on behalf of the Chief Operating Officer pursuant to Metro Code section 3.07.820A which states that "the Chief Operating Officer may request, and if so the city or county shall submit, an analysis of the compliance of the amendment with the functional plan."

If you have any questions, please contact Dick Benner, Richard.Benner@oregonmetro.gov, (503) 797-1532 or me, Sherry.Oeser@oregonmetro.gov, (503) 797-1721.

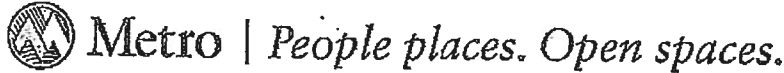
Sincerely,

Sherry Oeser
Principal Regional Planner

c: Councilor Carl Hosticka, District No. 3
Robin McArthur, Planning & Development Director

Attachment L
Metro November 20, 2009-Letter 1
Metro January 21, 2010-Letter 2

600 NE Grand Ave. www.oregonmetro.gov
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503-797-1700
503-797-1804 TDD
503-797-1797 fax



January 21, 2010

William Harper
Community Development Department
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092

Dear Mr. Harper:

Metro staff reviewed Attachment F of PMA-09-03: Analysis and Findings for the proposed request to change the zone from Low-Density Residential (RL) to Medical Center (MC) for land located on SW Borland Road. We have concluded that this zone change could reduce the City of Tualatin's dwelling unit capacity as defined by Title 1 and displayed in Table 1 of the Urban Growth Management Functional Plan (Metro Code 3.07).

As you know, Title 1 of the Urban Growth Management Functional Plan (Metro Code 3.07.120) states that each city is required to determine its capacity for housing and to "ensure that it provides and *continues to provide*" at least the capacity for the city as specified in Table 3.07-1 (emphasis added). Metro staff understands that the City is undertaking other planning projects such as a town center plan and a Highway 99W corridor plan that could accommodate higher density residential development to offset this potential reduction. Based on the City's commitment to complete these planning efforts, Metro will not object to the request for a zone change embodied in PMA-09-03.

Metro stands ready to assist the City in your efforts to achieve your aspirations.

Sincerely,



Sherry Oeser
Principal Regional Planner

c: Councilor Carl Hosticka, District No. 3
Michael Jordan, Chief Operating Officer
Robin McArthur, Director, Planning and Development Department

ORDINANCE NO. _____

DRAFT

ORDINANCE CHANGING THE PLANNING DISTRICT DESIGNATION FROM LOW-DENSITY RESIDENTIAL (RL) TO MEDICAL CENTER (MC) OF PARCELS OF LAND LOCATED AT 6001, 6021, 6031, 6041 SW BORLAND ROAD (21E 19C 1700 & 2000) AND .25 ACRES OF ABUTTING RIGHT-OF-WAY; AND AMENDING THE COMMUNITY PLAN MAP 9-1 (PMA-09-03)

WHEREAS upon the application by Gabriele Development Services on behalf of Legacy Health Systems (LHS), a public hearing was held before the Tualatin City Council meeting on November 9, 2009, and continued to January 25, 2010, February 8, 2010, March 8, 2010 and July 12, 2010, relating to changing the planning district designation from Low Density Residential (RL) to Medical Center (MC) of parcels of land located at 6001, 6021, 6031, 6041 SW Borland Road (21E 19C 1700 & 2000) and .25 acres of abutting right-of-way and amending the Community Plan Map 9-1 (PMA-09-03); and

WHEREAS notice of public hearing was given as required under the Tualatin Community Plan by publication in The Times, a newspaper of general circulation within the City, which is evidenced by the Affidavit of Publication marked "Exhibit A", and by posting a copy of the notice in two public and conspicuous places within the City, which is evidenced by the Affidavit of Posting marked "Exhibit B", and by mailing a copy of this notice under the Tualatin Community Plan, which is evidenced by the Affidavit of Mailing marked "Exhibit C", and by emailing a courtesy notice to additional property owners near the subject property, which is evidenced by "Exhibit D"; all of which are attached and incorporated by this reference; and

WHEREAS the Council heard and considered the testimony and evidence presented on behalf of the applicant, the City staff, and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing the Council vote resulted in approval of the application [Vote _-]; and

WHEREAS based upon the evidence and testimony heard and considered by the Council, and especially the City staff reports dated ~~March 8, 2010~~ and July 12, 2010, the Council makes and adopts as its findings of fact the findings and analysis in the City staff report, marked "Exhibit E," which is attached and incorporated by reference; and

WHEREAS based upon the foregoing Findings of Fact, the Council finds that it is in the best interest of the residents and inhabitants of the City and the public; the public interest will be served by adopting the amendment at this time;

and the amendment conforms with the Tualatin Community Plan; and therefore, the Tualatin Development Code should be amended.

THE CITY OF TUALATIN, OREGON ORDAINS AS FOLLOWS:

Section 1. The Community Plan Map 9-1, Exhibit F, is amended to change the Planning District designation of 19.6 acres on Tax Lots 1700 & 2000 (and .25 acres of abutting public ROW) on Assessors Map 21E19C from RL to MC.

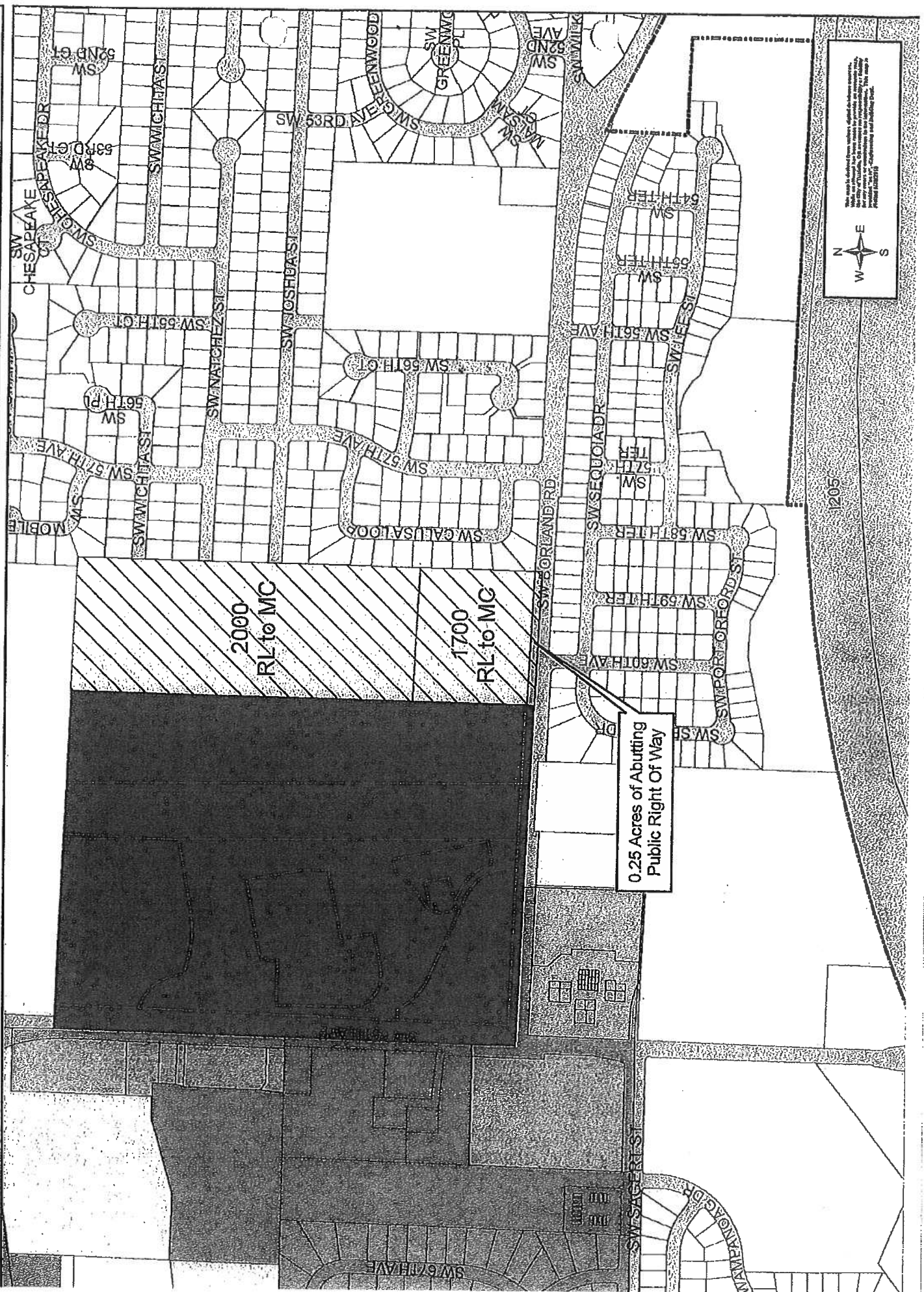
INTRODUCED AND ADOPTED this 12th day of July, 2010

CITY OF TUALATIN, Oregon

By _____
Mayor

ATTEST:

By _____
City Recorder



2000
RL to MC

1700
RL to MC

0.25 Acres of Abutting
Public Right Of Way

This map is derived from a digital data source. The City of Tualigis, Oregon, makes no warranty as to the accuracy or completeness of the information. This map is provided for informational purposes only. For more information, contact the City of Tualigis, Oregon, at (503) 325-1234. Project #2018016

1205

From: STACY CRAWFORD
Sent: Wednesday, October 21, 2009 10:16 AM
To: Will Harper; Doug Rux; Sherilyn Lombos
Subject: FW: Meridian Park Hospital Plan Map Amendment Courtesy Notice

I received this comment.

Stacy

From: Marie Fromme [mailto:mfrommel@yahoo.com]
Sent: Wednesday, October 21, 2009 10:10 AM
To: STACY CRAWFORD
Subject: Re: Meridian Park Hospital Plan Map Amendment Courtesy Notice

Thank you for your email message regarding the change in zoning for the property east of the Meridian Park Hospital. If I understand this message correctly, you would like to change the single housing plats to land use for hospital expansion instead. We fully support this change.
Marie and Donald Fromme

--- On Wed, 10/21/09, STACY CRAWFORD <SCRAWFORD@ci.tualatin.or.us> wrote:

From: STACY CRAWFORD <SCRAWFORD@ci.tualatin.or.us>
Subject: Meridian Park Hospital Plan Map Amendment Courtesy Notice
To: "Adam Pettitt" <tallperson23@yahoo.com>, "Agnela and Philip Hansen" <AHAN618@aol.com>, "Alan Somervell" <somervell@verizon.net>, "Alice Gydesen" <gydesenfamily@comcast.net>, "Alisha Coppedge" <alishadyan@gmail.com>, "Angela Wrahtz" <angela.wrahtz@comcast.net>, "Anthony Caflen" <webmaster@foxhillsoregon.com>, "Anthony Laflen" <anthony@cnwre.com>, "Barbara Archer" <barcher1@email.phoenix.edu>, "Becky Luther" <becky.luther@comcast.net>, "Bev Marlett" <bevmarlett@verizon.net>, "Bill and Joy Wilson" <williamwilson@comcast.net>, "Bob Dove" <Bob_dove@mentor.com>, "Brad Helm" <brad.helm.77@comcast.net>, "Brian" <stephenson5635@comcast.net>, "Briana Currey" <bkcurrey2002@yahoo.com>, "Bryan and Dianne Yates" <bandy8s@comcast.net>, "Burton Silverman" <burtionsilverman@comcast.net>, "Chad Sourthards" <scourthards@hotmail.com>, "Charles Brod" <cubrod@gmail.com>, "Cheri Collins" <collinssk@msn.com>, "Cheri Emahiser" <cemahise@earthlink.net>, "Chris Pries" <jetmoney737@gmail.com>, "Christen Depweg" <cjkdepweg@verizon.net>, cindy.oubre@verizon.net, "Dana Terhune" <dnterhune@verizon.net>, "Danielle Ricca" <danielle@cincodeesign.com>, "Dave and Diane Burnette" <BBdaveburnette@cs.com>, "Derek Plank" <dplank@meacon.com>, "Diana Gowen"

Will Harper

From: Will Harper
Sent: Wednesday, January 13, 2010 11:27 AM
To: Dayna Webb; Kaaren Hofmann
Cc: Doug Rux; Brenda Braden
Subject: Legacy Development Impacts on SW 65th Ave.

Tuesday afternoon, the Mayor & Councilor Harris requested information on the following LMPMC and LHS Grimitt Property MC development scenarios:

1. LMPMC full build-out impacts on SW 65th Avenue. Would LMPMC development trigger SW 65th, SW Nyberg & SW Borland improvements?
2. Add Grimitt/LHS Property Full Build-out. What are added impacts to SW 65th and are improvements triggered?

Please help us respond ASAP. We will either reply to LO and JH directly or incorporate the info into the Development Agreement and staff report. If this leads to SW 65th dedication & improvement provisions in the LHS DA, we will have to continue to update Larry Hill and Kittelson.

Also, Councilor Barhyte continues to ask about making SW 65th Avenue as the primary ingress/egress access for the LMPMC + Grimitt campus with corresponding improvements to SW 65th to accommodate the traffic volumes from I-5 and the turning movements into LMPMC. We need to be able to provide information about the transportation system implementation and physical street & intersection improvements that become necessary with this scenario.

All of this is pinching the Development Agreement and may make it difficult to have the DA ready for the 1-25 Council meeting to go with the PMA.

William Harper, AICP
Associate Planner
Community Development Department
Planning Division
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Direct 503-691-3027 FAX 503-692-0147
Email wharper@ci.tualatin.or.us

Will Harper

From: Mark Vandehey [MVANDEHEY@kittelso.com]
Sent: Friday, January 15, 2010 3:42 PM
To: Will Harper
Cc: Dayna Webb
Subject: RE: Meet to discuss LHS PMA and DAgreement

That will work Will. We will bring us much information as we can.

Mark

From: Will Harper [mailto:WHARPER@ci.tualatin.or.us]
Sent: Friday, January 15, 2010 3:38 PM
To: Mark Vandehey
Cc: Dayna Webb
Subject: Meet to discuss LHS PMA and DAgreement

Mark: can you or Julia meet with COT Engineering & CDD on Tuesday 11am to

1. Comparison of SW Borland Rd ½ street (5 lanes), SW65/Sagert Intersection & SW 65th Avenue improvement costs. TDT eligibility.
2. Discuss SW 65th improvement constraints and the minimum improvements needed to improve capacity and operation of street (2 more lanes, additional ROW, new bridge, steep bank on east with retaining walls, multiple turn lanes & signal at LMPMC north access, impacts on existing development including 7-11, CWS Pump Station, Whitney Bldg parking & access, Residential access).
3. Discuss ODOT position on TPR analysis and responses.

Your traffic numbers and costs from the TSP on SW 65th and cost estimates on SW Borland and SW65th/Sagert will be helpful.

William Harper, AICP
Associate Planner
Community Development Department
Planning Division
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Direct 503-691-3027 FAX 503-692-0147
Email wharper@ci.tualatin.or.us



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Will Harper

From: STACY CRAWFORD
Sent: Wednesday, October 21, 2009 8:20 AM
To: Adam Pettitt; Agnela and Philip Hansen; Alan Somervell; Alice Gydesen; Alisha Coppedge; Angela Wrahtz; 'Anthony Cafien'; Anthony Lafien; Barbara Archer; Becky Luther; Bev Marlett; Bill and Joy Wilson; 'Bob Dove'; Brad Helm; Brian; Briana Currey; Bryan and Dianne Yates; Burton Silverman; Chad Sourthards; Charles Brod; Cheri Collins; Cheri Emahiser; Chris Pries; Christen Depweg; 'cindy.oubre@verizon.net'; 'Dana Terhune'; Danielle Ricca; Dave and Diane Burnette; Derek Plank; Diana Gowen; Don Fromme; Donna Barton; 'Doug and Marjene Freiley'; 'Doug Rassmussen'; Gail Patterson; Heidi Bowen; 'Hilary Bissell'; 'Janice Dove'; Jeffrey McCulloch; Jessica Wilson; Jim and Julie Fisher; Jim Belan; John Biniewski; John Gardner; Jon Hinrichs; Julie Park; 'Julie Sepp'; Karen Faus; Kathy McCulloch; 'Kevin'; Kevin Miskimins; Kimberly Hultgren; Kimberly Williams; 'Kip Aszman'; 'Kristi Allen'; 'Laurel Aszman'; Lee Williamson; 'LuAnne WELLS'; Mann Tong; Marie Fromme; Michelle Stevens; Miriam Pinoli; Molly Schray; Nancy Heck; Randy Johnson; Randy Leonard; Renee Balsiger; Robert Spadling; Robin Monahan; Roger Nilsen; Ronn Rhodes; Roy Hanash; Sally Ackley; Sharon Erkson; 'Sherri Hauke'; Shirley O'Neil; Staci Ball; Stecy James; Steve Balsiger; Steve Bourque; Steve Otos; Steve Stewart; 'suewilcock@gmail.com'; Susan James; Susanne Nelson; 'tallie@macadamsbarandgrill.com'; 'Teri Smith'; 'Terrie Petersen'; 'the5blocks@yahoo.com'; Thor and Judy Thorson; Tim Thornburg; 'Tobi O'Neil'; Todd Graves; 'Tom and Debra Conchurat'; Tony Ricca; Tori Alderman; Tyler Brown; 'Valeri Cottrell'; 'waltw51@comcast.net'; 'wanalawn@verizon.net'
Cc: gabdevs@teleport.com; Sherilyn Lombos; Doug Rux; Will Harper
Subject: Meridian Park Hospital Plan Map Amendment Courtesy Notice
Attachments: Legacy MPH Vicinity Aerial.pdf; PMA-09-03 Notice of Hearing.pdf

10 / Address
List 10-26-09

Tualatin Residents:

This email message is from the City of Tualatin Community Development Department regarding Plan Map Amendment PMA-09-03. This message is being provided as a courtesy notice to residents in the east Tualatin area in addition to the City's required notification of property owners within 300 ft. of the proposed land use action.

On November 9, 2009, the Tualatin City Council will hold a public hearing to consider a request by Legacy Health Systems to change the Planning District designation (zoning) of the undeveloped 19.6 acre property east of Legacy Meridian Park Hospital from Low-Density Residential (RL) to Medical Center (MC). The addresses of the property are 6001, 6021, 6031, 6041 SW Borland Road. A pdf format copy of the Notice of Hearing for Plan Map Amendment PMA-09-03 and a Vicinity Map are attached to this message.

The (existing) RL Planning District allows detached single-family residential dwelling development as a permitted use and allows a hospital as a conditional use (subject to City Council approval). The MC Planning District which currently encompasses the Meridian Park Hospital campus allows various hospital and healthcare service uses including a primary care hospital, medical and healthcare professional offices, clinics and laboratories and supporting retail commercial uses (pharmacy, small bank or credit union branch, gift store, salon, etc.) as permitted uses. The MC District also allows residential facilities such as congregate care, assisted living, nursing and convalescent homes as permitted uses.

Changing the designation on 19.6 acres to MC would allow the Meridian Park Hospital campus to expand with buildings, parking and landscaping onto the Legacy Health Systems property in the future, subject to the specific list of allowed uses, minimum lot size and setback provisions, and building height provisions of the MC Planning District.

Doug Rux

From: coolican2307@comcast.net
Sent: Saturday, October 31, 2009 12:41 PM
To: Doug Rux
Cc: Sherilyn Lombos
Subject: Public Hearing PMA 09-03

I would like the following comments included in the record regarding the proposed amendment to Community Plan Map (PMA-09-03).

1. Is granting the plan map amendment in the public interest?

No determination can be made regarding this criteria. Legacy has made it clear that no plans exist for the development of this property. It is conjecture and not in the best interest of the community to assume that whatever Legacy or another owner may decide to do is in the public interest. LHS most pressing campus issue today is parking. It's not clear that a series of parking garages and the necessary street access that would be required meets even Legacy's definition "to best serve the health needs of the public".

2. Is the public interest protected granting the plan map amendment at this time?

No determination can be made regarding this criteria.

Again, Legacy claims there are no building plans at this time. How can it be argued that handing Legacy a blank check regarding such a rezoning appeal is in the community's best interest? It is disingenuous on the part of Legacy to make such an assertion. The result of this request by Legacy would be to prevent public discourse on their building plans. Their offering of "Trust Us" we'll do the right thing for the community, is not acceptable. We have no guarantees from LHS or whomever may own this property in the future. Our protection is our ability to require the owner to present explicit information on plans in an open forum before granting a rezoning request.

Granting this request would be a misuse of the public trust and should be rejected by council.

Sincerely,

Mark Coolican
19050 SW Mobile Pl
Tualatin, OR

To: Community Development Department
From: Janice Dove, 19135 SW Mobile Pl., Tualatin OR 97062
Re: Meridian Park Hospital Zone Change, Tax Map 21E 19C, Tax Lots 1700 & 2000

Without any plan for this property, besides a zone change to MC, it's hard to comment. So at this time I only have two concerns about the effects of what could happen if the property was built out as a medical use.

1. If the roads adjoining the property (Joshua, Wichita, Nachez) are connected as through streets, I have concerns about the additional traffic that would travel through the Fox Hill neighborhood. With the recent approval of the Stafford Hills Racquet & Fitness Club (SHRFC) traffic increase, I would ask that the city consider not extending the above streets so that no additional commercial traffic will come through a residential neighborhood.
2. When the property eventually has buildings and parking lots built, I have concerns about the water runoff. With the recent approval of the SHRFC build-out to pave over the property directly below the Hospital, water runoff down to Nyberg Lane is already a concern. If mass amounts of impervious surface are added to the hospital property, the below properties (including mine) and Nyberg Lane will be impacted to an even greater extent than they are now.

Thank you for considering these concerns.

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 3:05 PM
To: Doug Rux; Will Harper
Subject: FW: Legacy Health Systems Zone Proposal

Sherilyn Lombos
City Manager | Administration



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From: timthornburg@comcast.net [mailto:timthornburg@comcast.net]
Sent: Monday, March 08, 2010 1:45 PM
To: lou.ogden@juno.com; chris@barhyte.com; smbeikman@verizon.net; Joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com
Cc: Sherilyn Lombos
Subject: Legacy Health Systems Zone Proposal

Mayor and members of the Tualatin City Council:

Prior to the City Council meeting this evening, I would like to state in writing my opposition to the proposed hospital zone change. As the owner of the property, I certainly understand and can appreciate that Legacy Health System would like to develop this property. I am not opposed to development of the property. I am, however, opposed to development of the property with a zone change as it has been designated low density residential for many years. I believe that changing the zone goes against what residents of Tualatin believe and understood what the property could and would be used for. Let me be more specific on why I am strongly opposed to this change.

1. The City council recently completed the approval of a conditional use permit for the Stafford Hills Tennis and Fitness facility. While attending city council meetings on this proposed development, it was clear to me that the council was open and willing to discuss impacts (natural, traffic, parking, impact to home value etc) this development would have on the surrounding community. In my mind, why would the hospital property not follow the same conditional use permit process. This would insure a ARB process, involvement of the community and surrounding neighborhoods. I see a zone change of the hospital property restricting everyone, but the hospital.
2. I am concerned that the council could vote in favor of a zone change without fully understanding future impacts the tennis center may have on the surrounding community and neighborhoods. Given that the administrator of Legacy Meridian Park stated at a recent meeting that Legacy does not have current development plans, does it not make sense to know and understand the future impact the tennis center will have on the City and surrounding area prior to approval for increased development adjacent to that property. I believe this is the right decision given the size of property currently considered for development.
3. Is the City of Tualatin obligated to approve the zone change? I understand they are not.

4. If a zone change was granted, I believe that people in Fox Holl would be negatively impacted without having benefits that a conditional use permit may allow. Why would it be appropriate to identify conditional uses for the tennis center but not for the proposed hospital development. Furthermore, I would expect that given a zone change, the tennis center ownership and management would strike a deal with the hospital that would allow the tennis center to "work around" the conditional uses associated with parking.

5. I believe it is disingenuous that the hospital would open their doors for meetings to discuss the tennis center but not properly communicate their development proposal to neighbors. This is especially frustrating given that they were able to communicate to the community that they were now a "smoke free" campus but cannot in "good faith" communicate their plans for development.

To summarize: What would be the downside to approving development based on conditional uses of this property? In my mind, it would be a win/win for the City, Neighboring Communities and Legacy. Alternatively, a rezone of the property restricts everyone but Legacy Health Systems.

I urge you to vote no on a rezoning of this property.

Regards,

Tim Thornburg
19291 SW Chesapeake Drive

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 3:08 PM
To: Doug Rux; Will Harper
Subject: FW: Proposed zoning change Meridian Park Hospital

Sherilyn Lombos
City Manager | Administration



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From: David Arndorfer [mailto:darndorfer@msn.com]
Sent: Monday, March 08, 2010 1:10 PM
To: lou.ogden@juno.com; chris@barhyte.com; smbalkman@verizon.net; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; joelle.d.davis@gmail.com; Sherilyn Lombos
Subject: Proposed zoning change Meridian Park Hospital

Dear Mayor and City Councilors,

Debby and I are citizens of Tualatin and have resided here for 20 years in the Fox Hill neighborhood. We were extremely disappointed the City Council approved the CUP for the Stafford Hills Tennis Club but understand this was arguably a permitted use under the conditional uses allowed in Low Density Residential zoning. We understand the Hospital is requesting a zoning change to Medical Complex for the property they own between the hospital and Fox Hills neighborhood.

We are completely against the City Council voting to approve this zoning change. This change is totally out of character for the existing neighborhood and will irreparable damage property values and will add unreasonable traffic, noise and non residential activities.

Enough is enough. We demand you deny this request for change in zoning.

Sincerely,

David and Debby Arndorfer
19339 SW Chesapeake Dr
Tualatin, OR 97062
503-691-1735

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 10:14 AM
To: Doug Rux; Will Harper
Subject: FW: Proposed Rezoning 57th Ave & Nachez

Sherilyn Lombos
City Manager | Administration



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From: Mike Fernandez [mailto:mwfernandez@comcast.net]
Sent: Monday, March 08, 2010 9:35 AM
To: Chris Barhyte; Donna Maddux; Ed Truax; Jay Harris; Joelle Davis; Lou Ogden; Monique Belkman; Sherilyn Lombos
Cc: Sara Fernandez
Subject: Proposed Rezoning 57th Ave & Nachez

Dear Council:

We own a home in Fox Hills, but I will not be able to attend the meeting Monday night when you consider the request for rezoning property at 57th Ave & Nachez. I want to make my concerns known to you:

1. First that the building designs be in character with the Fox Hills residential neighborhood. The hospital presents a different impression from 65th Avenue or Borlan Road than that from residential streets. But the hospital has little to loose from being next to our neighborhood (the quiet neighborhood is probably a benefit to the hospital) while the bucolic residences have everything to loose with the location of a busy enterprise in our viewscape. This may mean the developer may have to forgo maximum square footage and plant a natural buffer zone.
2. Second, the traffic patterns could be very disrupting to the residential use and dangerous, especially for walking children. It is important that the developer be required to make improvements connecting the property to main arterials of I-5, I-205, 65th Ave, and Borland Road. Measures must be implemented to prevent traffic from taking shortcuts along Nyberg Lane and the residential streets.

Thank You

Mike Fernandez
19480 SW 51st Avenue
Tualatin, OR 97062
Res Phone: 503-486-5640

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 10:22 AM
To: Doug Rux; Will Harper
Subject: FW: Meridian Park Hospital Zone Change Meeting 3/8/10
Importance: High

Sherilyn Lombos
City Manager | Administration



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From: Faus, Karen [mailto:KFaus@columbia.com]
Sent: Monday, March 08, 2010 9:57 AM
To: lou.ogden@juno.com; chris@barhtye.com; smbeikman@verizon.net; joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; Sherilyn Lombos
Cc: Faus, Karen
Subject: Meridian Park Hospital Zone Change Meeting 3/8/10
Importance: High

Hi:

I am a resident in Fox Hill, living on the dead end street on Natchez. I am not sure I will be able to make the zone change meeting tonight and wanted to express my opposition to allowing the zone change from low-density residential to medical. We do not need our street to be a thoroughfare for traffic from the hospital, nor do we want to look at office buildings when we are in our yard and driving to our homes. It has been mentioned the potential for thousands of additional cars per day and using Natchez as a through street will not work.

You let us down by allowing the tennis club to be built even though when we built our house in 1986 and checked with the city, we were told in no uncertain terms that nothing could ever be built on that land as it is 100 year flood plain – PERIOD. In your quest for more money, you do not seem to care. This club will be bringing in more traffic also and the congestion will be unlivable.

I also hope you realize that if you allow the zoning change, property values will decline immensely as no one will want to buy homes in the 1st, 2nd and 3rd phases of Fox Hill when they have to look at large hospital buildings everyday and put up the noise and pollution from all the cars. We already deal with car alarms going off at all hours of the night.

Karen Faus
5752 S.W. Natchez St.
Tualatin, OR 97062

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:44 AM
To: Doug Rux; Will Harper
Subject: FW: MC Zoning

Sherilyn Lombos
City Manager | Administration



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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 12:58 AM
To: exploredave@comcast.net
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbeikman@verizon.net
Subject: RE: MC Zoning

I understand your feelings about the project and I assure all who attend Monday night will be able to voice their concerns and observe how the council attempts to work through the issues. We are very concerned about the impacts to the neighborhood and again, will work very hard to mitigate those if there is a zone change, and will work very hard to mitigate those if there is not a zone change. If the zone is not changed, the hospital will then need to come back to council for a conditional use permit if they choose to build anything. In either event, I would imagine the council's scrutiny to those impacts and required mitigations would be similar.

However, I do need to set the record straight regarding the athletic club. I am not sure who you suggest rammed it through, as we did not have the authority to tell them to take it to another city, in my opinion. I do know that was disappointing to you and many people.

If you refer to the council as "the inner circle of our Tualatin government" it is completely inaccurate as well as unfair to say we don't care about the voice of the community and that we make "done deals" outside the public forum. If that were the case we wouldn't spend the countless hours we do working and reworking and trying to balance all the issues, we would simply "ram them thru" as you put it. You are certainly free to call us political, but I tell you sir, your accusations are inaccurate. We do work for you even when you don't believe it and when acrimony pervades your email. Your statement that we have a "desire to build", and the planners have something to gain by this is not only in error, but puzzling to me. We do work for you and we do it hour upon hour as volunteers, not as people who "want to degrade" neighborhoods. We do not "play games" and even in spite of your terse accusations of this being "already a done deal -- how about keeping the building scaled down, keep it as far away from the Fox Hills neighborhoods as possible, consider ways to shield the neighborhood from commercial buildings." Those issues as well as the increased traffic, are exactly what we have been working for weeks with the hospital toward a development agreement, and will continue to work on this Monday night at the hearing.

Mr. Hagan, if you honestly want to discuss the Urban Renewal concept and the ROI to the tax payers that we are proposing I would be very pleased to give you all the facts and the anticipated outcomes. If you simply want to toss barbs based upon your assumptions of what that debt is, that is your right, but hardly an objective analysis.

I have lived here for 29 years. When I moved here there was no Fox Hill, no Comanche Woods, no Hedges Creek 1, 2, or 3, no Victoria Woods, no Tualatin High School, no Tualatin Commons, no Hedges Green Shopping Center, etc, and you sir were not taking up the capacity of our streets. I could drive from my house by Byrom to the freeway in less than 5 minutes. And 30 years ago, my house wasn't looking down the hill upon my neighbors to the north and I wasn't taking up space on their streets. Everything that has been built since you and I moved here, has been built on land that was legally

zoned for the purpose, it just hadn't been built yet. However it was already zoned and parceled waiting to build. So for you to come in and now say we caused all that is frankly ignorant of the facts.

As I said, everyone on the council struggles with the impacts of people like the developer of your neighborhood, who own land and have a legal right to build upon it so folks like you and I can move here, work here, shop here. Those decisions were made some 40-45 years ago. So our efforts today are to do everything we can to try to manage and mitigate the impacts of that development. So you may not believe that, you certainly do not appreciate that, and you clearly are unhappy about that. I understand that, and you truly have every right to your emotions. I would ask that you not falsely accuse us of being insensitive to those concerns at best, or at worst, delighting in the effects of that development on all our neighborhoods.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: exploredave@comcast.net [mailto:exploredave@comcast.net]
Sent: Sunday, March 07, 2010 12:03 PM
To: lou.ogden@juno.com; etruax@royalaa.com
Subject: Fwd: MC Zoning

resend

----- Forwarded Message -----

From: exploredave@comcast.net
To: "lou ogde" <lou.ogde@juno.com>, Jay@h-mc.com, Chris@barthe.com, maddux01@verizo.net, etruax@royalaa.com, smbekman@verizon.net, "joelle d davis" <joelle.d.davis@gmail.com>, slombos@ci.tualatin.or.us
Sent: Sunday, March 7, 2010 11:59:34 AM GMT -08:00 US/Canada Pacific
Subject: MC Zoning

To my Tualatin city government team

I'm sending you this note to advise you of my continued disappointment with your zoning / building decisions as it relates to the Fox Hills area. First it was the athletic club that was rammed through while there were several other options in the Beaverton / Tigard areas... and now it appears your going for the grand slam -- at multi story building parked right next to a our neighborhood. What's next in your agenda for our neighborhood.

I've been to the meetings, and sad to say but I have come to realize the inner circle of our Tualatin government doesn't seem to care about it constituency's voice -- that appears to be the nature of politics these days...

So for the record I am opposed the the new " Medical building" parked at the end of 57th and Nachez. I am unable to attend the meeting due to business travel... in the past my presense in the meetings has not seemed to matter.... If you have to do this and knowing how you folks play the game its surely already a done deal -- how about keeping the building scaled down, keep it as far away form the Fox Hills neighbor hoods as possible, consider ways to shield the neighborhood from commercial buildings.

Ask yourself the question -- Would you want this in your backyard located at the end of your street??? Any one of you that answers yes to the question -- please send me an honest response advising why you would want this in your backyard.

Please let me remind you, that you work for us, its time that you listen to the people, other than the contractors, accountants, city planners and those few who benefit from your decisions. Once upon a time I recall Mayor Lou walking around the Tualatin neighborhoods talking to the people and sharing his desire to be the voice of Tualatin...I have not seen Mayor Lou for many years in my neighborhood, the very one (Fox Hills) that he and his associates seem to want to degrade with the continuing decisions to turn suburbs to urban areas.

I've lived here for 15 years and raised my family in the once very nice area....Your decisions, your continued desire to build when there are many vacancies in commercial buildings and alternative options now has me considering where I will move in the future.

One last input on the matter of increasing Tualatin's debt to fund programs -- I think its a huge mistake to increase the debit by nearly a factor of 5 during these times. This is the time to be fiscally conservative in accumulating more debt.

Please listen to the people you represent. Please check you conscience when you make these decisions.

Responses welcome -- however I am not interested in political speak, I'd like honest answers.

Tualatin / Fox Hills resident

John Dave Hagan

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:44 AM
To: Doug Rux; Will Harper
Subject: FW: MC Zoning

Sherilyn Lombos
City Manager | Administration



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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 12:58 AM
To: exploredave@comcast.net
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbeikman@verizon.net
Subject: RE: MC Zoning

I understand your feelings about the project and I assure all who attend Monday night will be able to voice their concerns and observe how the council attempts to work through the issues. We are very concerned about the impacts to the neighborhood and again, will work very hard to mitigate those if there is a zone change, and will work very hard to mitigate those if there is not a zone change. If the zone is not changed, the hospital will then need to come back to council for a conditional use permit if they choose to build anything. In either event, I would imagine the council's scrutiny to those impacts and required mitigations would be similar.

However, I do need to set the record straight regarding the athletic club. I am not sure who you suggest rammed it through, as we did not have the authority to tell them to take it to another city, in my opinion. I do know that was disappointing to you and many people.

If you refer to the council as "the inner circle of our Tualatin government" it is completely inaccurate as well as unfair to say we don't care about the voice of the community and that we make "done deals" outside the public forum. If that were the case we wouldn't spend the countless hours we do working and reworking and trying to balance all the issues, we would simply "ram them thru" as you put it. You are certainly free to call us political, but I tell you sir, your accusations are inaccurate. We do work for you even when you don't believe it and when acrimony pervades your email. Your statement that we have a "desire to build", and the planners have something to gain by this is not only in error, but puzzling to me. We do work for you and we do it hour upon hour as volunteers, not as people who "want to degrade" neighborhoods. We do not "play games" and even in spite of your terse accusations of this being "already a done deal -- how about keeping the building scaled down, keep it as far away from the Fox Hills neighborhoods as possible, consider ways to shield the neighborhood from commercial buildings." Those issues as well as the increased traffic, are exactly what we have been working for weeks with the hospital toward a development agreement, and will continue to work on this Monday night at the hearing.

Mr. Hagan, if you honestly want to discuss the Urban Renewal concept and the ROI to the tax payers that we are proposing I would be very pleased to give you all the facts and the anticipated outcomes. If you simply want to toss barbs based upon your assumptions of what that debt is, that is your right, but hardly an objective analysis.

I have lived here for 29 years. When I moved here there was no Fox Hill, no Comanche Woods, no Hedges Creek 1, 2, or 3, no Victoria Woods, no Tualatin High School, no Tualatin Commons, no Hedges Green Shopping Center, etc, and you sir were not taking up the capacity of our streets. I could drive from my house by Byrom to the freeway in less than 5 minutes. And 30 years ago, my house wasn't looking down the hill upon my neighbors to the north and I wasn't taking up space on their streets. Everything that has been built since you and I moved here, has been built on land that was legally

zoned for the purpose, it just hadn't been built yet. However it was already zoned and parceled waiting to build. So for you to come in and now say we caused all that is frankly ignorant of the facts.

As I said, everyone on the council struggles with the impacts of people like the developer of your neighborhood, who own land and have a legal right to build upon it so folks like you and I can move here, work here, shop here. Those decisions were made some 40-45 years ago. So our efforts today are to do everything we can to try to manage and mitigate the impacts of that development. So you may not believe that, you certainly do not appreciate that, and you clearly are unhappy about that. I understand that, and you truly have every right to your emotions. I would ask that you not falsely accuse us of being insensitive to those concerns at best, or at worst, delighting in the effects of that development on all our neighborhoods.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: exploredave@comcast.net [mailto:exploredave@comcast.net]
Sent: Sunday, March 07, 2010 12:03 PM
To: lou.ogden@juno.com; etruax@royalaa.com
Subject: Fwd: MC Zoning

resend

----- Forwarded Message -----

From: exploredave@comcast.net
To: "lou ogde" <lou.ogde@juno.com>, Jay@h-mc.com, Chris@barthe.com, maddux01@verizo.net, etraux@royalaa.com, smbekman@verizon.net, "joelle d davis" <joelle.d.davis@gmail.com>, slombos@ci.tualatin.or.us
Sent: Sunday, March 7, 2010 11:59:34 AM GMT -08:00 US/Canada Pacific
Subject: MC Zoning

To my Tualatin city government team

I'm sending you this note to advise you of my continued disappointment with your zoning / building decisions as it relates to the Fox Hills area. First it was the athletic club that was rammed through while there were several other options in the Beaverton / Tigard areas... and now it appears your going for the grand slam -- at multi story building parked right next to a our neighborhood. What's next in your agenda for our neighborhood.

I've been to the meetings, and sad to say but I have come to realize the inner circle of our Tualatin government doesn't seem to care about it constituency's voice -- that appears to be the nature of politics these days...

So for the record I am opposed the the new " Medical building" parked at the end of 57th and Nachez. I am unable to attend the meeting due to business travel... in the past my presense in the meetings has not seemed to matter.... If you have to do this and knowing how you folks play the game its surely already a done deal -- how about keeping the building scaled down, keep it as far away form the Fox Hills neighborhood as possible, consider ways to shield the neighborhood from commercial buildings.

Ask yourself the question -- would you want this in your backyard (at the end of your street???) Any one of you that answers yes to the question -- please send me an honest response advising why you would want this in your backyard.

Please let me remind you, that you work for us, its time that you listen to the people, other than the contractors, accountants, city planners and those few who benefit from your decisions. Once upon a time I recall Mayor Lou walking around the Tualatin neighborhoods talking to the people and sharing his desire to be the voice of Tualatin...I have not seen Mayor Lou for many years in my neighborhood, the very one (Fox Hills) that he and his associates seem to want to degrade with the continuing decisions to turn suburbs to urban areas.

I've lived here for 15 years and raised my famiy in the once very nice area....Your decisions, your continued desire to build when there are many vacancies in commercial buildings and alternative options now has me considering where I will move in the future.

One last input on the matter of increasing Tualatin's debt to fund programs -- I think its a huge mistake to increase the debit by nearly a factor of 5 during these times. This is the time to be fiscally conservative in accumulating more debt.

Please listen to the people you represent. Please check you conscience when you make these decisons.

Responses welcome -- however I am not interested in political speak, I'd like honest answers.

Tualatin / Fox Hills resident

John Dave Hagan

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: Hospital zone change

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

DISCLAIMER: This email is a public record of the City of Tualatin and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:03 AM
To: 'Hinrichs Family'; chris@barhyte.com; smbeikman@verizon.net; Joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; Sherilyn Lombos
Subject: RE: Hospital zone change

Jon,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: Hinrichs Family [mailto:hinrichs1230@verizon.net]
Sent: Sunday, March 07, 2010 9:05 PM
To: lou.ogden@juno.com; chris@barhyte.com; smbeikman@verizon.net; Joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; slombos@ci.tualatin.or.us
Subject: Hospital zone change
Importance: High

Hello-

My name is Jon Hinrichs and I have lived in Tualatin for over 7 years and I moved into the Fox Hills neighborhood because of the truly neighborhood feeling, the low traffic, and the safety. Now I hear that the Hospital is asking the city council to change the zoning of the area of land between the Hospital and the Fox Hill neighborhood. This deeply concerns me because with a zone change the hospital will basically have a blank check to build whatever they want on that land; this could be anything from a huge parking lot to a very large office building and would also require access

from the streets Joshua and Nache within the Fox Hills neighborhood. This will drastically increase the traffic that will be driving through our wonderful neighborhood, and would lower the safety of all the children that walk to and from Bridgeport Elementary or walk to and from the bus stops on a daily basis. Also the property values of the homes in all of Fox Hills would be reduced significantly.

I understand that the hospital owns that land and obviously bought it with expansion in mind and I am not against the hospital building on that land, however the city council SHOULD NOT change the zoning and let the hospital decide what to build on it because the hospital will not care about the impact to the neighborhood. They are a business and will make decisions based on their bottom line, not on what is best for the Fox Hills neighborhood. If the hospital wants to build on the land, the city council should leave the current zoning the way it is and just add conditions to the zoning in order to keep the expansion under control (i.e. limit the height of any new buildings to be no taller than 2 stories and/or a visual buffer (trees) need to be planted between the Fox Hills neighborhood and any new buildings, etc.)

We already are going to have to deal with the new monstrosity tennis center bordering Fox Hills and the increased traffic as all the people from Wilsonville/West Linn will be using 57th Avenue to cut through the Fox Hills neighborhood to access the club. By adding a large scale Hospital expansion (without conditions) on top of this new tennis center, you will be causing a HUGE increase in traffic, thus lowering the safety of the neighborhood and completely eroding away the truly unique Fox Hills neighborhood feeling.

I will be very disappointed in any city council members that vote "yes" to the hospital's proposed zone change.

Thank you
Jon Hinrichs
Fox Hills Resident

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: Rezoning

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:07 AM
To: 'Paul Pedersen'
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbekman@verizon.net
Subject: RE: Rezoning

Mr. & Mrs. Pederson,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: Paul Pedersen [mailto:ppedersen@azambulance.com]
Sent: Sunday, March 07, 2010 2:20 PM
To: lou.ogden@juno.com
Subject: Rezoning

Dear Mayor Ogden:

As Fox Hill residents we urge you to vote NO on rezoning the property between our neighborhood and Meridian Park Hospital. Thank you for your consideration.

Paul and Vanita Pedersen

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: MC zoning

Sherilyn Lombos
City Manager | Administration



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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:08 AM
To: 'Linda Reid'
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbeikman@verizon.net
Subject: RE: MC zoning

Mr. & Mrs. Reid,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: Linda Reid [mailto:lreid7@verizon.net]
Sent: Sunday, March 07, 2010 10:27 AM
To: lou.ogden@juno.com; chris@barhyte.com; smbeikman@verizon.net; joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com
Subject: Re: MC zoning

Dear City Council,
WE are a resident on S. W. Natchez St. in Tualatin, Oregon.
Just to voice our opinion:
We would be AGAINST the zoning proposed to build office buildings in the space owned by Meridian Park Hospital
Dave and Linda Reid
5399 S. W. Natchez St.
Tualatin, Oregon 97062

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: MERICIAN PARK HOSPITAL ZONE CHANGE

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:10 AM
To: 'MOLLY SCHRAY'; CHRIS@BARHYTE.COM; SMBEIKMAN@VERIZON.NET; JOELLE.D.DAVIS@QMAIL.COM; JAY@H-MC.COM; MADDUX01@VERIZON.NET; Sherilyn Lombos; ETRUAX@ROYALAA.COM
Subject: RE: MERICIAN PARK HOSPITAL ZONE CHANGE

Ms. Schray,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: MOLLY SCHRAY [mailto:mollyschray@verizon.net]
Sent: Saturday, March 06, 2010 3:08 PM
To: LOU.OGDEN@JUNO.COM; CHRIS@BARHYTE.COM; SMBEIKMAN@VERIZON.NET; JOELLE.D.DAVIS@QMAIL.COM; JAY@H-MC.COM; MADDUX01@VERIZON.NET; SLOMBOS@CI.TUALATIN.OR.US; ETRUAX@ROYALAA.COM
Subject: MERICIAN PARK HOSPITAL ZONE CHANGE

My name is Molly Schray and my address is 5402 SW Natchez St, Tualatin, Oregon, 97062.

I oppose the Zone change requested by Meridian Park Hospital. I feel that this change would cause a loss of neighborhood livability, decrease property values, and increased traffic. We still do not know the effect on our neighborhood from the tennis court, although increased traffic 57th is a no brainer

I am urging you to vote against the proposed zone change

Thank you so much for your thoughtful consideration of this matter.

Sincerely, Molly Schray

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:41 AM
To: Doug Rux; Will Harper
Subject: FW: ZONING CHANGE

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

DISCLAIMER: This email is a public record of the City of Tualatin and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

From: Greg Shelby [mailto:shelbys5@verizon.net]
Sent: Monday, March 08, 2010 8:33 AM
To: lou.ogden@juno.com; chris@barhyte.com; smgelkman@verizon.net; joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; Sherilyn Lombos
Subject: ZONING CHANGE

Ladies and Gentlemen.....

We will not be able to attend tonight's council meeting.....therefore allow us this e-mail communication.

We have lived on Calusa Loop since 1987. Our property backs onto the property in question. We selected our home because of the beautiful wooded area we look upon each day. Now we face the potential of looking at a 95 foot building!

My fellow citizen of Tualatin....Livability and property values are at stake here. You have all worked hard for those values here in Tualatin. I'm now urging you to do so again....

PLEASE vote **NO** on the request to change the zoning to allow my precious view to become a stark and imposing medical complex.

Thank you for keeping Tualatin livable for ALL of US.

Greg and Cheryl Shelby
5731 SW Calusa Loop



STAFF REPORT

CITY OF TUALATIN

****WITHDRAWN**

~~APPROVED BY TUALATIN CITY COUNCIL~~

Date 1-24-11

Recording Secretary W. Harper

City Council Meeting

Item #: G. 1.

Date: 01/24/2011

Submitted For: Aquilla Hurd-Ravich

From: William Harper, Associate Planner

Department: Community Development

Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Consideration of a Development Agreement Between the City of Tualatin and Legacy Health System.

ISSUE BEFORE THE COUNCIL:

City Council consideration of a Non-Statutory Development Agreement (the "Agreement") between the City of Tualatin and Legacy Health System (Legacy). The purpose of the Agreement is to address the development issues associated with future expansion of the Legacy Meridian Park Medical Center facility onto the 19.6 acre Legacy property (the "Property") located on SW Borland Road. (See Attachment A for Vicinity Map). The Agreement was revised following the continuances of the March 8, 2010, July 12, 2010 and September 13, 2010 Council meetings to consider the Agreement and the public hearings for Plan Map Amendment PMA-09-03 and based on the discussions in a series of meetings with neighboring residents, interested parties, individual Councilors and Legacy.

At the October 27, 2010 meeting of LHS, neighbors and others, the parties reached agreement on a number of issues and did not agree on several issues. Legacy requested a continuance of the scheduled November 8, 2010 public hearing to allow time for further consideration of the Agreement. With no substantive revisions put forward since the November 8 date, the version of the LHS Agreement that was prepared for the October 27, 2010 meeting and revised based on the agreements reached at that meeting is presented as the January 24, 2011 version and is Attachment F.

RECOMMENDATION:

Staff recommends the City Council consider the attached draft Agreement (Attachment F) and provide direction.

EXECUTIVE SUMMARY:

- The area affected by this Agreement is property generally referred to as the vicinity of the subject property ("Property") located at 6001, 6021, 6031, and 6041 SW Borland Road comprising approximately 19.6 acres (Clackamas County Assessors Map 21E 19C Tax Lots 1700 & 2000) in the RL (Low-Density Residential) Planning District. The Property adjoins the Legacy Meridian Park Medical Center (LMPMC) campus in the MC (Medical Center) Planning District (Attachment A).
- The City of Tualatin is currently considering an application by Legacy for a Plan Map Amendment (PMA-09-03) to change the designation of the Property from RL to MC. The first public hearing was held on November 9, 2009, continued several times at the request of Legacy to the January 24, 2011 Council meeting. Legacy is the owner of the unimproved property and owns as a parent corporation the adjacent 46 acre property occupied by the LMPMC facility. In the future, Legacy intends to expand the LMPMC onto the property with buildings and site improvements in compliance with the standards and allowed uses of the MC Planning District. The proposed PMA-09-03 would change the designation on the Property ("subject property") to the MC Planning District to match the current LMPMC site designation.
- During the November 9, 2009 public hearing for PMA-09-03, there were questions and concerns raised about future development on the property and development issues such as public street access, pedestrian access, Historic Landmark preservation or demolition, tree protection; on-site and off-site public improvements including sanitary sewer, stormwater management & street improvements; and development standards including building and parking setbacks, building height, landscape buffers & lighting. The development issues listed are addressed in a land use process (such as Architectural Review) when a specific development or

property improvement is proposed, but are not issues to mitigate or require as conditions of approval in a Plan Amendment process such as PMA-09-03.

- The Council inquired about establishing an Agreement (termed a development agreement) with Legacy for the purpose of spelling out the issues associated with development on the Property that arose in the PMA process and provide neighbors, the City and Legacy with assurances that the issues will be addressed in a satisfactory manner. Legacy agreed to begin discussions to create an Agreement that would address issues raised by neighbors and the Council.
- Mr. Larry Hill of Legacy and Staff prepared a draft of a DA that was presented to Council at the January 11, 2010 Work Session. With Mr. Hill and staff present, the Council reviewed and discussed the draft Agreement. Council indicated an interest in: 1. Encouraging additional tree protection in both the grove of trees on the Tax Lot 1700 portion (south) of the property (adjoining SW Borland Road & Fox Hills residential properties) and the grove of trees surrounding the former Grmitt residence at the northwest corner of Tax Lot 2000; 2 (Agreement Section 6). Constructing a berm and densely vegetated buffer to the residential properties on the entire east property line when the first building is developed on the Property (Agreement Section 4); 3. Encourage pedestrian trail or path connections from the Legacy Property and LMPMC campus to trails and paths on the Stafford Hills Racquet & Fitness Club development and the Nyberg Creek natural areas on the north of the Property (Agreement Section 4.3); 4. Consider the need for ROW dedication and street improvements on SW 65th Avenue north of SW Borland Road on the LMPMC frontage. (Attachments A, H)
- As the PMA-09-03 continued hearing on January 25th 2010 approached, questions from Council members about traffic conditions on the SW 65th Ave frontage and the existing Medical Center access driveways and the impacts of a full development of the LHS subject properties were being researched (Attachment E). Discussions with Legacy about the scope and timing of street dedications and improvements by Legacy were unresolved and Legacy requested a second continuance of the PMA-09-03 hearing and consideration of the Agreement.
- At the March 8 public hearing for the Agreement and PMA-09-03, persons testifying and Council members raised questions regarding future access to and from the Property, Legacy's plans for development on the site, future access to the Property, and about the impact of buildings and site improvements on neighboring property owners. The Council asked for additional opportunity for neighboring residential property owners to ask Legacy about their proposal, review the Agreement, and provide their comments on the issues that concern them. Following a series of three Open House meetings conducted by Legacy and an open opportunity to review and comment the Agreement and PMA documents thru the Community Development Department, Legacy prepared a summary and response for the Council and interested neighbors (Attachments G and H). Based on comments collected by staff at the Open Houses and Legacy's response, the Agreement was revised to add:
 - (Section 4.2) Flexible language requiring a turnaround at a restricted emergency access from SW Joshua, SW Natchez or SW Witchita Streets only as required at the time buildings are proposed, leaving an option to have one or two turnarounds, rather than an access and turnaround on all three streets if not necessary;
 - (Section 4.7) A wider, broader planted berm with specific tree sizes on the Property's east border with residential neighbors;
 - (Section 4.12) A building height limit of 75 ft. on the property for locations beyond a setback of 300 ft. from the MC Planning District boundary (to the north, east and west of the Property), reduced from the 95 ft. building height allowed in the MC Planning District standards.
- Following the Open Houses and the July public hearing, the matter was continued to allow for additional meetings with residential neighbors of LHS to discuss the proposed terms of the DA. The meetings were attended by a group of residential property owners, LHS, individual City Council members and City staff to discuss the "Legacy Meridian Park Development Agreement" and held on July 27, August 5 and October 27, 2010. To incorporate the discussions among the parties in the meetings and to allow time for additional consideration of an acceptable version of the DA, the Council continued consideration of the LHS Agreement and the PMA-09-03 public hearing to October 11, 2010, continued that hearing to November 8, 2010 and again to January 24, 2011.
- At the October 27, 2010 meeting, the parties reached agreement on a number of issues and did not agree on several issues. The version of the LHS Agreement that was prepared for the October 27, 2010 meeting and revised based on the meeting is the basis for the proposed LHS Development Agreement for Council consideration on January 24, 2011 is Attachment F.
- The proposed Agreement would be signed by both Legacy and the City if the proposed PMA-09-03 is approved, If PMA-09-03 is not approved the Agreement will not be signed and will not become effective.
- A series of agreement points have been reached in the Agreement with Legacy and the group of residential

neighbors participating the July, August and October meetings. Details of these points are outlined in the **DISCUSSION** attachment (B) of this staff report

OUTCOMES OF DECISION:

If the City Council approves the resolution with the accompanying Agreement and if PMA-09-03 is approved, the City, and Legacy will have an agreement, which will remain in effect for a period of 30 years after the Agreement Effective Date or until buildings and site improvements such as public facilities, loading, parking and landscaping occupy 100% of the Property area (whichever occurs first).

If the City Council does not approve the resolution with the accompanying Agreement, the City and Legacy will not have an agreement addressing the development issues associated with the Property. PMA-09-03 remains a separate decision for the Council.

If the City Council approves Plan Map Amendment PMA-09-03 changing the Property to a MC Planning District designation, but does not approve the Agreement, the City and Legacy will not have an agreement on the issues contained in the Agreement and any development issues associated with the Property will be addressed in individual development applications such as Architectural Review.

ALTERNATIVES TO RECOMMENDATION:

If the Council wishes to approve the resolution and Agreement, but with modifications, staff will coordinate with Legacy on the modifications and return at a later date with the modifications.

If the Council chooses to not move forward with the resolution and Agreement, staff will inform Legacy of the Council's decision.

FINANCIAL IMPLICATIONS:

Staff resources have been budgeted in Fiscal Year 09-10 and 10/11 to work on the Agreement and subsequent review of the project.

Attachments

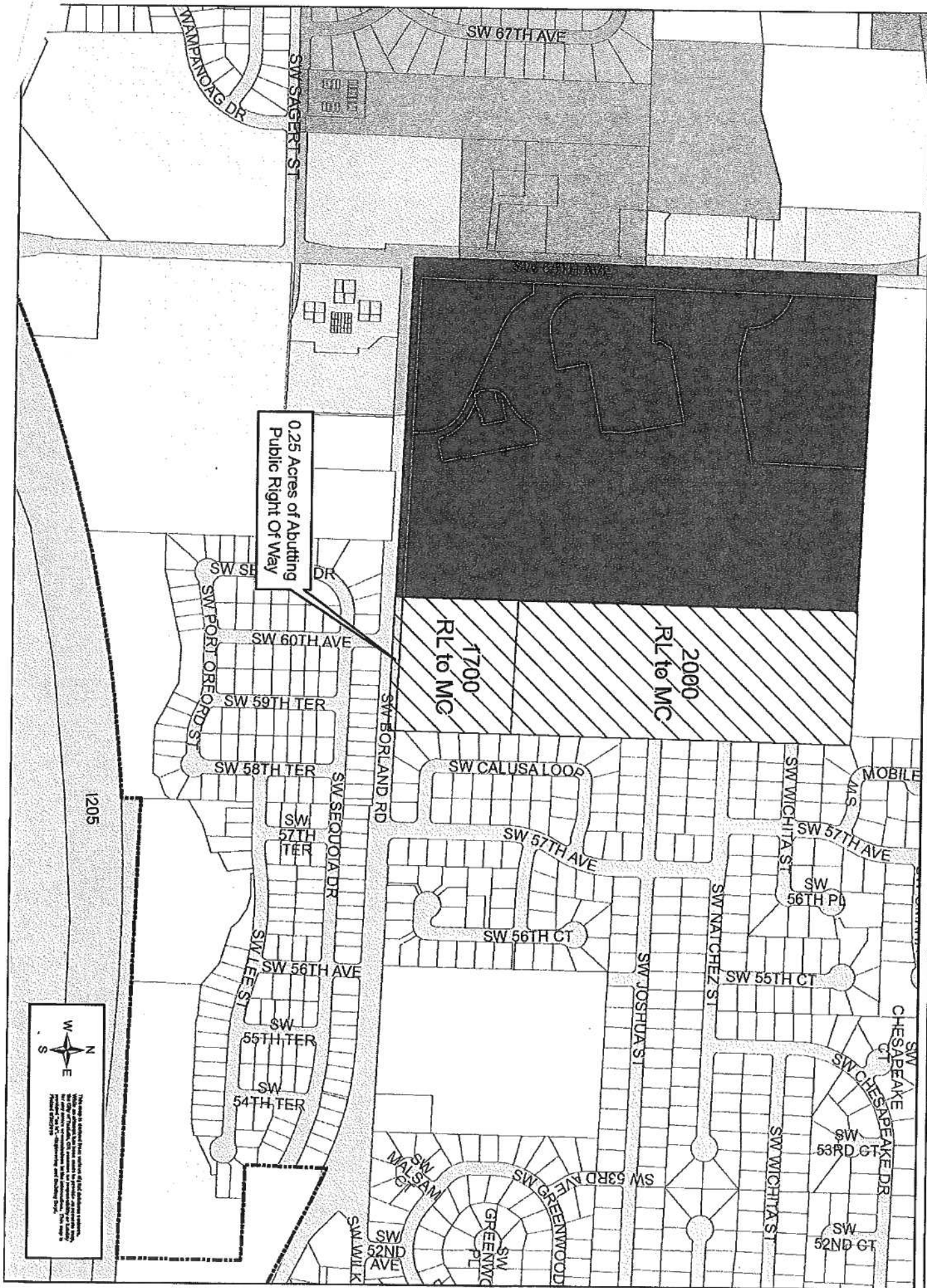
A-C Vicinity Map, Building Height Setback Map, Kittelson Jan. 29, 2010 Letter

D- Background/Discussion

E--Engineering Memo

F - Draft LHS Development Agreement 11-4-10 Version

G-H Comments, LHS Responses



0.25 Acres of Abutting
Public Right Of Way

1700
RL to MC

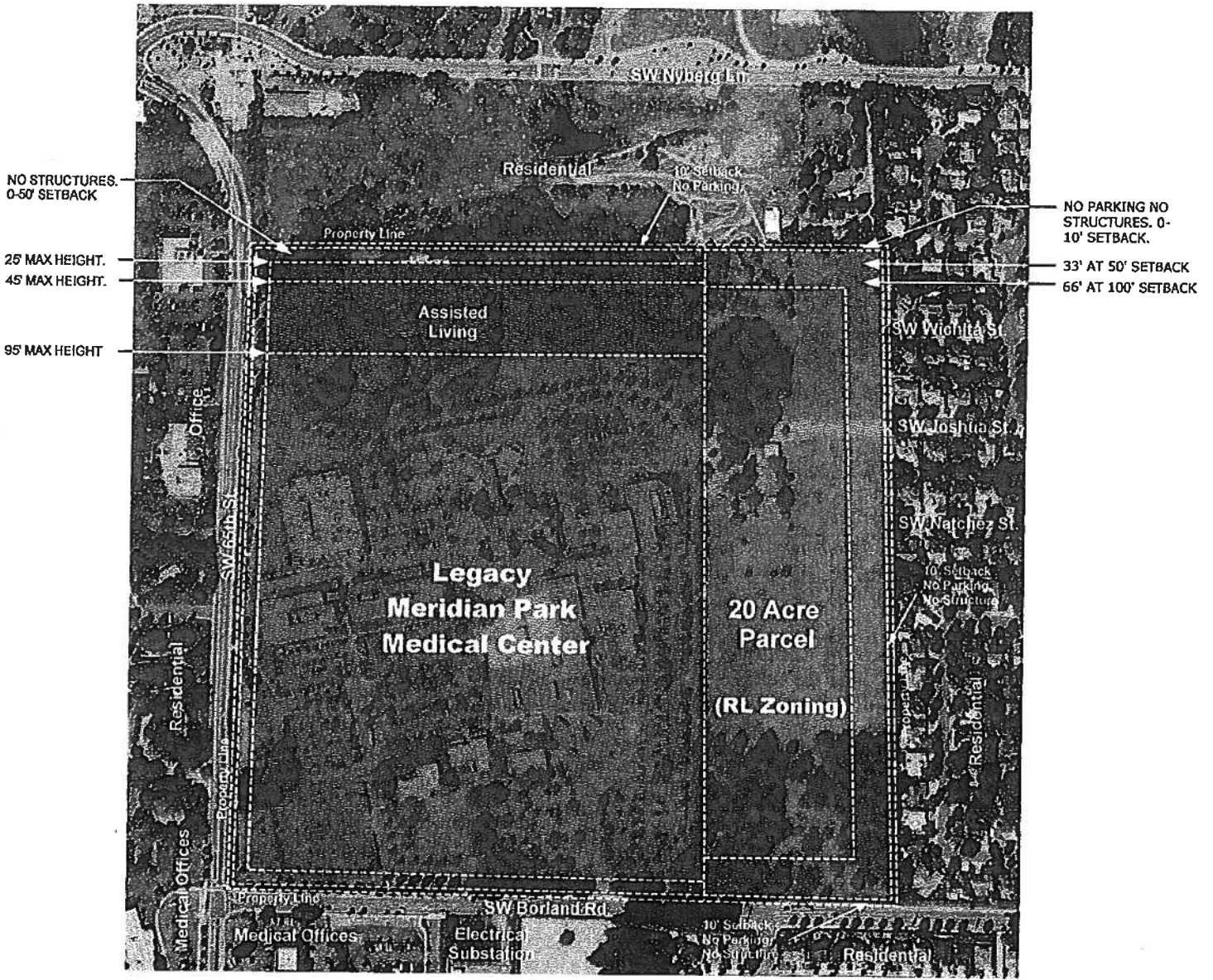
2000
RL to MC

1205

North Arrow

W
N
E
S

This map is intended to show the location of the proposed project. It is not a legal document. The user should consult the appropriate local government for more information. The user should also consult the appropriate local government for more information. The user should also consult the appropriate local government for more information.



MC ZONING SETBACK / HEIGHT LIMITS:

- 0-50' SETBACK
NO STRUCTURES
- 50' TO 100' SETBACK
25' MAX HEIGHT.
- 100' TO 300' SETBACK
45' MAX HEIGHT.
- +300' SETBACK
95' MAX HEIGHT.

RL ZONING SETBACK / HEIGHT LIMITS:

- 0-10' SETBACK NO STRUCTURES
- BASE HEIGHT 35' FOR CONDITIONAL USES. UP TO MAX. 75' AT SETBACK / 1.5 RATIO.
- + 112'-6" SETBACK
75' MAX HEIGHT. FOR CONDITIONAL USES



RL Zoning - Site Plan

Scale 1" = 400'-0"

LEGACY MERIDIAN PARK MEDICAL CENTER

Tualatin, OR

ZGF Architects, LLP
November 9, 2009



MEMORANDUM

Date: January 26, 2010 **Project #:** 9760.0

To: Will Harper
City of Tualatin
18880 SW Martinazzi
Tualatin, OR 97062

From: Mark Vandehey, P.E.

Project: Legacy Meridian Park Plan Map Amendment

Subject: Transportation Analysis – Supplemental Information

This memorandum provides additional transportation information associated with Legacy Health System's proposal for a zone change and plan amendment for their 20-acre site immediately east of the Meridian Park Hospital. The four issues addressed in this memorandum are: 1) discussion of the need for a five lane improvement on SW Borland Road, 2) discussion of the need for a five lane improvement on SW 65th Avenue, 3) recommended improvements to SW 65th Avenue at its intersections with SW Borland Road and SW Sagert Street, and 4) recommended phasing of improvements for the Development Agreement between the City of Tualatin and Legacy.

Need for Borland Road Five Lane Improvement

Our understanding City Council have asked about the need for improving SW Borland Road to five lanes along the frontage of property owned by Legacy Health System. Using the forecast 2028 volumes improving SW Borland Road in the vicinity of the site to five lanes from its existing three lane cross-section is not required to meet the City's standard of Level of Service "E" or better. As discussed in the next section, the capacity constraint to SW Borland Road is at its intersection with SW 65th Avenue.

Need for SW 65th Avenue Five Lane Improvement

We understand City Council also had some questions regarding the need for improving SW 65th Avenue to five lanes in the future. The capacity constraints along SW 65th Avenue between SW Borland Road and SW Nyberg Road are located at the signalized intersections of SW 65th Avenue/SW Nyberg Lane and SW 65th/SW Borland Road. The other capacity constraint along SW 65th Avenue is at the existing four-way stop controlled intersection at SW Sagert Street. Table 1 below shows the Level of Service results for future 2028 conditions presented in our October 1, 2009 memorandum. As indicated in the our memorandum, through the year 2028 only the SW 65th/SW Borland and SW 65th/Sagert intersections are operating at or below the City's Level of Service "E" standard.

The future 2028 forecasts assume reasonable worst-case build-out assumptions for the 20-acre site that is the subject of the proposed zone change, but also include general growth in employment and population for other properties throughout the City of Tualatin.

Table 1 Comparison of Intersection LOS Results

Intersection	Existing Zoning w/Residential Development	Existing Zoning w/Medical Office Development	Proposed Zoning w/Medical Office Development
	AM/PM	AM/PM	AM/PM
SW Nyberg Road/ SW Nyberg Lane	B/C	B/C	B/C
SW 65 th / SW Borland Road	D/D	E/E	E/E
SW 65 th / SW Sagert	F/F	F/F	F/F

Recommended Improvements to SW 65th Avenue at SW Borland Road and SW Sagert Street

As discussed above, the capacity constraints within the vicinity of the site are located at the intersections of SW 65th/Sagert Street and SW 65th/SW Borland Road. Accordingly, it is recommended that future transportation improvements tied to Legacy's development of the 20 acre site be focused on the SW 65th Avenue intersections with SW Borland and SW Sagert Street. Figure A1 illustrates a conceptual improvement that could be constructed by Legacy as part of future development of the 20 acre parcel. It appears as though all of the right-of-way needed to construct this improvement would come from property that is currently owned by Legacy Health System. A "planning level" estimate to design and construct this improvement is approximately \$800,000 (not including right-of-way).

Table 2 shows the results of the improvements illustrated in Figure A1. As indicated in the figure, the proposed improvements will significantly improve the performance of both intersections.

Table 2 Comparison of Intersection LOS Results

Intersection	2028 Conditions w/Medical Office Development
	AM/PM
SW 65 th / SW Borland Road	D/D
SW 65 th / SW Sagert	C/C

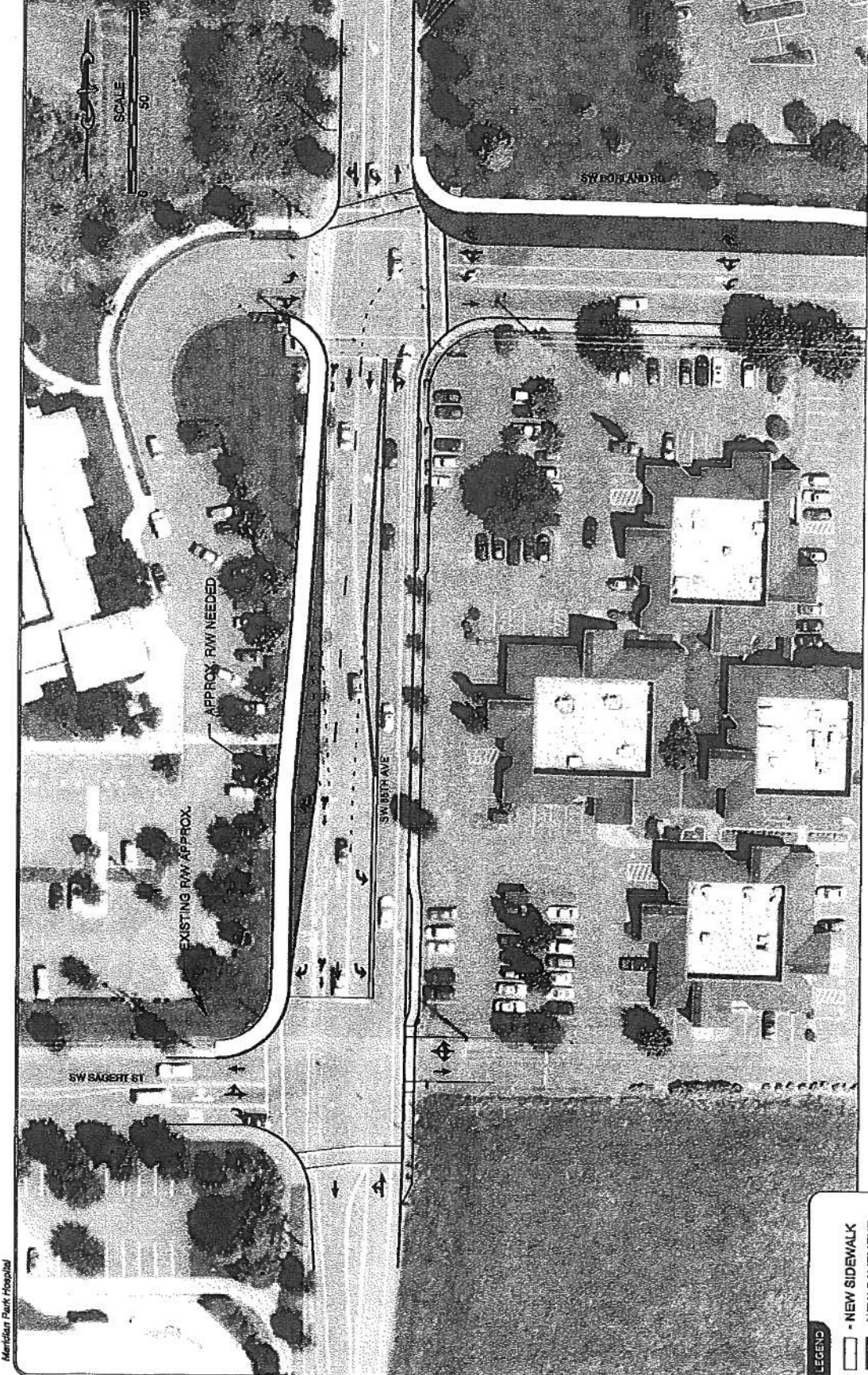
Recommended Phasing of Improvements for the Development Agreement

Based on the results of our analysis to date as well as discussions with representatives from both the City and Legacy, we recommend that the Development Agreement between the City of Tualatin and Legacy include the conceptual improvements shown in Exhibit A1 to be constructed with the first phase of development on the 20 acre parcel subject to the following three conditions: 1) the first phase includes a minimum of 50,000 square feet of medical office development, 2) the cost of the improvements result in a credit against the City's Transportation Development Tax, and 3) the total cost of the improvements do not exceed \$900,000.

It is also recommended that no additional frontage improvements be constructed on SW Borland Road along the 20 acre site's frontage, but that right-of-way be dedicated to accommodate the City's standard five lane cross-section.

COPY

April 2009



SW 65TH AVE/SW BORLAND RD
 CONCEPTUAL INTERSECTION IMPROVEMENT
 TUALATIN, OREGON

FIGURE A1

Meridian Park Hospital

- LEGEND
- NEW SIDEWALK
 - NEW PAVEMENT

KITTELSON & ASSOCIATES, INC.
 TRANSPORTATION ENGINEERING / PLANNING

11:17pm 4/20/09 - Meridian Park Hospital Zone Overlay/Map/Map/roads/fig01_new.mxd (JWS) 2/8/2011 1:02pm - maddison Layout (tbl) (1/27/07)

ATTACHMENT 1

LEGACY HEALTH SYSTEMS DEVELOPMENT AGREEMENT BACKGROUND & DISCUSSION

BACKGROUND.

Pertinent background information obtained from the proposed PMA-09-03, the LHS Development Agreement and other supporting documents is summarized in this section.

The City of Tualatin is currently considering an application by Legacy Health Systems (LHS) for a Plan Map Amendment (PMA-09-03) to change the designation of the property from RL to MC. The first public hearing was held on November 9, 2009, continued several times at the request of Legacy to the January 24, 2011 Council meeting in order to address development issues raised in the public hearings and by Tualatin residents concerned about the proposed plan amendment.

Legacy is the owner of the unimproved property and owns as a parent corporation the adjacent 46 acre property occupied by the LMPMC facility. In the future, Legacy intends to expand the LMPMC onto the property with buildings and site improvements in compliance with the standards and allowed uses of the MC Planning District. The proposed PMA-09-03 would change the property designation to the MC Planning District to match the current LMPMC site designation.

During the November 2009 meeting, the Council inquired about establishing a Development Agreement (DA) with Legacy for the purpose of spelling out the issues associated with development on the Property that arose in the PMA process and provide neighbors, the City and Legacy with assurances that the issues will be addressed in a satisfactory manner. Legacy agreed to begin discussions to create a DA that would address issues raised by neighbors and the Council. The DA was discussed in a series of Open Houses during the spring of 2010 and became a focus of three meetings in July, August and October 2010 attended by a group of residential property owners, LHS, individual City Council members and City staff.

At the October 27 meeting, the parties reached agreement on a number of issues and did not agree on several issues. The version of the LHS DA that was prepared for the October 27 meeting and revised based on the meeting is the basis for the proposed LHS Development Agreement for Council consideration on January 24, 2011 is Attachment B with a Draft Resolution.

DISCUSSION

There are 14 sections contained in the January 24, 2011 version of the LHS Agreement. Each is briefly described below:

1. Section 1 identifies the area affected by the Agreement.
2. Section 2 identifies the property affected by the Agreement.
3. Section 3 outlines the scope and characteristics of development on the Property including:
 - Development consistent with the purposes, uses and standards of the MC Planning District; and
 - Design compatibility with surrounding residential and medical center development.
4. Section 4 identifies specific development standards for improvements on the Legacy Property, including:
 - Access may be obtained from the existing shared LMPMC public street accesses on SW Borland Road and shared access with the existing LMPMC accesses on SW 65th Avenue. No new street access will be allowed to the LHS property on the SW Borland Road frontage (ie at the SW 60th Avenue intersection).;
 - Restrict direct motor vehicle ingress/egress access to the adjoining SW Joshua, SW Natchez & SW Wichita residential streets on the east except for emergency access as required. To allow for one or two emergency access locations on the Property's east boundary (rather than locking in three, one at each residential street) and reduce the impact on neighboring residential streets, the DA language is flexible and will allow the emergency access locations to be determined based on Fire & Life Safety requirements in effect at the time a building is proposed on the Property. To minimize a break in the landscape berm and buffer on the Property's east boundary, the width of any emergency access and turnaround shall be angled and as narrow as possible and gated with a solid panel gate, all subject to Fire & Life Safety requirements;
 - Provide pedestrian access between the Legacy Property and LMPMC to adjoining public streets and encourage connections to a future path or trail system on the nearby Stafford Hills Racquet & Fitness Club and Nyberg Creek wetlands (located to the north);
 - Provide a minimum 30 foot setback from property line to parking areas and a minimum 150 ft. to parking areas for tree protection on the south and east boundaries of Tax Lot 1700 (in the tree grove adjoining SW Borland Road);
 - Provide adequate on-site parking and place parking 150 ft or more away from public streets;

- Limit outdoor lighting pole height and conform to LEED standards for lighting that avoids glare on residential properties;
 - When the first building is developed on the Property, provide a 7.5 foot high and 30 foot wide landscape berm with large (3" caliper deciduous trees/10 ft. high conifers/5 gallon shrubs) dense evergreen tree & shrub landscaping on the Property's east perimeter to create a buffer to adjoining residential development;
 - Provide complete irrigation system for perimeter plantings and drainage system to control stormwater movement along the berm to direct it away from residential properties.
 - Install 7 ft. high concrete fence on properties' east property line using TDC standards for fence design.
 - Building design compatible with nearby residential and medical center development;
 - Restrict overhead power lines from locations any closer than 300 ft. from eastern property line;
 - Provide a minimum 200 ft. setback from eastern property line for trash facilities, and:
 - No buildings located within 100 ft. of a residential zone.
 - Limit building height to MC Planning District standards for height and setbacks with a limit of 75 feet measured from grade to any point (on the building) on the Property beyond the 300 ft. setback from the MC District boundary (north, east & south) and limit building height to a maximum of 45 ft. for the 100-299 ft. setback. Attachment E-diagram of the MC height and setback standards.
 - Design building windows to provide day and night-time privacy for residential properties.
 - Restrict any helipad facility to a 500 ft. distance from an abutting residential property line.
 - Provide fencing on the property's SW Borland Road frontage that will restrict public access between the property and SW Borland Road.
5. Section 5 addresses identifying wetlands on the Property.
 6. Section 6 sets out standards for protection of existing trees in the portion of the Property adjoining residential properties and SW Borland Road, trees on the northwest corner of the Property and the Sequoia trees on the South side of SW Borland Road opposite the LHS property.
 7. Section 7 addresses the Historic Landmark on the Property with a commitment to work with the Tualatin Historical Society on relocating it or preserving historic features.
 8. Section 8 establishes that safety and security meetings with the Tualatin Police are required prior to building occupancy.

9. Section 9 discusses public improvements including:
 - Water, Sanitary Sewer, & Stormwater.
10. Section 10 is a general statement about a Non-Statutory Development Agreement.
11. Section 11 is the Term of Agreement. As proposed, the Agreement would remain in effect until the Property is 75% developed or 30 years has elapsed.
12. Section 12 establishes the Agreement as a Final Agreement between the parties.
13. Section 13 concerns the Agreement as a whole and in parts.
14. Section 14 is a statement concerning general compliance with laws.

MEMORANDUM

DATE: June 28, 2010 Revised September 29, 2010

TO: Will Harper, AICP
Associate Planner

FROM: Dayna Webb, PE
Project Engineer

SUBJECT: **PMA-09-03 – Proposed Zone Change from RL to MC
21E 19C #1700 & 2000 – SW Borland Road**

On August 31, 2009 the Engineering Division received Plan Map Amendment Application Notice PMA-09-03 for two properties adjacent to Meridian Park Hospital. The properties are located at 6001, 6021, 6031 & 6041 SW Borland Road and are 4.97 acres and 14.62 acres, respectively. The applicant is requesting a Planning District designation change from Low Density Residential (RL) to Medical Center (MC).

The requested Plan Map Amendment includes a total of 19.59 acres. A reasonable worst-case scenario of trips based on the existing and proposed zoning indicates an additional 545 AM Peak Hour Trips (470 In and 75 Out) and 830 PM Peak Hour Trips (190 In and 640 Out).

The applicant submitted a Memorandum – Transportation Planning Rule Analysis from Kittelson & Associates, dated August 21, 2009. The analysis summary of findings states the following:

- The TPR institutes criteria under which the transportation impacts of a post-acknowledgment plan amendment and zoning map amendment must be evaluated under OAR 660-12-0060(1). Based on the analysis results presented in this memorandum, the proposed zone change satisfies all of the requirements set forth in the TPR.

The applicant also submitted a Memorandum – Transportation Analysis – Supplemental Information from Kittelson & Associates, dated October 1, 2009. The supplemental information includes figures for trip generation and information to support TDC 1.032(8).

Additionally, the applicant submitted a Memorandum – Transportation Analysis – Supplemental Information on January 26, 2010. This supplement provides additional information associated with the proposed plan map amendment.

SW Borland Road

Clackamas County designates SW Borland Road as a Minor Arterial. The function of an Arterial is described as connecting collectors to higher order roadways. They carry moderate volumes at moderate speeds.

The City of Tualatin designates SW Borland Road as a Major Arterial (Eb&t) which includes four travel lanes, a center turn lane, bike lane, planter strip & sidewalk within a right-of-way width of 98-102 feet. Our TSP states, "Primary function is to serve both local and through traffic as it enters and leaves the urban area; connects the minor arterial and collector street system to freeways and expressways; provides access to other cities and communities; serves major traffic movements; access control through medians and/or channelization; restricted on-street parking; sidewalks and bicycle facilities required; may allow a right-turn pocket if warranted; will be used by public transit."

SW 65th Avenue

Washington County designates SW 65th Avenue as an Arterial. Washington County states the function of an Arterial is to interconnect and support the Principal Arterial highway system. Arterials intended to provide general mobility for travel within the region. Correctly sized Arterials at appropriate intervals allow through trips to remain on the Arterial system thereby discouraging use of Local streets for cut-through traffic. Arterial streets link major commercial, residential, industrial and institutional areas.

The City of Tualatin designates SW 65th Avenue as a Major Arterial (Eb&t) which includes four travel lanes, a center turn lane, bike lane, planter strip & sidewalk within a right-of-way width of 98-102 feet. Our TSP states, "Primary function is to serve both local and through traffic as it enters and leaves the urban area; connects the minor arterial and collector street system to freeways and expressways; provides access to other cities and communities; serves major traffic movements; access control through medians and/or channelization; restricted on-street parking; sidewalks and bicycle facilities required; may allow a right-turn pocket if warranted; will be used by public transit."

Following are the trip generation estimates, provided by Kittelson & Associates, Inc based on Trip Generation, 7th Edition:

Estimated Trip Generation								
Land Use	ITE Code	Size	Weekday AM Peak Trips			Weekday PM Peak Trips		
			Total	In	Out	Total	In	Out
Single-Family Residential	210	94 Units	75	20	55	100	60	40
Medical Office	220	250,000 square feet	620	490	130	930	260	680
Net Increase with Medical Office Development			545	470	75	830	190	640

TDC 1.032 Burden of Proof (6) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules.

Because the proposed land use action will result in an amendment to the City of Tualatin's zoning map, Section 660-012-0060 of the State's Transportation Planning Rule applies. Division 12 of the State's Transportation Planning Rule (OAR 660-012) gives the Oregon Department of Land Conservation and Development (DLCD) and the City of Tualatin the power to interpret and implement Statewide Planning Goal 12 (Transportation). Section 660-012-0060 of the TPR provides specific language on how to deal with amendments to adopted plans and land use regulation.

OAR 660-012-0060 (1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility.

(a) Change the functional classification of an existing or planned transportation facility

(b) Change standards implementing a functional classification system

(c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Based on the results presented in the Memorandum – Transportation Planning Rule Analysis, Kittelson & Associates believes the proposed zone change satisfies all of the requirements set forth in the TPR.

TDC Section 1.032 Burden of Proof: (8) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area. Based on TDC Map 9-4 the site is located in the IN (Inner Neighborhood) Design Type.

The submitted Supplemental Information states "this standard is met during all time periods for each development scenario, with the exception of the SW 65th/SW Sagert intersection. The SW Sagert/SW 65th Avenue intersection meets warrants for signalization under any scenario".

The City of Tualatin TSP Appendix C – Detailed Intersection Operations Results (Existing Conditions), completed in June 2001, shows the 65th/Sagert intersection as an all-way stop controlled intersection operates at a v/c of 1.14 and a LOS F. The TSP also identifies the intersection for a future traffic signal.

Based on the discussions between Legacy Meridian Park Hospital, the City of Tualatin, and the neighbors since July 12, 2010, it appears that there is not unanimous support for improving the SW 65th/SW Borland and SW 65th/SW Sagert intersections. This results in the SW 65th/SW Sagert intersection performing at LOS F before and after the proposed Plan Map Amendment. This does not meet Criteria 8 which requires that the amendment is consistent with LOS E/E for the p.m. peak hour and one half hour before and after the p.m. peak hour.

To approve the Plan Map Amendment without improvements to the SW 65th/SW Sagert intersection, the City Council could find that approving the Plan Map Amendment is in the best interest of Tualatin based on the following:

- As Tualatin and the areas around Tualatin grow there will be more people that will need access to high-quality health care.
- Legacy Meridian Park Hospital is known as a provider of high-quality health care to Tualatin residents and residents in the metro area.
- Allowing Legacy Meridian Park Hospital to expand assures that Tualatin residents, as well as residents of the metro area, will have access to high-quality health care in the future.
- It provides the opportunity for Legacy Meridian Park Hospital to plan for expansions of service with the certainty of knowing what the zoning requirements are.
- The benefits to Tualatin residents and residents of the metro area, having additional access to high-quality health care outweigh the impacts of congestion at the SW 65th/SW Sagert intersection.
- The benefits of having the support of the neighbors in allowing Legacy Meridian Park Hospital to expand outweigh the impacts of congestion at the SW 65th/SW Sagert intersection.

Comments Received:

No comments were received from Washington County or Clackamas County regarding the proposed Plan Map Amendment.

We received comments from ODOT on October 27, 2009 requesting additional information before they can make a determination on the potential effect on the I5/Nyberg interchange.

Additionally, we received a second comment letter from ODOT on January 14, 2010 regarding the ability to use conditional use when evaluating TPR impacts on ODOT facilities.

We also received a third comment letter from ODOT on March 8, 2010 regarding Employee Commute Options Program and the opportunity to reduce commute trips for the interchange peak hours.

Please let me know if you have questions, I can be reached at extension 3036.

DRAFT 11-4-10
NON-STATUTORY DEVELOPMENT AGREEMENT

This Non-Statutory Development Agreement (this "Agreement") is made and entered into as of the ____ day of ____, 2010 (the "Effective Date") by and between Legacy Health System, an Oregon-based not-for-profit corporation ("Legacy") and the City of Tualatin, Oregon (the "City").

RECITALS

- A. Legacy is the owner of the approximately 19.6 acres of unimproved real property located within Tualatin (the "Property") (Exhibit A). Legacy owns as a parent corporation the adjacent 46-acre property occupied by the Legacy Meridian Park Medical Center (LMPMC) facility.
- B. Legacy has applied to the City for approval of a Plan Map Amendment (the "Amendment") PMA-09-03 to change the Property designation from Low-Density Residential (RL) to Medical Center (MC). In the future, Legacy intends to expand the LMPMC onto the Property with buildings and site improvements in compliance with the standards and allowed uses of the MC Planning District.
- C. The City wishes to assure that if the Amendment is approved by the City Council after a public, quasi-judicial hearing, the Amendment would only apply to the Property.
- D. The Parties desire to enter into this Agreement for the purpose of addressing the development-related issues (such as, but not limited to: public street access, pedestrian access, Historic Landmark preservation or demolition, tree protection; on-site and off-site public improvements including sanitary sewer, stormwater management, and street improvements; development standards including building & parking setbacks, building height, landscape buffers, berms, walls & lighting) for Legacy's future development of the Property (see Section 1). Because future development on the Property is subject to land use approval by the City, the City cannot predetermine conditions of approval; however, the Agreement sets forth the Parties' expectations for development on the property.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants of the parties set forth herein, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. AREA AFFECTED BY THIS AGREEMENT. The area affected by this Agreement is property generally referred to as the vicinity of the Property located at 6001, 6021, 6031, and 6041 SW Borland Road comprising approximately 19.6 acres (Clackamas County Assessors Map 21E 19C Tax Lots 1700 & 2000).

SECTION 2. PROPERTY AFFECTED BY THIS AGREEMENT. This Agreement shall apply at such time as the Property is designated as the MC Planning District.

SECTION 3. SCOPE OF DEVELOPMENT. When development of the Property is commenced, Legacy or a succeeding property owner shall cause to be completed a development with the following characteristics:

- 3.1. Development consistent with the purposes of the MC (Medical Center) Planning District including: "...to provide care facilities, allied health care uses and limited supporting retail and service uses for the convenience of patients, patient visitors and staff." [TDC 56.010]
- 3.2. Development consistent with all the allowed uses and standards of the MC Planning District including out-patient care, medical clinics and medical office facilities [TDC 56.040-56.150].
- 3.3. Development that complies with the criteria and standards for Architectural Review Approval as specified in TDC 73.050 including: (1)(a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved; (b) The proposed design of the development is compatible with the design of other development in the general vicinity; and (c) The location, design, size, color and materials of the exterior of all structure are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.

SECTION 4. DEVELOPMENT STANDARDS. When development of the Property is commenced, Legacy or a succeeding property owner shall cause to be completed a development with the following:

- 4.1. Legacy or succeeding property owner will continue to use the two existing ingress/egress accesses on the SW Borland Road frontage of the LMPMC property. No additional ingress/egress will be permitted on the SW Borland Road frontage of the LMPMC property or the LHS Property. The two existing entrances on SW Borland Road will not serve as the primary entrance to the LMPMC campus. If the existing easterly SW Borland Road entrance needs to be relocated, Legacy agrees to not move it in the easterly direction, any closer to the Property or the Fox Hill Neighborhood.
- 4.2. The Property will not have motor vehicle ingress/egress access to the adjoining SW Joshua, SW Natchez & SW Wichita Streets except for an emergency access via SW Natchez as required by Tualatin Valley Fire & Rescue. To minimize a break in the landscape berm and buffer on the Property's east boundary, any emergency access and turnaround shall be angled to the north or south from the street's east west alignment and the access lane width shall be as narrow as possible subject to Fire & Life Safety requirements. The emergency access point will be blocked by a

solid-paneled gate that extends to the same height as the landscape berm.

- 4.3. Provide a pedestrian walkway system on the property to connect the Borland Road sidewalk to the Northern edge of the property as identified in the Architectural Review process. In the future, provide pedestrian connections to publicly accessible trails and paths to the Stafford Hills Racquet & Fitness Club development and the Nyberg Creek wetlands to the north of the LMPMC campus and the Legacy Property.
- 4.4. Provide a minimum 30 ft. setback between the current RL District property line and the Property's parking areas and drive aisles. A 150 ft. setback for parking areas abutting the Eastern property line will be provided for tree protection as stated in Section 6.1.
- 4.5. Provide adequate on-site surface and structured parking for medical center facility staff, patients and visitors as approved in the Architectural Review process. Design parking areas in a manner that locates surface parking a minimum of 150 feet from the Property's SW Borland Road frontage.
- 4.6. Limits the height of freestanding outdoor lighting fixtures to a maximum 20 ft. height. Provides outdoor lighting that does not glare onto neighboring residential property and can meet or exceed the LEED SS Credit8 LZ2 (LEED Reference Guide for Green Building Design and Construction, pg. 130) residential illumination standards.
- 4.7. At the time the first building is developed on the Property, provide a minimum 7 ½ foot high and 30 foot wide (measured at the base) landscape berm with dense evergreen tree & shrub landscaping on the Property's East perimeter.
 - 4.7.1 The landscape berm will begin at the Northern edge of the tree protection zone as stated in section 6.1.
 - 4.7.2 The evergreen and deciduous trees planted on the berm and within the east perimeter landscaping shall be a minimum of 3-inch caliper size and coniferous trees shall be planted as 10 foot size or larger nursery stock.
 - 4.7.3 Shrubs on the berm and in the perimeter planter shall be planted at a 5 gallon or comparable size.
 - 4.7.4 Evergreen and deciduous trees will be planted on the Western side of the berm, this area is defined as the top of the berm to the Western base. Shrubs will be planted on the Eastern side of the berm, this area is defined as the side near the East property line.

- 4.7.5 The landscaping on both sides of the berm shall be irrigated and continually maintained.
- 4.7.6 A drainage system shall be engineered to ensure that drainage issues are addressed with the installation of the 7 ½ foot high and 30 foot wide berm.
- 4.8. Install a 7 foot high concrete fence with a cast or stamped pattern on both sides located along the Property's Eastern property line and within the Southern tree protection zone. This fence will be located as close to the Eastern property line as possible and will be designed to minimize the impact to trees. This fence will meet the Fence Design standards for masonry fences in TDC 34.340(1) and be reviewed for design compliance through the Architectural Review process.
- 4.9. Legacy will comply with all of the design criteria in the MC Planning District and will strive to make sure any new buildings will be similar in nature to existing buildings on the campus and surrounding medical developments.
- 4.10. The existing above-ground power lines on the property may not be moved any closer than 300 feet to the Eastern property line and may be routed underground.
- 4.11. Trash collection areas and other utility areas will be at least 200 feet from the East Property line to minimize noise from garbage/recycling trucks and other mechanical operations.
- 4.12. Building height on the Property will be in compliance with the following maximum structure height standards, which supersede any building heights listed in the MC Planning District in TDC 56.070(1-6).
 - 4.12.1 Legacy agrees to limit the height of a building located within the area greater than 300 feet from a property line on the Property that abuts a MC District Boundary will be no greater than a four-story building. The four-story building may not exceed 75 feet in height measured at any point at the base of the building. The 75 foot maximum building height would include mechanical screening for rooftop mechanical including heating and cooling units and elevator mechanical rooms.
 - 4.12.2 Buildings 100.01 – 299.99 feet from a property line on the property that abuts a MC District Boundary will be no greater than a two story building. The two story building may not exceed 45 feet in height measured at any point at the base of the building. The 45 foot maximum building height would include mechanical screening

for rooftop mechanical including heating and cooling units and elevator mechanical rooms.

4.12.3 No structure will be built within 0 - 100 feet of a residential zone. This does not include covered areas for bike racks, pedestrian waiting areas or similar covered areas to provide protection from the weather.

4.12.4 Notwithstanding 4.10.1 – 4.10.3 above, flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, shall be no greater than 100 feet in height above grade. Except in the area within 100 feet of a property abutting a MC District Boundary where no flag pole shall be allowed.

4.12.5 Notwithstanding 4.10.1 – 4.10.3 above the maximum structure height for a wireless communication support structure and antennas shall be no greater than 100 feet and not within 300 feet of any residential zone.

4.13. Building windows and window glazing shall be designed to provide daytime and night-time privacy for residential neighbors and the building occupants. Building windows should be low glare, non reflective glass.

4.14. If a vehicular connection is constructed between the Stafford Hill's Racquet & Fitness Club and the Legacy Property, the parking condition that was granted (condition # 3) to the SHR&F Club will be applied to any Club overflow parking on the Legacy property.

4.15. The helipad shall remain at least 500 feet from any residential zoned property line.

4.16. The existing fence located in the tree protection zone at the southeast corner of the property and on the Property's SW Borland Road frontage will be retained or replaced with a similar fence that will restrict public access between the Property and SW Borland Road. (See Section 4.16 shown on the Exhibit:Legacy Development Agreement Map).

SECTION 5. WETLAND PROTECTION. The intent of this section is to establish the interest of the City and Legacy to identify wetlands on the property and preserve wetlands to the extent possible during a development process.

5.1. Legacy or a succeeding property owner shall identify and delineate wetlands on the Property and submit documentation with Architectural Review applications for development on the Property.

SECTION 6. TREE PROTECTION. The intent of this section is to establish the interest of the City and Legacy to preserve existing trees in the groves of conifer and deciduous trees located on the property. The first area that would be protected is located on the South portion of the Property where it adjoins the Fox Hills neighborhood and SW Borland Road known herein as the Southern tree protection zone (See Section 6.1 shown on the Exhibit: Legacy Development Agreement Map). The second area that would be protected is located on the Northwest corner of the property surrounding the former Grimmit House known herein as the Northwest tree protection zone (See Section 6.3 shown on the Exhibit: Legacy Development Agreement Map). Trees should be preserved to provide a buffer for neighboring residential properties to the east and south and retain the character of the tree grove on the Property when viewed from SW Calusa Loop, SW Borland Road, SW 65th Avenue, SW Nyberg Street and SW Nyberg Lane. Legacy or a succeeding property owner shall submit a Tree Protection Plan with Architectural Review applications for development on the Property that shows the following:

- 6.1. Identify existing trees the Southern portion of the property that will be preserved, including trees within 150 ft. of the existing Borland Road ROW and trees within 150 ft. of the east property line adjoining the Fox Hills neighborhoods.
- 6.2. Trees within a proposed or required ingress/egress access improvement on the Property may be removed as approved in the Architectural Review process.
- 6.3. Identify the existing grove of fir trees on the Northwest corner of the property that will be preserved. The protection zone for this grove of trees is 100 feet in width adjacent to the West property line beginning approximately 170 feet from the North property line and continuing South for approximately 400 feet. Trees in this tree protection zone may be removed to construct or improve a connection to the LMPMC east driveway loop to provide access from the LMPMC campus entrances on 65th Avenue to the new property. Tree removal will need to be approved during the architectural review process. (See Exhibit: Legacy Development Agreement Map for the Northwest Tree protection area.)
- 6.4. Avoid or minimize tree removal for trees located in section 6.1 and 6.3 for pedestrian paths.
- 6.5. The approximately 20 Sequoia trees located in the NW Corner of the Sequoia Ridge neighborhood will not be impacted or removed due to road improvements needed by the development of the property. (See Section 6.5 shown on the Exhibit: Legacy Development Agreement Map)

SECTION 7. HISTORIC LANDMARK. Legacy will consult with the Tualatin Historical Society to identify ways to preserve or relocate the Minnie Skog Historic Landmark house in its entirety or its significant features. Legacy will provide documentation of the consultations and a narrative of actions recommended and taken by the Tualatin Historical Society or Legacy to preserve or relocate the landmark. If the house cannot be preserved or relocated, demolition of the house shall be reviewed as a Historic Landmark Demolition application.

SECTION 8. SAFETY & SECURITY. Legacy agrees to host one or more meetings prior to occupancy to include the Tualatin Police Department and the community to discuss appropriate security for the new building(s).

SECTION 9. OTHER PUBLIC FACILITY IMPROVEMENTS. When development of the Property is commenced, Legacy or a succeeding property owner shall cause to be completed a development with the following public facility improvements:

- 9.1. Sanitary Sewer. The Sanitary Sewer Master Plan identifies adequate capacity in the existing public sewer collector and transmission lines to serve residential development on the Property. Legacy will submit calculations in an Architectural Review application that verify the sewer system capacity is adequate to serve a medical center development on the Property. Legacy agrees to provide public or private sanitary sewer facilities to serve development on the Property as required in Architectural Review and acquire any offsite easements needed to extend service to the Property.
- 9.2. Water. The Property will be served from the B Level Service Area. Legacy will submit calculations for water demand for the Property in an Architectural Review application for the first medical center building on the Property. Legacy will make improvements and obtain easements to provide water service for the Property.
- 9.3. Stormwater Management. On-site stormwater detention may be necessary to address the stormwater system downstream capacity and water quality facilities will be required to serve the Property when development occurs. Legacy agrees to provide public or private stormwater facilities and acquire easements to serve development on the Property as required in Architectural Review.

SECTION 10. The parties acknowledge and agree that this Agreement is not intended to be a statutory Development Agreement.

SECTION 11. This agreement will remain in effect until buildings and site improvements such as public facilities, loading, parking and landscaping occupy 100% of the Property area, or for a period of 30 years from the enactment of the agreement, whichever occurs first.

SECTION 12. This Agreement represents the entire and final agreement of the parties with respect to this subject matter and supersedes all prior negotiations, discussions or writings with respect thereto.

SECTION 13. This Agreement may be executed in counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute but one and the same instrument.

SECTION 14. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.

IN WITNESS WHEREOF, the parties hereby execute this Agreement as of the day and year first set forth above.

Legacy Health System

By: _____
Its: _____

By: _____
Attorney: _____

City of Tualatin

By: _____
Its: _____

By: _____
Attorney: _____

Exhibit: Legacy Development Agreement Map

From: STACY CRAWFORD
Sent: Wednesday, October 21, 2009 10:16 AM
To: Will Harper; Doug Rux; Sherilyn Lombos
Subject: FW: Meridian Park Hospital Plan Map Amendment Courtesy Notice

I received this comment.

Stacy

From: Marie Fromme [mailto:mfromme1@yahoo.com]
Sent: Wednesday, October 21, 2009 10:10 AM
To: STACY CRAWFORD
Subject: Re: Meridian Park Hospital Plan Map Amendment Courtesy Notice

Thank you for your email message regarding the change in zoning for the property east of the Meridian Park Hospital. If I understand this message correctly, you would like to change the single housing plats to land use for hospital expansion instead. We fully support this change.
Marie and Donald Fromme

--- On Wed, 10/21/09, STACY CRAWFORD <SCRAWFORD@ci.tualatin.or.us> wrote:

From: STACY CRAWFORD <SCRAWFORD@ci.tualatin.or.us>
Subject: Meridian Park Hospital Plan Map Amendment Courtesy Notice
To: "Adam Pettitt" <tallperson23@yahoo.com>, "Agnela and Philip Hansen" <AHAN618@aol.com>, "Alan Somervell" <somervell@Verizon.net>, "Alice Gydesen" <gydesenfamily@comcast.net>, "Alisha Coppedge" <alishadyan@gmail.com>, "Angela Wrahtz" <angela.wrahtz@comcast.net>, "Anthony Caflen" <webmaster@foxhillsoregon.com>, "Anthony Laflen" <anthony@cnwre.com>, "Barbara Archer" <barcher1@email.phoenix.edu>, "Becky Luther" <becky.luther@comcast.net>, "Bev Marlett" <bevmarlett@verizon.net>, "Bill and Joy Wilson" <williamewilson@comcast.net>, "Bob Dove" <Bob_dove@mentor.com>, "Brad Helm" <brad.helm.77@comcast.net>, "Brian" <stephenson5635@comcast.net>, "Briana Currey" <bkcurrey2002@yahoo.com>, "Bryan and Dianne Yates" <banddy8s@comcast.net>, "Burton Silverman" <burtionsilverman@comcast.net>, "Chad Sourthards" <scourthards@hotmail.com>, "Charles Brod" <cubrod@gmail.com>, "Cheri Collins" <collinscsk@msn.com>, "Cheri Emahiser" <cemahise@earthlink.net>, "Chris Pries" <jetmoney737@gmail.com>, "Christen Depweg" <cjkdepweg@verizon.net>, cindy.oubre@verizon.net, "Dana Terhune" <dnterhune@verizon.net>, "Danielle Ricca" <danielle@cincodesign.com>, "Dave and Diane Burnette" <BBdaveburnette@cs.com>, "Derek Plank" <dplank@meacon.com>, "Diana Gowen"

Will Harper

From: Will Harper
Sent: Wednesday, January 13, 2010 11:27 AM
To: Dayna Webb; Kaaren Hofmann
Cc: Doug Rux; Brenda Braden
Subject: Legacy Development Impacts on SW 65th Ave.

Tuesday afternoon, the Mayor & Councilor Harris requested information on the following LMPMC and LHS Grimitt Property MC development scenarios:

1. LMPMC full build-out impacts on SW 65th Avenue. Would LMPMC development trigger SW 65th, SW Nyberg & SW Borland improvements?
2. Add Grimitt/LHS Property Full Build-out. What are added impacts to SW 65th and are improvements triggered?

Please help us respond ASAP. We will either reply to LO and JH directly or incorporate the info into the Development Agreement and staff report. If this leads to SW 65th dedication & improvement provisions in the LHS DA, we will have to continue to update Larry Hill and Kittelson.

Also, Councilor Barhyte continues to ask about making SW 65th Avenue as the primary ingress/egress access for the LMPMC + Grimitt campus with corresponding improvements to SW 65th to accommodate the traffic volumes from I-5 and the turning movements into LMPMC. We need to be able to provide information about the transportation system implementation and physical street & intersection improvements that become necessary with this scenario.

All of this is pinching the Development Agreement and may make it difficult to have the DA ready for the 1-25 Council meeting to go with the PMA.

William Harper, AICP
Associate Planner
Community Development Department
Planning Division
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Direct 503-691-3027 FAX 503-692-0147
Email wharper@ci.tualatin.or.us

Will Harper

From: Mark Vandehey [MVANDEHEY@kittelton.com]
Sent: Friday, January 15, 2010 3:42 PM
To: Will Harper
Cc: Dayna Webb
Subject: RE: Meet to discuss LHS PMA and DAgreement

That will work Will. We will bring us much information as we can.

Mark

From: Will Harper [mailto:WHARPER@ci.tualatin.or.us]
Sent: Friday, January 15, 2010 3:38 PM
To: Mark Vandehey
Cc: Dayna Webb
Subject: Meet to discuss LHS PMA and DAgreement

Mark: can you or Julia meet with COT Engineering & CDD on Tuesday 11am to

1. Comparison of SW Borland Rd ½ street (5 lanes), SW65/Sagert Intersection & SW 65th Avenue improvement costs. TDT eligibility.
2. Discuss SW 65th improvement constraints and the minimum improvements needed to improve capacity and operation of street (2 more lanes, additional ROW, new bridge, steep bank on east with retaining walls, multiple turn lanes & signal at LMPMC north access, impacts on existing development including 7-11, CWS Pump Station, Whitney Bldg parking & access, Residential access).
3. Discuss ODOT position on TPR analysis and responses.

Your traffic numbers and costs from the TSP on SW 65th and cost estimates on SW Borland and SW65th/Sagert will be helpful.

William Harper, AICP
Associate Planner
Community Development Department
Planning Division
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Direct 503-691-3027 FAX 503-692-0147
Email wharper@ci.tualatin.or.us



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Will Harper

From: STACY CRAWFORD
Sent: Wednesday, October 21, 2009 8:20 AM
To: Adam Pettitt; Agnela and Philip Hansen; Alan Somervell; Alice Gydesen; Alisha Coppedge; Angela Wrahtz; 'Anthony Caffien'; Anthony Laffien; Barbara Archer; Becky Luther; Bev Marlett; Bill and Joy Wilson; 'Bob Dove'; Brad Helm; Brian; Briana Currey; Bryan and Dianne Yates; Burton Silverman; Chad Sourthards; Charles Brod; Cheri Collins; Cheri Emahiser; Chris Pries; Christen Depweg; 'cindy.oubre@verizon.net'; 'Dana Terhune'; Danielle Ricca; Dave and Diane Burnette; Derek Plank; Diana Gowen; Don Fromme; Donna Barton; 'Doug and Marjene Freiley'; 'Doug Rassmussen'; Gall Patterson; Heidi Bowen; 'Hilary Bissell'; 'Janice Dove'; Jeffrey McCulloch; Jessica Wilson; Jim and Julie Fisher; Jim Belan; John Biniewski; John Gardner; Jon Hinrichs; Julie Park; 'Julie Sepp'; Karen Faus; Kathy McCulloch; 'Kevin'; Kevin Miskimins; Kimberly Hultgren; Kimberly Williams; 'Kip Aszman'; 'Kristi Allen'; 'Laurel Aszman'; Lee Williamson; 'LuAnne WELLS'; Mann Tong; Marie Fromme; Michelle Stevens; Miriam Pinoli; Molly Schray; Nancy Heck; Randy Johnson; Randy Leonard; Renee Balsiger; Robert Spadling; Robin Monahan; Roger Nilsen; Ronn Rhodes; Roy Hanash; Sally Ackley; Sharon Erkson; 'Sherri Hauke'; Shirley O'Neil; Staci Ball; Stecy James; Steve Balsiger; Steve Bourque; Steve Otos; Steve Stewart; 'suewilcock@gmail.com'; Susan James; Susanne Nelson; 'tallie@macadamsbarandgrill.com'; 'Teri Smith'; 'Terrie Petersen'; 'the5blocks@yahoo.com'; Thor and Judy Thorson; Tim Thornburg; 'Tobi O'Neil'; Todd Graves; 'Tom and Debra Conchuratt'; Tony Ricca; Tori Alderman; Tyler Brown; 'Valeri Cottrell'; 'waltw51@comcast.net'; 'wanalawn@verizon.net'
Cc: gabdevs@teleport.com; Sherilyn Lombos; Doug Rux; Will Harper
Subject: Meridian Park Hospital Plan Map Amendment Courtesy Notice
Attachments: Legacy MPH Vicinity Aerial.pdf; PMA-09-03 Notice of Hearing.pdf

*101 Addressed
10-26-09*

Tualatin Residents:

This email message is from the City of Tualatin Community Development Department regarding Plan Map Amendment PMA-09-03. This message is being provided as a courtesy notice to residents in the east Tualatin area in addition to the City's required notification of property owners within 300 ft. of the proposed land use action.

On November 9, 2009, the Tualatin City Council will hold a public hearing to consider a request by Legacy Health Systems to change the Planning District designation (zoning) of the undeveloped 19.6 acre property east of Legacy Meridian Park Hospital from Low-Density Residential (RL) to Medical Center (MC). The addresses of the property are 6001, 6021, 6031, 6041 SW Borland Road. A pdf format copy of the Notice of Hearing for Plan Map Amendment PMA-09-03 and a Vicinity Map are attached to this message.

The (existing) RL Planning District allows detached single-family residential dwelling development as a permitted use and allows a hospital as a conditional use (subject to City Council approval). The MC Planning District which currently encompasses the Meridian Park Hospital campus allows various hospital and healthcare service uses including a primary care hospital, medical and healthcare professional offices, clinics and laboratories and supporting retail commercial uses (pharmacy, small bank or credit union branch, gift store, salon, etc.) as permitted uses. The MC District also allows residential facilities such as congregate care, assisted living, nursing and convalescent homes as permitted uses.

Changing the designation on 19.6 acres to MC would allow the Meridian Park Hospital campus to expand with buildings, parking and landscaping onto the Legacy Health Systems property in the future, subject to the specific list of allowed uses, minimum lot size and setback provisions, and building height provisions of the MC Planning District.

Doug Rux

From: coolican2307@comcast.net
Sent: Saturday, October 31, 2009 12:41 PM
To: Doug Rux
Cc: Sherilyn Lombos
Subject: Public Hearing PMA 09-03

I would like the following comments included in the record regarding the proposed amendment to Community Plan Map (PMA-09-03).

1. Is granting the plan map amendment in the public interest?

No determination can be made regarding this criteria. Legacy has made it clear that no plans exist for the development of this property. It is conjecture and not in the best interest of the community to assume that whatever Legacy or another owner may decide to do is in the public interest. LHS most pressing campus issue today is parking. It's not clear that a series of parking garages and the necessary street access that would be required meets even Legacy's definition "to best serve the health needs of the public".

2. Is the public interest protected granting the plan map amendment at this time?

No determination can be made regarding this criteria.

Again, Legacy claims there are no building plans at this time. How can it be argued that handing Legacy a blank check regarding such a rezoning appeal is in the community's best interest? It is disingenuous on the part of Legacy to make such an assertion. The result of this request by Legacy would be to prevent public discourse on their building plans. Their offering of "Trust Us" we'll do the right thing for the community, is not acceptable. We have no guarantees from LHS or whomever may own this property in the future. Our protection is our ability to require the owner to present explicit information on plans in an open forum before granting a rezoning request.

Granting this request would be a misuse of the public trust and should be rejected by council.

Sincerely,

Mark Coolican
19050 SW Mobile Pl
Tualatin, OR

To: Community Development Department
From: Janice Dove, 19135 SW Mobile Pl., Tualatin OR 97062
Re: Meridian Park Hospital Zone Change, Tax Map 21E 19C, Tax Lots 1700 & 2000

Without any plan for this property, besides a zone change to MC, it's hard to comment. So at this time I only have two concerns about the effects of what could happen if the property was built out as a medical use.

1. If the roads adjoining the property (Joshua, Wichita, Nachez) are connected as through streets, I have concerns about the additional traffic that would travel through the Fox Hill neighborhood. With the recent approval of the Stafford Hills Racquet & Fitness Club (SHRFC) traffic increase, I would ask that the city consider not extending the above streets so that no additional commercial traffic will come through a residential neighborhood.
2. When the property eventually has buildings and parking lots built, I have concerns about the water runoff. With the recent approval of the SHRFC build-out to pave over the property directly below the Hospital, water runoff down to Nyberg Lane is already a concern. If mass amounts of impervious surface are added to the hospital property, the below properties (including mine) and Nyberg Lane will be impacted to an even greater extent than they are now.

Thank you for considering these concerns.

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 3:05 PM
To: Doug Rux; Will Harper
Subject: FW: Legacy Health Systems Zone Proposal

Sherilyn Lombos
City Manager | Administration



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From: timthornburg@comcast.net [mailto:timthornburg@comcast.net]
Sent: Monday, March 08, 2010 1:45 PM
To: lou.ogden@juno.com; chris@barhyte.com; smbeikman@verizon.net; Joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com
Cc: Sherilyn Lombos
Subject: Legacy Health Systems Zone Proposal

Mayor and members of the Tualatin City Council:

Prior to the City Council meeting this evening, I would like to state in writing my opposition to the proposed hospital zone change. As the owner of the property, I certainly understand and can appreciate that Legacy Health System would like to develop this property. I am not opposed to development of the property. I am, however, opposed to development of the property with a zone change as it has been designated low density residential for many years. I believe that changing the zone goes against what residents of Tualatin believe and understood what the property could and would be used for. Let me be more specific on why I am strongly opposed to this change.

1. The City council recently completed the approval of a conditional use permit for the Stafford Hills Tennis and Fitness facility. While attending city council meetings on this proposed development, it was clear to me that the council was open and willing to discuss impacts (natural, traffic, parking, impact to home value etc) this development would have on the surrounding community. In my mind, why would the hospital property not follow the same conditional use permit process. This would insure a ARB process, involvement of the community and surrounding neighborhoods. I see a zone change of the hospital property restricting everyone, but the hospital.
2. I am concerned that the council could vote in favor of a zone change without fully understanding future impacts the tennis center may have on the surrounding community and neighborhoods. Given that the administrator of Legacy Meridian Park stated at a recent meeting that Legacy does not have current development plans, does it not make since to know and understand the future impact the tennis center will have on the City and surrounding area prior to approval for increased development adjacent to that property. I believe this is the right decision given the size of property currently considered for development.
3. Is the City of Tualatin obligated to approve the zone change? I understand they are not.

4. If a zone change was granted, I believe that people in Fox Hill would be negatively impacted without having benefits that a conditional use permit may allow. Why would it be appropriate to identify conditional uses for the tennis center but not for the proposed hospital development. Furthermore, I would expect that given a zone change, the tennis center ownership and management would strike a deal with the hospital that would allow the tennis center to "work around" the conditional uses associated with parking.

5. I believe it is disingenuous that the hospital would open their doors for meetings to discuss the tennis center but not properly communicate their development proposal to neighbors. This is especially frustrating given that they were able to communicate to the community that they were now a "smoke free" campus but cannot in "good faith" communicate their plans for development.

To summarize: What would be the downside to approving development based on conditional uses of this property? In my mind, it would be a win/win for the City, Neighboring Communities and Legacy. Alternatively, a rezone of the property restricts everyone but Legacy Health Systems.

I urge you to vote no on a rezoning of this property.

Regards,

Tim Thornburg
19291 SW Chesapeake Drive

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 3:08 PM
To: Doug Rux; Will Harper
Subject: FW: Proposed zoning change Meridian Park Hospital

Sherilyn Lombos
City Manager | Administration



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From: David Arndorfer [mailto:darndorfer@msn.com]
Sent: Monday, March 08, 2010 1:10 PM
To: lou.ogden@juno.com; chris@barhyte.com; smbekman@verizon.net; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; joelle.d.davis@gmail.com; Sherilyn Lombos
Subject: Proposed zoning change Meridian Park Hospital

Dear Mayor and City Councilors,

Debby and I are citizens of Tualatin and have resided here for 20 years in the Fox Hill neighborhood. We were extremely disappointed the City Council approved the CUP for the Stafford Hills Tennis Club but understand this was arguably a permitted use under the conditional uses allowed in Low Density Residential zoning. We understand the Hospital is requesting a zoning change to Medical Complex for the property they own between the hospital and Fox Hills neighborhood.

We are completely against the City Council voting to approve this zoning change. This change is totally out of character for the existing neighborhood and will irreparable damage property values and will add unreasonable traffic, noise and non residential activities.

Enough is enough. We demand you deny this request for change in zoning.

Sincerely,

David and Debby Arndorfer
19339 SW Chesapeake Dr
Tualatin, OR 97062
503-691-1735

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 10:14 AM
To: Doug Rux; Will Harper
Subject: FW: Proposed Rezoning 57th Ave & Nachez

Sherilyn Lombos
City Manager | Administration



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From: Mike Fernandez [mailto:mwfernandez@comcast.net]
Sent: Monday, March 08, 2010 9:35 AM
To: Chris Barhyte; Donna Maddux; Ed Truax; Jay Harris; Joelle Davis; Lou Ogden; Monique Beikman; Sherilyn Lombos
Cc: Sara Fernandez
Subject: Proposed Rezoning 57th Ave & Nachez

Dear Council:

We own a home in Fox Hills, but I will not be able to attend the meeting Monday night when you consider the request for rezoning property at 57th Ave & Nachez. I want to make my concerns known to you:

1. First that the building designs be in character with the Fox Hills residential neighborhood. The hospital presents a different impression from 65th Avenue or Borlan Road than that from residential streets. But the hospital has little to loose from being next to our neighborhood (the quiet neighborhood is probably a benefit to the hospital) while the bucolic residences have everything to loose with the location of a busy enterprise in our viewscape. This may mean the developer may have to forgo maximum square footage and plant a natural buffer zone.
2. Second, the traffic patterns could be very disrupting to the residential use and dangerous, especially for walking children. It is important that the developer be required to make improvements connecting the property to main arterials of I-5, I-205, 65th Ave, and Borland Road. Measures must be implemented to prevent traffic from taking shortcuts along Nyberg Lane and the residential streets.

Thank You

Mike Fernandez
19480 SW 51st Avenue
Tualatin, OR 97062
Res Phone: 503-486-5640

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 10:22 AM
To: Doug Rux; Will Harper
Subject: FW: Meridian Park Hospital Zone Change Meeting 3/8/10

Importance: High

Sherilyn Lombos
City Manager | Administration



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From: Faus, Karen [mailto:KFaus@columbia.com]
Sent: Monday, March 08, 2010 9:57 AM
To: lou.ogden@juno.com; chris@barhtye.com; smbekman@verizon.net; joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; Sherilyn Lombos
Cc: Faus, Karen
Subject: Meridian Park Hospital Zone Change Meeting 3/8/10
Importance: High

Hi:

I am a resident in Fox Hill, living on the dead end street on Natchez. I am not sure I will be able to make the zone change meeting tonight and wanted to express my opposition to allowing the zone change from low-density residential to medical. We do not need our street to be a thoroughfare for traffic from the hospital, nor do we want to look at office buildings when we are in our yard and driving to our homes. It has been mentioned the potential for thousands of additional cars per day and using Natchez as a through street will not work.

You let us down by allowing the tennis club to be built even though when we built our house in 1986 and checked with the city, we were told in no uncertain terms that nothing could ever be built on that land as it is 100 year flood plain – PERIOD. In your quest for more money, you do not seem to care. This club will be bringing in more traffic also and the congestion will be unlivable.

I also hope you realize that if you allow the zoning change, property values will decline immensely as no one will want to buy homes in the 1st, 2nd and 3rd phases of Fox Hill when they have to look at large hospital buildings everyday and put up the noise and pollution from all the cars. We already deal with car alarms going off at all hours of the night.

Karen Faus
5752 S.W. Natchez St.
Tualatin, OR 97062

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:44 AM
To: Doug Rux; Will Harper
Subject: FW: MC Zoning

Sherilyn Lombos
City Manager | Administration



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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 12:58 AM
To: exploredave@comcast.net
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbekman@verizon.net
Subject: RE: MC Zoning

I understand your feelings about the project and I assure all who attend Monday night will be able to voice their concerns and observe how the council attempts to work through the issues. We are very concerned about the impacts to the neighborhood and again, will work very hard to mitigate those if there is a zone change, and will work very hard to mitigate those if there is not a zone change. If the zone is not changed, the hospital will then need to come back to council for a conditional use permit if they choose to build anything. In either event, I would imagine the council's scrutiny to those impacts and required mitigations would be similar.

However, I do need to set the record straight regarding the athletic club. I am not sure who you suggest rammed it through, as we did not have the authority to tell them to take it to another city, in my opinion. I do know that was disappointing to you and many people.

If you refer to the council as "the inner circle of our Tualatin government" it is completely inaccurate as well as unfair to say we don't care about the voice of the community and that we make "done deals" outside the public forum. If that were the case we wouldn't spend the countless hours we do working and reworking and trying to balance all the issues, we would simply "ram them thru" as you put it. You are certainly free to call us political, but I tell you sir, your accusations are inaccurate. We do work for you even when you don't believe it and when acrimony pervades your email. Your statement that we have a "desire to build", and the planners have something to gain by this is not only in error, but puzzling to me. We do work for you and we do it hour upon hour as volunteers, not as people who "want to degrade" neighborhoods. We do not "play games" and even in spite of your terse accusations of this being "already a done deal -- how about keeping the building scaled down, keep it as far away from the Fox Hills neighborhoods as possible, consider ways to shield the neighborhood from commercial buildings." Those issues as well as the increased traffic, are exactly what we have been working for weeks with the hospital toward a development agreement, and will continue to work on this Monday night at the hearing.

Mr. Hagan, if you honestly want to discuss the Urban Renewal concept and the ROI to the tax payers that we are proposing I would be very pleased to give you all the facts and the anticipated outcomes. If you simply want to toss barbs based upon your assumptions of what that debt is, that is your right, but hardly an objective analysis.

I have lived here for 29 years. When I moved here there was no Fox Hill, no Comanche Woods, no Hedges Creek 1, 2, or 3, no Victoria Woods, no Tualatin High School, no Tualatin Commons, no Hedges Green Shopping Center, etc, and you sir were not taking up the capacity of our streets. I could drive from my house by Byrom to the freeway in less than 5 minutes. And 30 years ago, my house wasn't looking down the hill upon my neighbors to the north and I wasn't taking up space on their streets. Everything that has been built since you and I moved here, has been built on land that was legally

zoned for the purpose, it just hadn't been built yet. However it was already zoned and parceled waiting to build. So for you to come in and now say we caused all that is frankly ignorant of the facts.

As I said, everyone on the council struggles with the impacts of people like the developer of your neighborhood, who own land and have a legal right to build upon it so folks like you and I can move here, work here, shop here. Those decisions were made some 40-45 years ago. So our efforts today are to do everything we can to try to manage and mitigate the impacts of that development. So you may not believe that, you certainly do not appreciate that, and you clearly are unhappy about that. I understand that, and you truly have every right to your emotions. I would ask that you not falsely accuse us of being insensitive to those concerns at best, or at worst, delighting in the effects of that development on all our neighborhoods.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: exploredave@comcast.net [mailto:exploredave@comcast.net]

Sent: Sunday, March 07, 2010 12:03 PM

To: lou.ogden@juno.com; etruax@royalaa.com

Subject: Fwd: MC Zoning

resend

----- Forwarded Message -----

From: exploredave@comcast.net

To: "lou ogde" <lou.ogde@juno.com>, Jay@h-mc.com, Chris@barthe.com, maddux01@verizo.net, etruax@royalaa.com, smbeikman@verizon.net, "joelle d davis" <joelle.d.davis@gmail.com>, slombos@ci.tualatin.or.us

Sent: Sunday, March 7, 2010 11:59:34 AM GMT -08:00 US/Canada Pacific

Subject: MC Zoning

To my Tualatin city government team

I'm sending you this note to advise you of my continued disappointment with your zoning / building decisions as it relates to the Fox Hills area. First it was the athletic club that was rammed through while there were several other options in the Beaverton / Tigard areas... and now it appears your going for the grand slam -- at multi story building parked right next to a our neighborhood. What's next in your agenda for our neighborhood.

I've been to the meetings, and sad to say but I have come to realize the inner circle of our Tualatin government doesn't seem to care about it constituency's voice -- that appears to be the nature of politics these days...

So for the record I am opposed the the new " Medical building" parked at the end of 57th and Nachez. I am unable to attend the meeting due to business travel... in the past my presense in the meetings has not seemed to matter.... If you have to do this and knowing how you folks play the game its surely already a done deal -- how about keeping the building scaled down, keep it as far away form the Fox Hills neighborhood as possible, consider ways to shield the neighborhood from commercial buildings.

Ask yourself the question -- would you want this in your backyard or at the end of your street??? Any one of you that answers yes to the question -- please send me an honest response advising why you would want this in your backyard.

Please let me remind you, that you work for us, its time that you listen to the people, other than the contractors, accountants, city planners and those few who benefit from your decisions. Once upon a time I recall Mayor Lou walking around the Tualatin neighborhoods talking to the people and sharing his desire to be the voice of Tualatin...I have not seen Mayor Lou for many years in my neighborhood, the very one (Fox Hills) that he and his associates seem to want to degrade with the continuing decisions to turn suburbs to urban areas.

I've lived here for 15 years and raised my family in the once very nice area....Your decisions, your continued desire to build when there are many vacancies in commercial buildings and alternative options now has me considering where I will move in the future.

One last input on the matter of increasing Tualatin's debt to fund programs -- I think its a huge mistake to increase the debit by nearly a factor of 5 during these times. This is the time to be fiscally conservative in accumulating more debt.

Please listen to the people you represent. Please check you conscience when you make these decisons.

Responses welcome -- however I am not interested in political speak, I'd like honest answers.

Tualatin / Fox Hills resident

John Dave Hagan

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:44 AM
To: Doug Rux; Will Harper
Subject: FW: MC Zoning

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

DISCLAIMER: This email is a public record of the City of Tualatin and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 12:58 AM
To: exploredave@comcast.net
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbekman@verizon.net
Subject: RE: MC Zoning

I understand your feelings about the project and I assure all who attend Monday night will be able to voice their concerns and observe how the council attempts to work through the issues. We are very concerned about the impacts to the neighborhood and again, will work very hard to mitigate those if there is a zone change, and will work very hard to mitigate those if there is not a zone change. If the zone is not changed, the hospital will then need to come back to council for a conditional use permit if they choose to build anything. In either event, I would imagine the council's scrutiny to those impacts and required mitigations would be similar.

However, I do need to set the record straight regarding the athletic club. I am not sure who you suggest rammed it through, as we did not have the authority to tell them to take it to another city, in my opinion. I do know that was disappointing to you and many people.

If you refer to the council as "the inner circle of our Tualatin government" it is completely inaccurate as well as unfair to say we don't care about the voice of the community and that we make "done deals" outside the public forum. If that were the case we wouldn't spend the countless hours we do working and reworking and trying to balance all the issues, we would simply "ram them thru" as you put it. You are certainly free to call us political, but I tell you sir, your accusations are inaccurate. We do work for you even when you don't believe it and when acrimony pervades your email. Your statement that we have a "desire to build", and the planners have something to gain by this is not only in error, but puzzling to me. We do work for you and we do it hour upon hour as volunteers, not as people who "want to degrade" neighborhoods. We do not "play games" and even in spite of your terse accusations of this being "already a done deal -- how about keeping the building scaled down, keep it as far away from the Fox Hills neighborhoods as possible, consider ways to shield the neighborhood from commercial buildings." Those issues as well as the increased traffic, are exactly what we have been working for weeks with the hospital toward a development agreement, and will continue to work on this Monday night at the hearing.

Mr. Hagan, if you honestly want to discuss the Urban Renewal concept and the ROI to the tax payers that we are proposing I would be very pleased to give you all the facts and the anticipated outcomes. If you simply want to toss barbs based upon your assumptions of what that debt is, that is your right, but hardly an objective analysis.

I have lived here for 29 years. When I moved here there was no Fox Hill, no Comanche Woods, no Hedges Creek 1, 2, or 3, no Victoria Woods, no Tualatin High School, no Tualatin Commons, no Hedges Green Shopping Center, etc, and you sir were not taking up the capacity of our streets. I could drive from my house by Byrom to the freeway in less than 5 minutes. And 30 years ago, my house wasn't looking down the hill upon my neighbors to the north and I wasn't taking up space on their streets. Everything that has been built since you and I moved here, has been built on land that was legally

zoned for the purpose, it just hadn't been built yet. However it was already zoned and parceled waiting to build. So for you to come in and now say we caused all that is frankly ignorant of the facts.

As I said, everyone on the council struggles with the impacts of people like the developer of your neighborhood, who own land and have a legal right to build upon it so folks like you and I can move here, work here, shop here. Those decisions were made some 40-45 years ago. So our efforts today are to do everything we can to try to manage and mitigate the impacts of that development. So you may not believe that, you certainly do not appreciate that, and you clearly are unhappy about that. I understand that, and you truly have every right to your emotions. I would ask that you not falsely accuse us of being insensitive to those concerns at best, or at worst, delighting in the effects of that development on all our neighborhoods.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: exploredave@comcast.net [mailto:exploredave@comcast.net]

Sent: Sunday, March 07, 2010 12:03 PM

To: lou.ogden@juno.com; etruax@royalaa.com

Subject: Fwd: MC Zoning

resend

----- Forwarded Message -----

From: exploredave@comcast.net

To: "lou ogde" <lou.ogde@juno.com>, Jay@h-mc.com, Chris@barthe.com, maddux01@verizo.net, etruax@royalaa.com, smbeikman@verizon.net, "joelle d davis" <joelle.d.davis@gmail.com>, slombos@ci.tualatin.or.us

Sent: Sunday, March 7, 2010 11:59:34 AM GMT -08:00 US/Canada Pacific

Subject: MC Zoning

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I've been to the meetings, and sad to say but I have come to realize the inner circle of our Tualatin government doesn't seem to care about it constituency's voice -- that appears to be the nature of politics these days...

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Ask yourself the question -- would you want this in your backyard or at the end of your street??? Any one of you that answers yes to the question -- please send me an honest response advising why you would want this in your backyard.

Please let me remind you, that you work for us, its time that you listen to the people, other than the contractors, accountants, city planners and those few who benefit from your decisions. Once upon a time I recall Mayor Lou walking around the Tualatin neighborhoods talking to the people and sharing his desire to be the voice of Tualatin...I have not seen Mayor Lou for many years in my neighborhood, the very one (Fox Hills) that he and his associates seem to want to degrade with the continuing decisions to turn suburbs to urban areas.

I've lived here for 15 years and raised my family in the once very nice area....Your decisions, your continued desire to build when there are many vacancies in commercial buildings and alternative options now has me considering where I will move in the future.

One last input on the matter of increasing Tualatin's debt to fund programs -- I think its a huge mistake to increase the debit by nearly a factor of 5 during these times. This is the time to be fiscally conservative in accumulating more debt.

Please listen to the people you represent. Please check you conscience when you make these decisions.

Responses welcome -- however I am not interested in political speak, I'd like honest answers.

Tualatin / Fox Hills resident

John Dave Hagan

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: Hospital zone change

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

DISCLAIMER: This email is a public record of the City of Tualatin and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:03 AM
To: 'Hinrichs Family'; chris@barhyte.com; smbeikman@verizon.net; Joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; Sherilyn Lombos
Subject: RE: Hospital zone change

Jon,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: Hinrichs Family [mailto:hinrichs1230@verizon.net]
Sent: Sunday, March 07, 2010 9:05 PM
To: lou.ogden@juno.com; chris@barhyte.com; smbeikman@verizon.net; Joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com; slombos@ci.tualatin.or.us
Subject: Hospital zone change
Importance: High

Hello-

My name is Jon Hinrichs and I have lived in Tualatin for over 7 years and I moved into the Fox Hills neighborhood because of the truly neighborhood feeling, the low traffic, and the safety. Now I hear that the Hospital is asking the city council to change the zoning of the area of land between the Hospital and the Fox Hill neighborhood. This deeply concerns me because with a zone change the hospital will basically have a blank check to build whatever they want on that land; this could be anything from a huge parking lot to a very large office building and would also require access

from the streets Joshua and Nachez within the Fox Hills neighborhood. This would drastically increase the traffic that will be driving through our wonderful neighborhood, and would lower the safety of all the children that walk to and from Bridgeport Elementary or walk to and from the bus stops on a daily basis. Also the property values of the homes in all of Fox Hills would be reduced significantly.

I understand that the hospital owns that land and obviously bought it with expansion in mind and I am not against the hospital building on that land, however the city council SHOULD NOT change the zoning and let the hospital decide what to build on it because the hospital will not care about the impact to the neighborhood. They are a business and will make decisions based on their bottom line, not on what is best for the Fox Hills neighborhood. If the hospital wants to build on the land, the city council should leave the current zoning the way it is and just add conditions to the zoning in order to keep the expansion under control (i.e. limit the height of any new buildings to be no taller than 2 stories and/or a visual buffer (trees) need to be planted between the Fox Hills neighborhood and any new buildings, etc.)

We already are going to have to deal with the new monstrosity tennis center bordering Fox Hills and the increased traffic as all the people from Wilsonville/West Linn will be using 57th Avenue to cut through the Fox Hills neighborhood to access the club. By adding a large scale Hospital expansion (without conditions) on top of this new tennis center, you will be causing a HUGE increase in traffic, thus lowering the safety of the neighborhood and completely eroding away the truly unique Fox Hills neighborhood feeling.

I will be very disappointed in any city council members that vote "yes" to the hospital's proposed zone change.

Thank you
Jon Hinrichs
Fox Hills Resident

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: Rezoning

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:07 AM
To: 'Paul Pedersen'
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbelkman@verizon.net
Subject: RE: Rezoning

Mr. & Mrs. Pederson,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: Paul Pedersen [mailto:ppedersen@azambulance.com]
Sent: Sunday, March 07, 2010 2:20 PM
To: lou.ogden@juno.com
Subject: Rezoning

Dear Mayor Ogden:

As Fox Hill residents we urge you to vote NO on rezoning the property between our neighborhood and Meridian Park Hospital. Thank you for your consideration.

Paul and Vanita Pedersen

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: MC zoning

Sherilyn Lombos
City Manager | Administration



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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:08 AM
To: 'Linda Reid'
Cc: chris@mustardpeople.com; etruax@royalaa.com; jay@h-mc.com; joelle.d.davis@gmail.com; maddux01@verizon.net; Sherilyn Lombos; smbeikman@verizon.net
Subject: RE: MC zoning

Mr. & Mrs. Reid,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: Linda Reid [mailto:lreid7@verizon.net]
Sent: Sunday, March 07, 2010 10:27 AM
To: lou.ogden@juno.com; chris@barhyte.com; smbeikman@verizon.net; joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; etruax@royalaa.com
Subject: Re: MC zoning

Dear City Council,

WE are a resident on S. W. Natchez St. in Tualatin, Oregon.

Just to voice our opinion:

We would be AGAINST the zoning proposed to build office buildings in the space owned by Meridian Park Hospital

Dave and Linda Reid

5399 S. W. Natchez St.

Tualatin, Oregon 97062

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:43 AM
To: Doug Rux; Will Harper
Subject: FW: MERICIAN PARK HOSPITAL ZONE CHANGE

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

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From: Lou Ogden [mailto:lou.ogden@juno.com]
Sent: Monday, March 08, 2010 1:10 AM
To: 'MOLLY SCHRAY'; CHRIS@BARHYTE.COM; SMBEIKMAN@VERIZON.NET; JOELLE.D.DAVIS@QMAIL.COM; JAY@H-MC.COM; MADDUX01@VERIZON.NET; Sherilyn Lombos; ETRUAX@ROYALAA.COM
Subject: RE: MERICIAN PARK HOSPITAL ZONE CHANGE

Ms. Schray,

Thanks for the email and I do understand your concerns. I hope you can make it to the hearing tomorrow night, testify, then listen to all the facts and participate in the resolution of those issues.

Thanks,

Lou Ogden
Resource Strategies Planning Group
Group Benefits & Life, Health, Disability, & Long Term Care Insurance for Businesses and Individuals
21040 SW 90th Ave.
Tualatin, OR 97062
Phone 503.692.0163; Fax 503.914.1699
lou.ogden@juno.com

From: MOLLY SCHRAY [mailto:mollyschrays@verizon.net]
Sent: Saturday, March 06, 2010 3:08 PM
To: LOU.OGDEN@JUNO.COM; CHRIS@BARHYTE.COM; SMBEIKMAN@VERIZON.NET; JOELLE.D.DAVIS@QMAIL.COM; JAY@H-MC.COM; MADDUX01@VERIZON.NET; SLOMBOS@CI.TUALATIN.OR.US; ETRUAX@ROYALAA.COM
Subject: MERICIAN PARK HOSPITAL ZONE CHANGE

My name is Molly Schray and my address is 5402 SW Natchez St, Tualatin, Oregon, 97062.

I oppose the Zone change requested by Meridian Park Hospital. I feel that this change would cause a loss of neighborhood livability, decrease property values, and increased traffic. We still do not know the effect on our neighborhood from the tennis court, although increased traffic 57th is a no brainer

I am urging you to vote against the proposed zone change

Thank you so much for your thoughtful consideration of this matter.

Sincerely, Molly Schray

Will Harper

From: Sherilyn Lombos
Sent: Monday, March 08, 2010 8:41 AM
To: Doug Rux; Will Harper
Subject: FW: ZONING CHANGE

Sherilyn Lombos
City Manager | Administration



Please consider the environment before printing this email.

DISCLAIMER: This email is a public record of the City of Tualatin and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

From: Greg Shelby [mailto:shelbys5@verizon.net]
Sent: Monday, March 08, 2010 8:33 AM
To: lou.ogden@juno.com; chris@barhyte.com; smgelkman@verizon.net; joelle.d.davis@gmail.com; jay@h-mc.com; maddux01@verizon.net; Sherilyn Lombos
Subject: ZONING CHANGE

Ladies and Gentlemen.....

We will not be able to attend tonight's council meeting.....therefore allow us this e-mail communication.

We have lived on Calusa Loop since 1987. Our property backs onto the property in question. We selected our home because of the beautiful wooded area we look upon each day. Now we face the potential of looking at a 95 foot building!

My fellow citizen of Tualatin....Livability and property values are at stake here. You have all worked hard for those values here in Tualatin. I'm now urging you to do so again....

PLEASE vote **NO** on the request to change the zoning to allow my precious view to become a stark and imposing medical complex.

Thank you for keeping Tualatin livable for ALL of US.

Greg and Cheryl Shelby
5731 SW Calusa Loop

To: Community Development Department
From: Janice Dove, 19135 SW Mobile Pl., Tualatin OR 97062
Re: Meridian Park Hospital Zone Change, Tax Map 21E 19C, Tax Lots 1700 & 2000

Without any plan for this property, besides a zone change to MC, it's hard to comment. So at this time I only have two concerns about the effects of what could happen if the property was built out as a medical use.

1. If the roads adjoining the property (Joshua, Wichita, Natchez) are connected as through streets, I have concerns about the additional traffic that would travel through the Fox Hill neighborhood. With the recent approval of the Stafford Hills Racquet & Fitness Club (SHRFC) traffic increase, I would ask that the city consider not extending the above streets so that no additional commercial traffic will come through a residential neighborhood.
2. When the property eventually has buildings and parking lots built, I have concerns about the water runoff. With the recent approval of the SHRFC build-out to pave over the property directly below the Hospital, water runoff down to Nyberg Lane is already a concern. If mass amounts of impervious surface are added to the hospital property, the below properties (including mine) and Nyberg Lane will be impacted to an even greater extent than they are now.

Thank you for considering these concerns.

Legacy Meridian Park Medical Center

As one of Tualatin's largest employers and the only hospital in the community, Legacy Meridian Park Medical Center wants to plan for future growth to provide the highest level of medical care available as well as to bring quality jobs to the community.

The 20 acres to the east of the current campus is currently zoned for Low Density Residential development. Legacy has applied to have the City of Tualatin change the zoning to Medical Center development in order to match the current campus zoning.

There are no imminent building plans for the property and Legacy is seeking the medical zone designation at this time to allow predictability for both the hospital and the neighborhood on how the property will be used in the future.

Legacy Meridian Park Medical Center has and will continue to make every effort to protect the integrity of the adjacent neighborhood as it enters into any future building plans for the property.

The Tualatin City Council wants to hear from the community before their vote on July 12, 2010. If you support Legacy Meridian Park Medical Center's efforts to plan for the future, please use the attached comment card to express your views. The cards can be dropped off in the Community Health Information Center.

Thank you for your continued support.



Save the Date

Plan to attend for questions about rezoning

Neighbors and those in the community are invited to come by an open house at Legacy Meridian Park Medical Center.

Come learn the details of the proposed rezoning of part of the Legacy Meridian Park Medical Center campus. More importantly, come ask your questions and give us your feedback about the rezoning proposal.

We will hold additional open house meetings in May and June; we will announce those dates when they are finalized.

We look forward to hearing from you.



Save the Date Open House

Tuesday, April 27, 2010

Drop by anytime from 6 to 8 p.m.
Community Health Education Center
Legacy Meridian Park Medical Center

For more information about the open house, please call the Community Relations office at Legacy Meridian Park, 503-692-2193.

www.legacyhealth.org

MANUEL Medical Center	GOOD SAMARITAN Medical Center	MERIDIAN PARK Medical Center	MOUNT HOOD Medical Center	SALMON CREEK Medical Center
THE CHILDREN'S HOSPITAL Legacy Emanuel	LEGACY MEDICAL GROUP	LEGACY LABORATORY	LEGACY RESEARCH	LEGACY HOSPITAL



Legacy Meridian Park Hospital
19300 S.W. 65th Ave.
Tualatin, OR 97062

Legacy Meridian Park Medical Center

Learn More, Ask Questions, Tell Us What You Think We're Listening

Proposed Rezoning Open House
Legacy Meridian Park Medical Center

Come learn about the details of the proposed rezoning of part of the Legacy Meridian Park Medical Center campus. More importantly, come ask your questions and give us your feedback about the rezoning proposal.

**Tuesday, May 25, 2010
1:00 pm to 3:00 pm
Community Health Education Center
Legacy Meridian Park Medical Center**

If you can not attend this Open House, we will be doing an additional open house on Tuesday, June 8 from 6:00 pm to 8:00 pm in the Community Health Education Center. We look forward to hearing from you.

For more information about the Open House, please call the Legacy Meridian Park Medical Center Community Relations office at **503-692-2193**.



Legacy Meridian Park Medical Center

FACT SHEET

The rezoning of the 20-acre site from residential to medical center zoning creates consistent zoning with the entire Legacy Meridian Park Medical Center campus.

While there will likely be growth in the future, Legacy Meridian Park Medical Center has no plans to develop the property at this time, and no funding has been earmarked for expansion or growth on the property being rezoned.

Having the property rezoned now allows both Legacy Meridian Park Medical Center and the adjoining neighbors to have predictability for any future development.

While there are no plans for development at this time, it is likely that any future development will be medical office buildings, which are typically open during normal business hours and closed at night and on weekends.

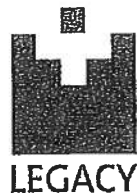
When the first building is developed on the property, earthen berms with dense evergreen tree and shrub landscaping will be placed along the east perimeter of the property in order to create a buffer with adjoining residential developments.

Any buildings developed on the site will be subject to certain setback and height restrictions. For example buildings at the maximum setback will be limited to a 75 foot height.

Any buildings will be subject to the City's architectural review in order to ensure that the design and materials are compatible with the neighborhood and current campus.

Legacy Meridian Park Medical Center will provide a minimum 20 foot setback from the property line to any parking area, and a minimum 50 foot buffer zone on the south and east boundaries in order to protect the existing stand of mature trees.

Legacy Meridian Park Medical Center will provide adequate on-site parking away from city streets.

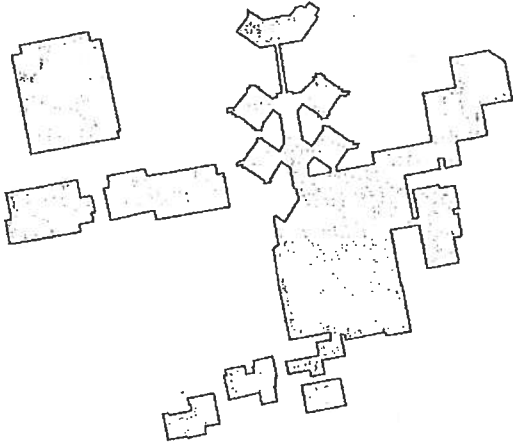


Access to buildings developed in the future will be from any of the four current Legacy Meridian Park Medical Center access points, as well as a new access point on SW Borland Road.

Legacy Meridian Park Medical Center does not plan to allow through traffic onto adjacent streets on the eastern perimeter of the property unless required by the City. Tualatin Valley Fire and Rescue may require emergency access, depending on the type and design of buildings on the site.

Legacy Meridian Park Medical Center will create pedestrian access on the eastern perimeter to allow neighbors to use future paths and trails connecting to the Nyberg Creek wetlands.

Legacy Meridian Park Hospital



FOX HILL NO. 3

FOX HILL NO. 2

FOX HILL NO. 1

KAITLIN PARK

SEQUOIA RIDGE

VENETIA

OWNERADDR	OWNERCITY	OWNERSTA	OWNERZIP	SUBDIVISION NAME
5719 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5716 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5712 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5670 SW POWHATAN AVE	TUALATIN	OR	97062-9759	KAITLIN PARK
19800 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19780 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19770 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19750 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19740 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19730 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19720 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19710 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	KAITLIN PARK
5733 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5740 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5736 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5714 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5705 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5719 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5727 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5753 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5769 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5722 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5716 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5704 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5630 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19260 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
19240 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
19120 SW 56TH PL	TUALATIN	OR	97062-6728	FOX HILL NO. 3
5645 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19220 SW 57TH AVE	TUALATIN	OR	97062-8797	FOX HILL NO. 3
19110 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
5488 SW JOSHUA ST	TUALATIN	OR	97062-9771	FOX HILL NO. 2
5511 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5545 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5604 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
5566 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
5502 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
5486 SW NATCHEZ ST	TUALATIN	OR	97062-9766	FOX HILL NO. 2
19338 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19242 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19198 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19150 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19181 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19205 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19227 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2

19259 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5531 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
5599 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
5615 SW NATCHEZ ST	TUALATIN	OR	97062-6704	FOX HILL NO. 2
19634 SW 56TH CT	TUALATIN	OR	97062-9726	FOX HILL NO. 1
19580 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
19577 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
19607 SW 56TH CT	TUALATIN	OR	97062-9722	FOX HILL NO. 1
5829 PHOENIX DR APT 102	DALLAS	TX	75231-6215	FOX HILL NO. 1
5641 SW POWHATAN AVE	TUALATIN	OR	97062-9760	FOX HILL NO. 1
5663 SW POWHATAN AVE	TUALATIN	OR	97062-9760	FOX HILL NO. 1
19600 SW 57TH AVE	TUALATIN	OR	97062-9753	FOX HILL NO. 1
19552 SW 57TH AVE	TUALATIN	OR	97062-9753	FOX HILL NO. 1
19631 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
19683 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
19717 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
5703 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5758 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5776 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5793 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5785 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5783 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5773 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5763 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
6 OAK CT	SUNNYVALE	CA	94086-5159	FOX HILL NO. 1
5743 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5635 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5665 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
19295 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19120 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19185 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19260 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
5725 SW WICHITA ST	TUALATIN	OR	97062-8791	FOX HILL NO. 3
PO BOX 1606	TUALATIN	OR	97062-1606	FOX HILL NO. 3
5885 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3
5830 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3
5700 SW WICHITA ST	TUALATIN	OR	97062-8791	FOX HILL NO. 3
15200 BANGY RD	LAKE OSWEGO	OR	97035-3204	FOX HILL NO. 1
19776 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1
19752 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1
19642 SW 56TH CT	TUALATIN	OR	97062-9726	FOX HILL NO. 1
5637 SW NATCHEZ ST	TUALATIN	OR	97062-6704	FOX HILL NO. 2
5749 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5567 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
19645 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
5590 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19685 SW 56TH CT	TUALATIN	OR	97062-9730	KAITLIN PARK

5738 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5581 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5524 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
19669 SW 57TH AVE	TUALATIN	OR	97062-9756	FOX HILL NO. 1
19050 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
5750 SW WICHITA ST	TUALATIN	OR	97062-8791	FOX HILL NO. 3
5620 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
5731 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
19055 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
19075 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
5706 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5650 SW POWHATAN AVE	TUALATIN	OR	97062-9759	KAITLIN PARK
19461 SW 57TH AVE	TUALATIN	OR	97062-9764	FOX HILL NO. 2
19225 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
5548 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
19551 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
5681 SW POWHATAN AVE	TUALATIN	OR	97062-9760	FOX HILL NO. 1
19715 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
0836 SW CURRY ST UNIT 1500	PORTLAND	OR	97239-4529	KAITLIN PARK
5756 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5690 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5557 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
19576 SW 57TH AVE	TUALATIN	OR	97062-9753	FOX HILL NO. 1
5685 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
19678 SW 57TH AVE	TUALATIN	OR	97062-6703	FOX HILL NO. 1
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092	KAITLIN PARK
5741 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
5570 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
5538 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
19386 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5631 SW NATCHEZ ST	TUALATIN	OR	97062-6704	FOX HILL NO. 2
5734 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
19095 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19656 SW 57TH AVE	TUALATIN	OR	97062-6703	FOX HILL NO. 1
8249 TORRÉY GARDENS PL	SAN DIEGO	CA	92129-4603	FOX HILL NO. 3
5552 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
19270 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5585 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19080 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19280 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19700 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1
5610 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19169 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
9700 SW IOWA DR	TUALATIN	OR	97062-7350	FOX HILL NO. 1
PO BOX 371	WEST LINN	OR	97068-0371	FOX HILL NO. 1
19135 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19724 SW 57TH AVE	TUALATIN	OR	97062-6701	FOX HILL NO. 1

5702 SW CALUSA LOOP	TUALATIN	OR	97062-9757	KAITLIN PARK
19795 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
5477 SW JOSHUA ST	TUALATIN	OR	97062-9785	FOX HILL NO. 2
19293 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19565 SW 57TH AVE	TUALATIN	OR	97062-7733	FOX HILL NO. 1
5740 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5746 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5725 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5650 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5613 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
19539 SW 57TH AVE	TUALATIN	OR	97062-9755	FOX HILL NO. 1
5845 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3
5755 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5728 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5744 SW JOSHUA ST	TUALATIN	OR	97062-9774	FOX HILL NO. 2
19280 SW 56TH PL	TUALATIN	OR	97062-6727	FOX HILL NO. 3
5514 SW JOSHUA ST	TUALATIN	OR	97062-9772	FOX HILL NO. 2
19554 SW 56TH CT	TUALATIN	OR	97062-9705	FOX HILL NO. 1
5777 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5550 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
5615 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19275 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
19760 SW 56TH CT	TUALATIN	OR	97062-9706	KAITLIN PARK
19650 SW 56TH CT	TUALATIN	OR	97062-9730	KAITLIN PARK
5705 SW NATCHEZ ST	TUALATIN	OR	97062-9770	FOX HILL NO. 2
5796 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
5709 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
19000 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19155 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
5630 SW POWHATAN AVE	TUALATIN	OR	97062-9759	KAITLIN PARK
5523 SW JOSHUA ST	TUALATIN	OR	97062-9773	FOX HILL NO. 2
5790 SW CALUSA LOOP	TUALATIN	OR	97062-9757	FOX HILL NO. 1
PO BOX 36	TUALATIN	OR	97062-0036	KAITLIN PARK
19270 SW 57TH AVE	TUALATIN	OR	97062-8797	FOX HILL NO. 3
19150 SW 57TH AVE	TUALATIN	OR	97062-8796	FOX HILL NO. 3
19304 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
5573 SW NATCHEZ ST	TUALATIN	OR	97062-6705	FOX HILL NO. 2
5789 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
PO BOX 1925	WILSONVILLE	OR	97070-1925	KAITLIN PARK
5752 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
5702 SW NATCHEZ ST	TUALATIN	OR	97062-9769	FOX HILL NO. 2
19530 SW 57TH AVE	TUALATIN	OR	97062-9748	FOX HILL NO. 2
5582 SW NATCHEZ ST	TUALATIN	OR	97062-9767	FOX HILL NO. 2
19216 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19321 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19025 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
5870 SW WICHITA ST	TUALATIN	OR	97062-7701	FOX HILL NO. 3

5680 SW WICHITA ST	TUALATIN	OR	97062-8790	FOX HILL NO. 3
19174 SW 55TH CT	TUALATIN	OR	97062-9763	FOX HILL NO. 2
19065 SW MOBILE PL	TUALATIN	OR	97062-7736	FOX HILL NO. 3
19220 SW MOBILE PL	TUALATIN	OR	97062-8793	FOX HILL NO. 3
5670 SW OMAHA CT	TUALATIN	OR	97062-7737	FOX HILL NO. 3
5737 SW CALUSA LOOP	TUALATIN	OR	97062-9758	FOX HILL NO. 1
5525 SW OMAHA CT	TUALATIN	OR	97062-8792	FOX HILL NO. 3
19025 SW 57TH AVE	TUALATIN	OR	97062-8795	FOX HILL NO. 3
6005 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6015 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6025 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6035 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6055 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6065 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
4525 SW NATCHEZ CT	TUALATIN	OR	97062-8769	SEQUOIA RIDGE
6083 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
6085 SW SEQUOIA DR	TUALATIN	OR	97062-6833	SEQUOIA RIDGE
6070 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
6050 SW PORT ORFORD ST	TUALATIN	OR	97062-6837	SEQUOIA RIDGE
6058 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
6050 SW SEQUOIA DR	TUALATIN	OR	97062-6836	SEQUOIA RIDGE
19975 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
19985 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
20035 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
20095 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
20080 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
20050 SW 60TH AVE	TUALATIN	OR	97062-6839	SEQUOIA RIDGE
19980 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
19970 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
19960 SW 60TH AVE	TUALATIN	OR	97062-6838	SEQUOIA RIDGE
5980 SW SEQUOIA DR	TUALATIN	OR	97062-6852	SEQUOIA RIDGE
19995 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
20020 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
20000 SW 59TH TER	TUALATIN	OR	97062-6841	SEQUOIA RIDGE
19990 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
19950 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
19910 SW 59TH TER	TUALATIN	OR	97062-6840	SEQUOIA RIDGE
19955 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE
20005 SW 58TH TER	TUALATIN	OR	97062-6848	SEQUOIA RIDGE
20025 SW 58TH TER	TUALATIN	OR	97062-6848	SEQUOIA RIDGE
20075 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
5860 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
5820 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
5800 SW PORT ORFORD ST	TUALATIN	OR	97062-6842	SEQUOIA RIDGE
20080 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
20050 SW 58TH TER	TUALATIN	OR	97062-6843	SEQUOIA RIDGE
19980 SW 58TH TER	TUALATIN	OR	97062-6844	SEQUOIA RIDGE



CITY COUNCIL SIGN-UP SHEET

DATE: MARCH 8, 2010

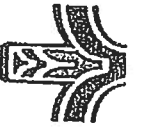
PLEASE COMPLETE TO GIVE TESTIMONY

LIMIT TESTIMONY TO THREE MINUTES

(PLEASE PRINT CLEARLY)		Name		Address		E-mail		Representing		Agenda Item(s) or Citizen Comments	
1.	Mike Hetey	19730 SW 56 th CT	McHetey@gmail.com	—	—	—	—	—	—	—	—
2.	Debi Lawrence	Tigard, OR	debi@mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org
3.	Shirina Hicketh	9355 SW Quinault	shirinahicketh@mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org	mtcharterschool.org
4.	Joel Smith	Tualatin	joe@tablebible.org	tablebible.org	tablebible.org	tablebible.org	tablebible.org	tablebible.org	tablebible.org	tablebible.org	tablebible.org
5.	Colleen Deachy	11	Kithy@walkyreadice	—	—	—	—	—	—	—	—
6.	Doreen Stetson	8455 SW Glenwood St	—	—	—	—	—	—	—	—	—
7.	Kathy Neenan	—	—	—	—	—	—	—	—	—	—
8.	BRIAN BLIN	—	—	—	—	—	—	—	—	—	—

North Tualatin Urban Renewal
Finance Budget Committee

Hospitality
Zone



CITY COUNCIL SIGN-UP SHEET

DATE: MARCH 8, 2010

PLEASE COMPLETE TO GIVE TESTIMONY

LIMIT TESTIMONY TO THREE MINUTES

(PLEASE PRINT CLEARLY)							
Name	Address	E-mail	Representing	Agenda Item(s) or Citizen Comments			

1. Barbara Franczak 19135 SW 52nd Court

5 franczak@earthlink.net Hospital

2. Lori Kellogg 10425 SW Kinross Trunkln

lori_kellogg@ohio.rr.com MPTA

3. David Lillard 5728 SW Nitzler St

lillard@yahoo.com hospital

4. Cathy Holland 10740 SW Kinross Dr

c.holland73@comcast.net Western Resources - Comcast.net Bridge

6.

7.

8.



CITY COUNCIL SIGN-UP SHEET

DATE: MARCH 8, 2010

PLEASE COMPLETE TO GIVE TESTIMONY

LIMIT TESTIMONY TO THREE MINUTES

(PLEASE PRINT CLEARLY)							
Name	Address	E-mail	Representing	Agenda Item(s) or Citizen Comments			
1. Stephen Titus	10170 SW SEDWICK CT						
2. Ed Bayliff	10200 SW Anderson Ct						
3. Joe Smith	22335 SW MANDAN						
4. Till Allison	5753 SW Joshua St						Zone Change
5. Nancy Erimes	19910 SW 56 th Ct						ZONE CHANGE
6. Joe Smith							
7. Tim Thoresburg	19291 SW CHESAPEAKE						Zone Change
8. Paul Johnson	19338 SW 55 th Ct						Zone Change

M.I.T.C.H.
CHARTER
SCHOOL BOARD

Citizen
Comments
Tualatin Day Comm
Citizen comments
Tual. Davel. Comm.

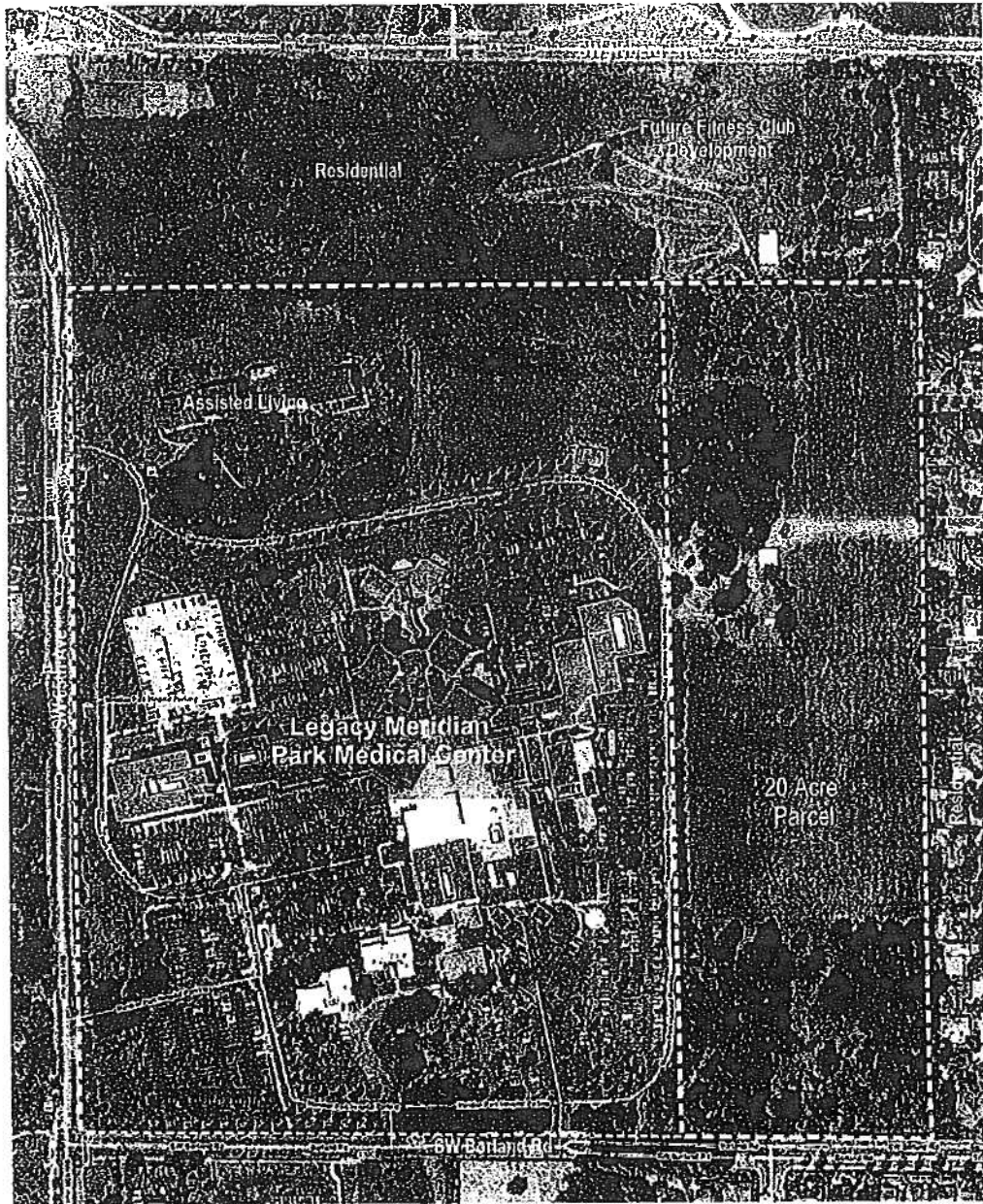
Tim Thoresburg
@ CORNERST
NET

Zone
Change

Community Sign In Sheet

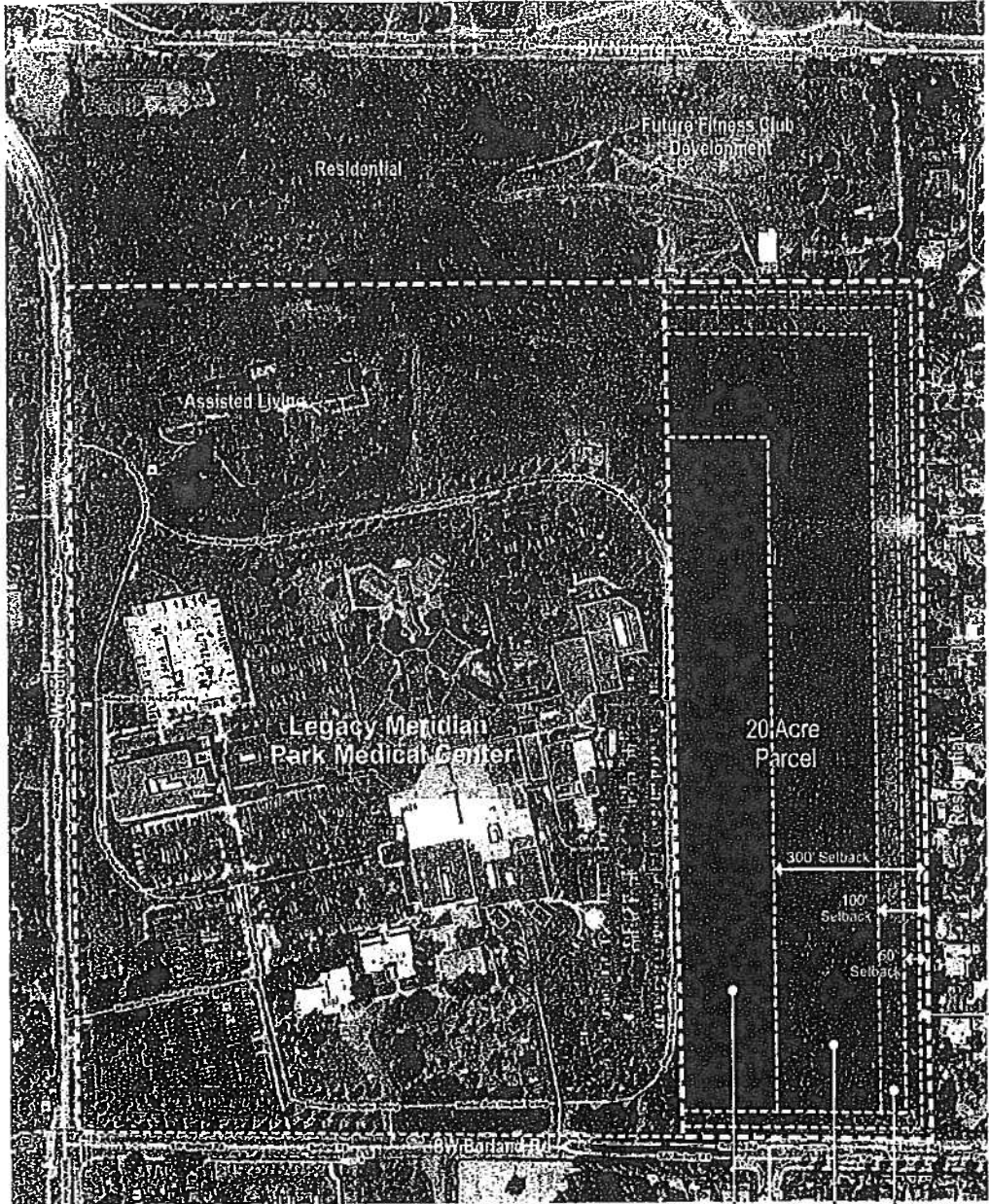
Please check below
to be added to mailing list

Name	Address	Phone Number	Email Address	
Mike Monahan	2743 SW Calusa, Tualatin, OR 97062	503-819-3338	katkwik@aol.com	✓
Tim Thornburg	19291 SW Chesapeake, Tualatin, OR 97062	503-612-9493	timthornburg@comcast.net	✓
Steve Wheeler	5326 SW Natchez St., Tualatin, OR 97062	503-691-1077	spjewheeler@comcast.net	✓
Paul Sivley	5190 SW Whichita, Tualatin, OR 97062	503-502-3385	p.sivley@comcast.net	✓
Bjorn S. G	5716 SW Joshua Street, Tualatin, OR 97062	503-692-4210	bigall@gmail.com	✓
J. Waldron			Marylee16@hotmail.com	✓
John and Mary Grammel	19565 SW 57 th Ave, Tualatin, OR 97062	503-692-0670	Jandm.grammel@verizon.net	✓
Eric Barber				✓
Paul and Vanita Pedersen	19338 SW 55 th Court, Tualatin, OR 97062	503-454-0819	Vpedersen@comcast.net	✓
Jim Zupancic	5335 Meadows, #161, Lake Oswego, OR	503-968-8200	jim@zupgroup.com	✓
Nancy Grimes	19710 SW 56 th Court, Tualatin, OR 97062	503-454-0272	sandnrgimes@excite.com	✓
Doug Bowen	5695 SW Powhatan Ave, Tualatin, OR 97062	503-691-2148	dbowen@1cnsn.com	✓
Kathe Monroe	6025 SW Sequoia Drive, Tualatin, OR 97062	503-803-5555	kathemonroe@gmail.com	✓
Mark Coolican	19050 SW Mobile Place		Coolicanm1@aol.com	✓
Angela Wrantz	19155 SW Mobile Place	503-692-5123	Angela.wrantz@comcas.net	✓
Steve and Renee Balsiger	5885 SW Whichita Street	503-691-2665	Renee.balsiger@mercer.com	✓
Katitan Monroe	6025 Sequoia Drive, Tualatin, OR 97062			
Mike Reiss	19185 SW Mobile Place	503-692-3911	mikereliss@owens-minor.com	
Linda Mobelt	19181 SW 55 th Court	503-692-9621		
Mike and Karen Riley	8720 SW Tualatin Road, #233	503-691-9848	Jmyke2000@comcast.net	✓
Bob Grable	4980 SW Borland			
Cheri Benson	5915 SW Sequoia Drive	503-885-0243		
Joseph Herzig	5758 SW Calusa Loop	503-516-8292	qizreh@att.net	✓
Todd Allison	5753 SW Joshua		Todd-Allison@IDEM.com	
Mary Lee Tolley				
Sherilyn Lombos	City of Tualatin	503-691-3010		
Doug Rux	City of Tualatin			
Will Harper	City of Tualatin			
Chris Barhyte	Tualatin City Council		chris@barhyte.com	
Ed Truax	Tualatin City Council		edtruax@gmail.com	



Site Plan
Scale - 1" = 100'-0"





SW Wichita St.
 SW Joshua St.
 SW Natchez St.

20 Acre Parcel


300' Setback
 100' Setback
 50' Setback

20' Minimum Setback to Parking Agreed to by LMPMC (10' Minimum allowed by MC Zone).

75' Max. at 300' Setback. Height Agreed to by LMPMC. (95' Maximum Height at 300' Setback allowed by MC Zone.)

45' Maximum Height at 100' Setback

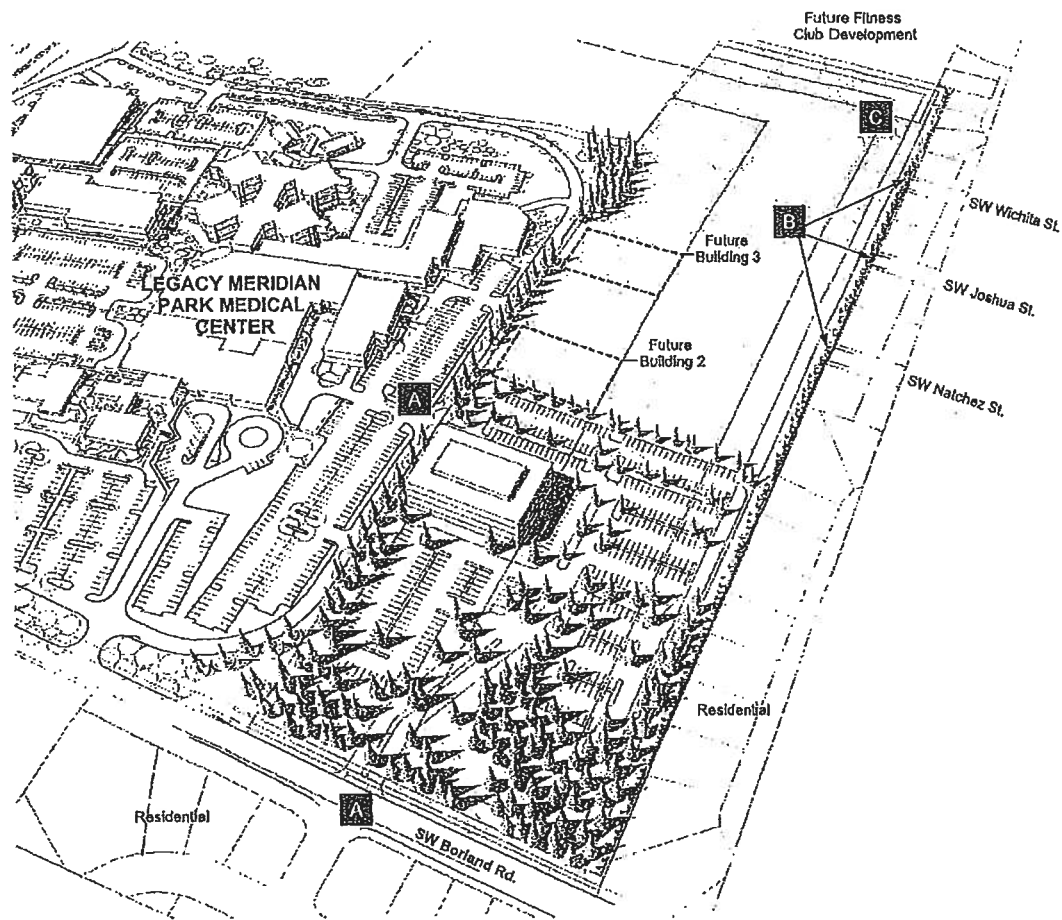
25' Maximum Height at 50' Setback

Site Plan - MC Zoning 

Scale - 1" = 100'-0"

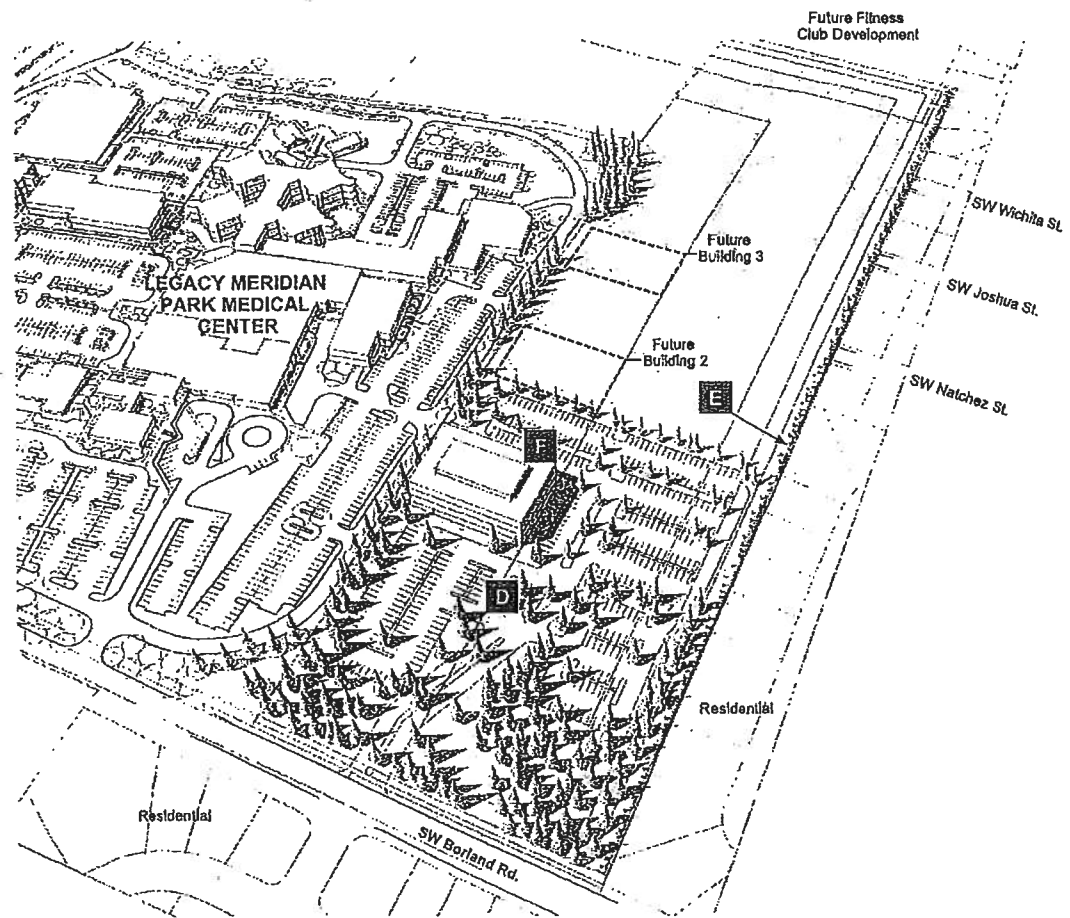
MEMORANDUM ITEMS

- A** Access may be obtained from one new public street access on SW Borland Road and shared access with existing LMPMC access on SW Borland Rd. and SW 65th Avenue
- B** Restrict direct motor vehicle ingress/egress access to the adjoining SW Joshua, SW Natchez & SW Wichita residential streets on east except for emergency access as required.
- C** Provide pedestrian access between the Legacy property and LMPMC to adjoining public streets and encourage connections to a future path or trail system on the nearby Stafford Hills Racquet & Fitness Club and Nyberg Creek wetlands (located to the north)



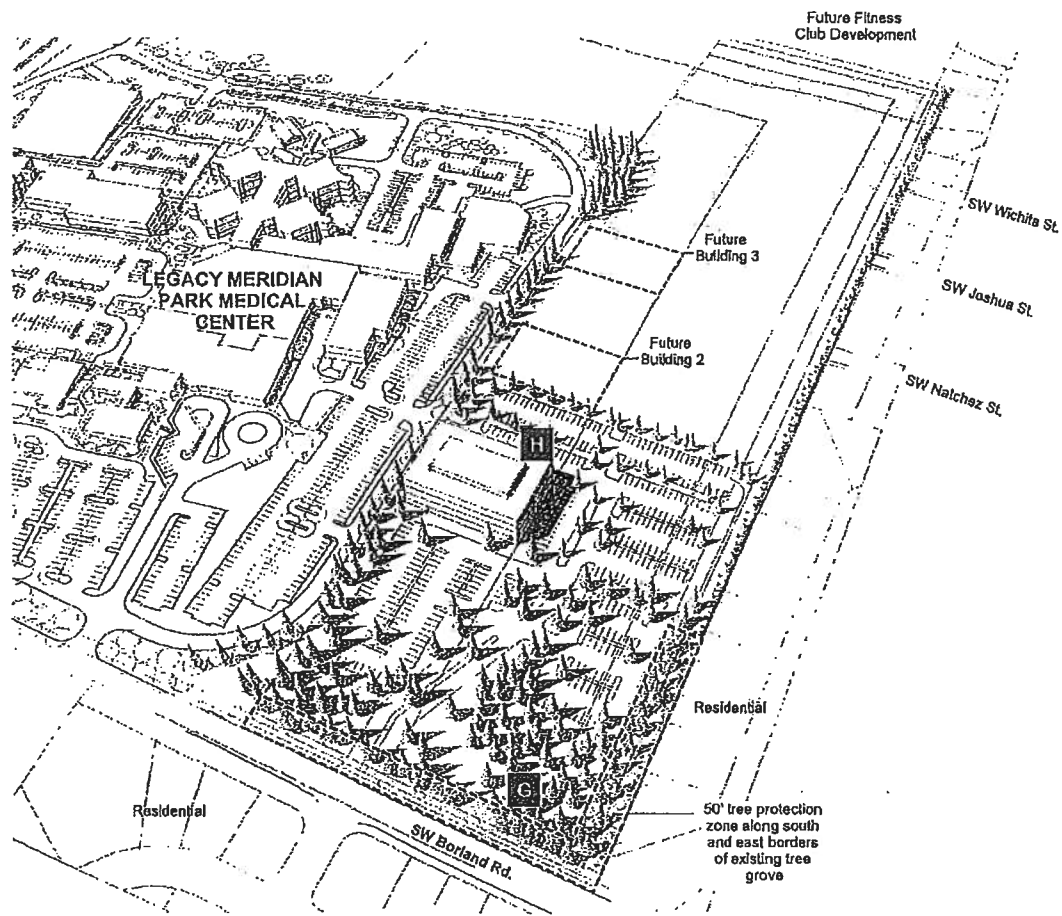
MEMORANDUM ITEMS

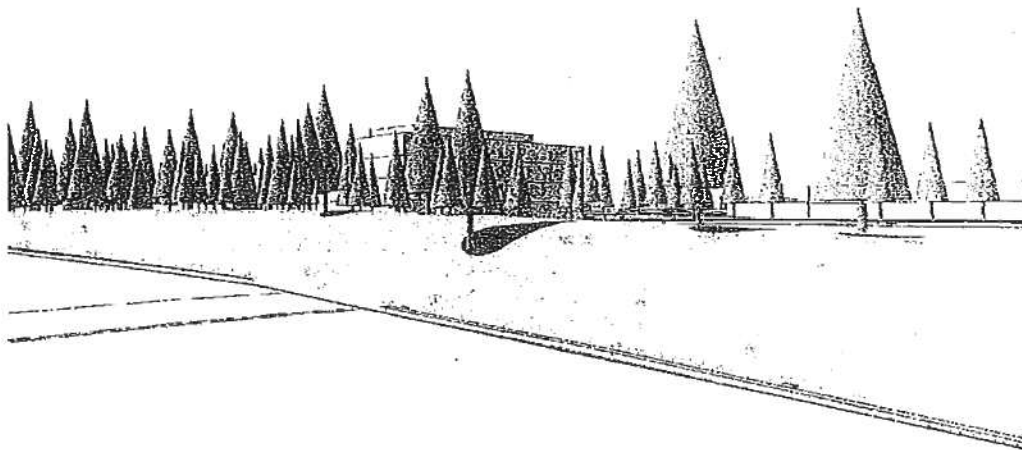
- D** Provide adequate on-site parking and place parking away from public streets.
- E** When the first building is developed on the Property, provide landscape berms with dense evergreen tree & shrub landscaping on the property's east perimeter to create a buffer to adjoining residential development.
- F** Building design compatible with nearby residential and medical center development.



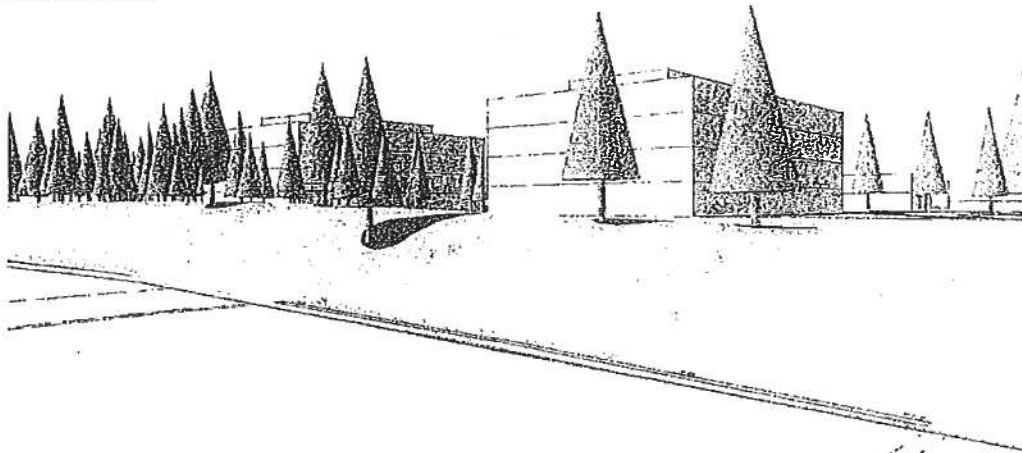
MEMORANDUM ITEMS

- G** Provide a minimum of 20 foot setback from property line to parking area (10' Minimum permitted under MC Zone) and minimum 50 ft for tree protection on the south and east boundaries, in the tree grove adjoining SW Borland Road.
- H** Limit maximum building height to 75' in the 20-acre parcel. (95' Maximum Height at 300' Setback permitted under MC Zone.)

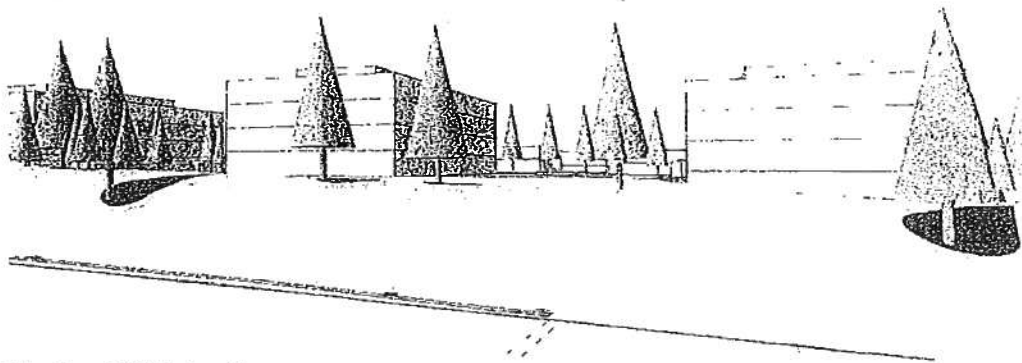




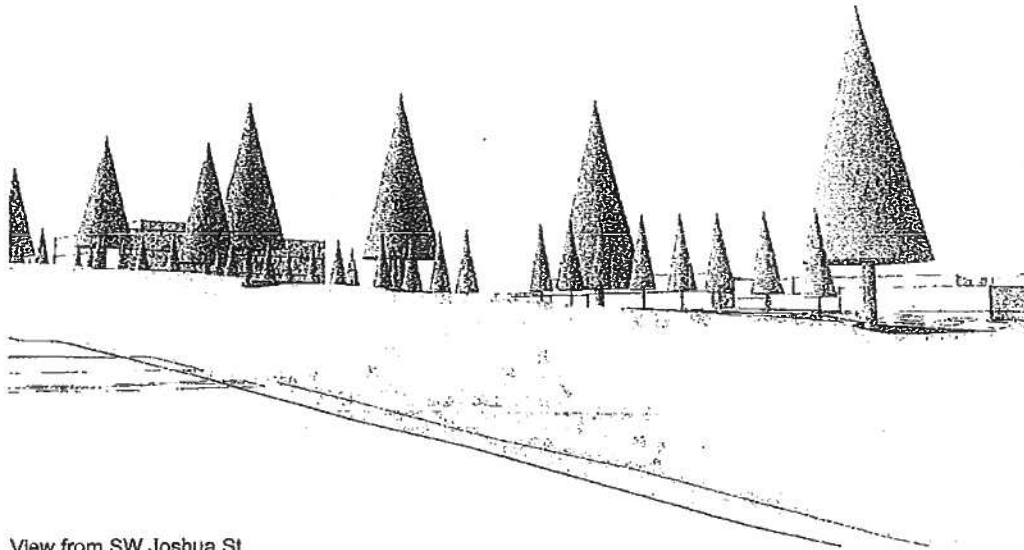
View from SW Natchez St.
Initial Build-Out.



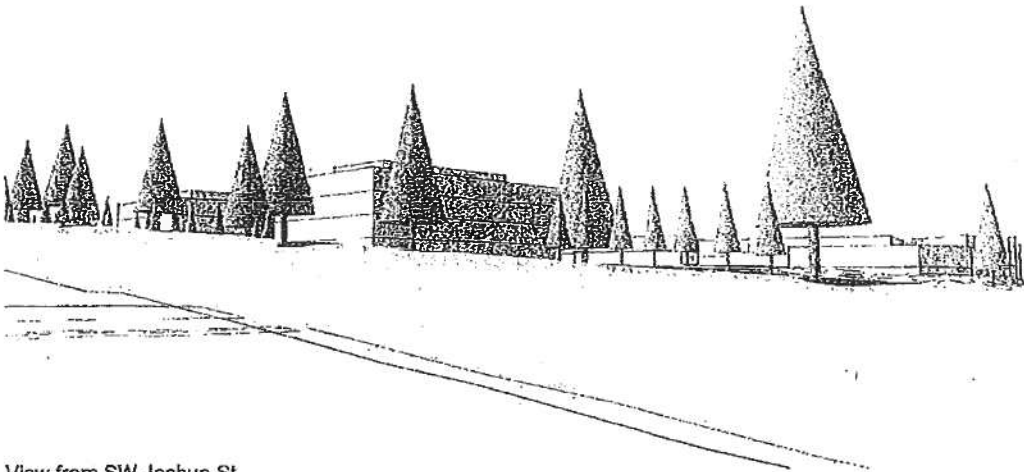
View from SW Natchez St.
Initial + Building 2



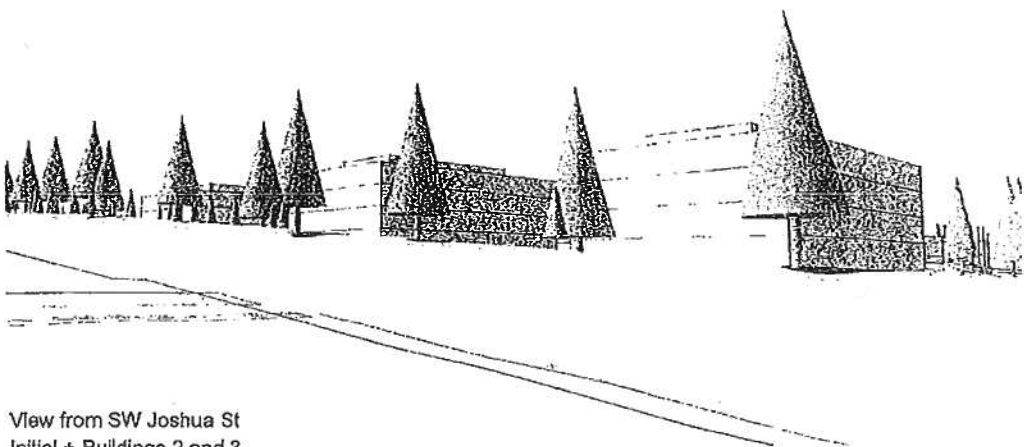
View from SW Natchez St.
Initial + Buildings 2 and 3



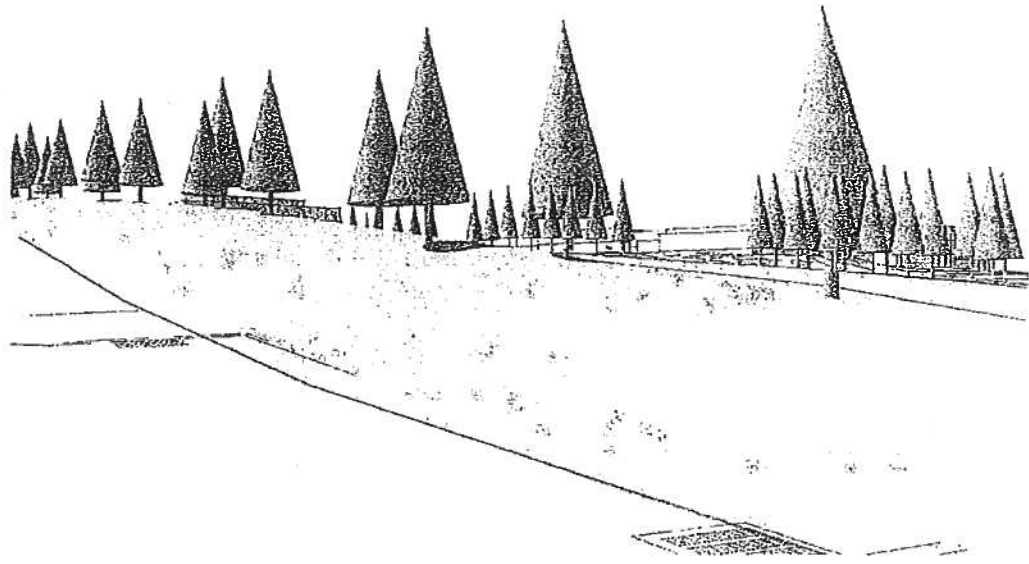
View from SW Joshua St
Initial Build-Out



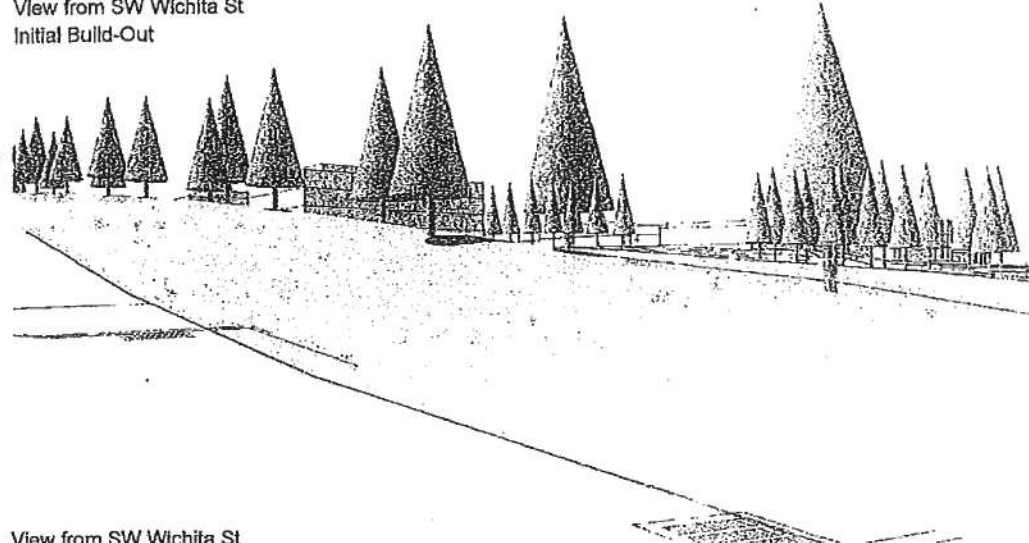
View from SW Joshua St
Initial + Building 2



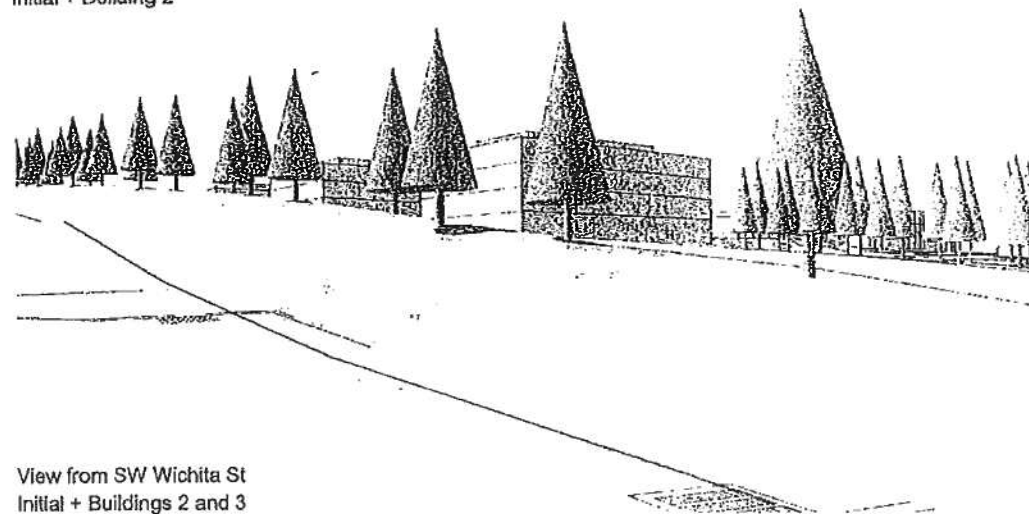
View from SW Joshua St
Initial + Buildings 2 and 3



View from SW Wichita St
Initial Build-Out



View from SW Wichita St
Initial + Building 2



View from SW Wichita St
Initial + Buildings 2 and 3

Questions from Community Open-House

Tuesday, April 27th

- Can Legacy work with ODOT to direct hospital traffic off I-205 (from Stafford) to I-5?
- Why now?
- Consider showing campus zones so community can have assurance of what Legacy won't do
- What assurance do we have that Legacy will preserve trees and keep skyline?
- What limitations are there to widen Borland?
- Can you ensure that the developer agreements will continue to exist if the hospital sells the land? Can that caveat be added to the development agreement?
- How long should the term of the development agreement be?
- Can we consider including berm and/or further expanding green space (visual)?
- Will there be a traffic light on Borland and 60th?
- Can there be no access off of Borland Road?
- Does Borland need to be widened? We don't want it widened.
- Can the area along the east be widened to 60'-80' for open space and maintained by the City?
- How do you measure building height on a sloped site?
- Can the development agreement restrict access over the length of the term of the agreement from the local residential streets?
- Can the trees at the southeast corner be protected as shown on the drawings?
- Is a development agreement binding on subsequent owners if the property is sold? Will include
- How high is the berm? Can it be higher?
- Can legacy build a trail along the wetlands to the north of their property?

Comments:

We do not approve of an entrance on Borland Road. Put a light on 65th and enter on the road that is already there. Borland Rd is residential and there are many school children who use it. (jandm.grammel@verizon.net)

Traffic will be increased at 60th & Borland. Right now it is extremely difficult to turn left from 60th & Borland. Vision is poor and multiple cars both directions. Request a traffic light. It is also difficult to cross Borland there. Set back from Borland should be greater than 50'. Name: M. Waldron

Tuesday, May 25th

- Will the new intersection be signalized?
- Does the height of the building including HVAC units on top of the building or is it measured from the top of the last floor?
- Is the 4 foot berm high enough to create visual barrier? What types of trees can be grown on the berm? Will they grow high enough?
- Will the parking lot lighting create light pollution?
- We were told that the traffic impact for any new construction would be 8,000 trips a day? That seems like a lot of new traffic on nearby streets.

Comments:

Legacy has been a good neighbor for many years. Thank you for the community education person, the trail around the site and neighborhood support. I support the planned expansion of the medical center. Bob Gerber.

Tuesday, June 8th

- Is it possible to build wall on berm? Would Legacy consider a taller berm (example – Novellus)
 - Preference for physical wall/barrier vs. berm
- Can Legacy confirm with Tualatin Valley Fire and Rescue their requirement for access?
- How do the draft development agreement restrictions compare with low den residential?
 - 15 ft from property vs. 300 ft (hospital proposal)
 - 45 ft height house and houses 5 ft apart

Comments:

None

Tell Us What You Think, Ask Questions... We're Listening...

As a resident of the city of Tualatin I find it important to have quality health care in my community. I am also an employee of MPHC and am proud to support the measures necessary to grow this facility

Yes, please add me to your mailing list for future meetings or events.

Name Beth Hall

Mail/E-mail address bhall@LHS.org



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions... We're Listening

I feel that Legacy Meridian Park plays a vital role in my community. Allowing for a zoning change to occur on the parcel of land East of the hospital will enable legacy to continue to plan for future services necessary to provide the quality of care we all have become accustomed to.

Yes, please add me to your mailing list for future meetings or events.

Name Dave Anglen

Mail/E-mail address _____



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions...We're Listening

I support the zoning change - I live in Sequoia Ridge and would rather see the hospital expand rather than more residential housing - I trust the hospital to provide some type of "landscaping" to the areas that border current residents.

Yes, please add me to your mailing list for future meetings or events.

Name Lorna Hildahl

Mail/E-mail address _____



MERIDIAN PARK MEDICAL CENTER

Tell Us What You Think, Ask Questions...We're Listening

We have lived in Foxhill I for 24 years. Both the grade school and hospital have been good neighbors.

The plans for the use of our neighboring land look good, especially with the trees and trees. However, we see no need for another entrance/exit off Borland Rd. Please use the entrance you already have & consider putting a traffic light there. Borland can be a very busy road and we often have problems exiting 57th at Borland.

Yes, please add me to your mailing list for future meetings or events.

Name already listed with you

Mail/E-mail address _____



MERIDIAN PARK MEDICAL CENTER

Tell Us What You Think, Ask Questions... We're Listening...

I think rezoning the area would be a great opportunity for legacy to expand its services to the community and employees, with a competitive environment that our hospital is surrounded by. I think that offering more services, advanced technology, space would greatly favor us.

Yes, please add me to your mailing list for future meetings or events.

Name _____

Mail/E-mail address _____



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions... We're Listening

I agree with Legacy's plan for re-zoning of their 20 acres east of campus. As Tualatin's largest employer, Legacy's expansion would only help to create more quality jobs.

Yes, please add me to your mailing list for future meetings or events.

Name _____

Mail/E-mail address _____



MERIDIAN PARK
MEDICAL CENTER

Tell Us What You Think, Ask Questions... We're Listening

As a member of the Meridian Park staff, I can definitely see the need to secure this land for future development. The only way to support our growing community is to be able to grow alongside its population. As a resident of Tualatin, I also can appreciate the concerns of the adjacent neighborhoods. I'm confident that Meridian Park will respect those boundaries and work hard to minimize the impact of the surrounding areas.

Yes, please add me to your mailing list for future meetings or events.

Name

Chip Allen - supervisor / rehab sur S

Mail/E-mail address



MERIDIAN PARK
MEDICAL CENTER

Legacy Meridian Park Medical Center

Frequently Asked Questions – April 27, 2010

Here are a number of questions that have already been asked about Legacy Meridian Park Medical Center's rezoning effort. We hope you find these helpful in understanding more about this effort.

Why is Legacy Meridian Park Medical Center trying to rezone the 20 acres?

Currently the property is zoned for residential development, while the rest of the campus is zoned for medical services. Since growth will likely occur at some point in the future, and since Legacy Health is not in the business of building residential developments, we felt it would be best to have consistent medical services zoning throughout the property.

Most people apply for rezoning when they plan on doing something with their property. Is Legacy Meridian Park Medical Center planning on building on the 20 acres now?

At some point in the future Legacy Meridian Park Medical Center will need to grow. When that need will arise, we really don't know. Right now there are no plans to build on the property, and no funds have been earmarked by Legacy Health to grow or expand on the 20 acres.

When Legacy Meridian Park Medical Center does develop the property, what will be built?

Legacy Meridian Park Medical Center has already developed its core hospital, so any development will most likely be medical office buildings. Any development on the property would be linked to the delivery of medical care to the community.

What would the size of a building be when development does occur?

As a part of a draft agreement with the City of Tualatin, Legacy Meridian Park Medical Center has agreed to a set of standards for the property. No building will be any taller than 75 feet. Parking areas and a minimum 20 foot setback will separate any building from the closest homes.

Would buildings be open 24-hours a day, seven days a week?

An overwhelming majority of medical office buildings are only open during normal business hours, and closed at night and on weekends. That means buildings and adjacent parking areas would not be used during off hours, which reduces and minimizes any light or noise that would come from the building.



I would feel better knowing what is going on the property right now. Will we be able to raise concerns about whether a future building fits into the neighborhood?

While we don't know what will go on the property right now, Legacy Meridian Park Medical Center has agreed that any development will match the character of the neighborhood and the medical campus. In addition, when we decide to develop the property there are processes in place for people to know what will be built and to offer comments on the design, including the architectural review process.

What else will Legacy Meridian Park Medical Center do to separate its development from nearby residential neighbors?

Legacy Meridian Park Medical Center has also agreed to install an earthen berm, along with dense evergreen tree and shrub landscaping to minimize the visual impact of any development. We also have agreed to protect the mature stand of trees that already exist on the property with a 50 foot buffer zone.

Traffic is always a concern. What kind of traffic impact will new development have on the neighborhood?

Since we don't know what we will build on the property, we don't know what the traffic impact would be. Any future development does require a traffic study prior to final approval of a project. In addition, we have agreed to provide adequate parking so there will be no need for people coming to the property to park on neighborhood streets.

Will future development mean new through streets into the Fox Hill neighborhood?

Legacy Meridian Park Medical Center does not plan to connect to SW Joshua, SW Natchez or SW Wichita, unless we are required to by the City of Tualatin. Our preference is to leave those connections closed. Tualatin Valley Fire and Rescue may require some type of emergency access, depending on the type and design of buildings on the site, but it does not appear it would need to be a through street.

If traffic will not be coming onto the property from the Fox Hills neighborhood, then how will they access the property?

Access to the 20 acres could be from any of the four existing entrances off of SW 65th and SW Borland Road. An additional access point to any new development will be required off of SW Borland Road.

The flyer I received said you will hold additional meetings in May and June. When will these be held and will they be the same format?

Legacy Meridian Park Medical Center will hold two additional Open House meetings. One will be held on Tuesday, May 18th from 1:00 pm to 3:00 pm, and one on Thursday, June 10th from 6:00 pm to 8:00 pm. These will also be an Open House format with information available to anyone who attends. We will also send out answers to questions that are raised at any of the Open House meetings to people who ask to be added to our contact list.

Legacy Meridian Park Medical Center

Frequently Asked Questions – May 25, 2010

Here are a number of questions that have already been asked about Legacy Meridian Park Medical Center's rezoning effort. We hope you find these helpful in understanding more about this effort.

Why is Legacy Meridian Park Medical Center trying to rezone the 20 acres?

Currently the property is zoned for residential development, while the rest of the campus is zoned for medical services. Since growth will likely occur at some point in the future, and since Legacy Health is not in the business of building residential developments, we felt it would be best to have consistent medical services zoning throughout the property.

Most people apply for rezoning when they plan on doing something with their property. Is Legacy Meridian Park Medical Center planning on building on the 20 acres now?

At some point in the future Legacy Meridian Park Medical Center will need to grow. When that need will arise, we really don't know. Right now there are no plans to build on the property, and no funds have been earmarked by Legacy Health to grow or expand on the 20 acres.

Why is Legacy Meridian Park Medical Center seeking the rezoning now?

The answer is simple: predictability, certainty and reduced costs. This rezoning effort will allow the hospital to accurately predict what it can do with the 20 acres in the future when growth is likely to occur. It also allows a certainty about what will go on that land for the hospital for patient care, the City of Tualatin in planning its growth, and for the neighborhood to know what will happen with that acreage.

Most importantly, rezoning the land can help reduce the cost of future development by minimizing costly delays from long, drawn-out land use debates. It is important to understand that every month a project does not move forward means high material and labor costs due to inflation. Knowing what the zoning is now means that building in the future can be done using predictable costs.

When Legacy Meridian Park Medical Center does develop the property, what will be built?

Legacy Meridian Park Medical Center has already developed its core hospital, so any development will most likely be medical office buildings. Any development on the property would be linked to the delivery of medical care to the community.



What would the size of a building be when development does occur?

As a part of a draft agreement with the City of Tualatin, Legacy Meridian Park Medical Center has agreed to a set of standards for the property. No building will be any taller than 75 feet. Parking areas and a minimum 20 foot setback will separate any building from the closest homes.

Would buildings be open 24-hours a day, seven days a week?

An overwhelming majority of medical office buildings are only open during normal business hours, and closed at night and on weekends. That means buildings and adjacent parking areas would not be used during off hours, which reduces and minimizes any light or noise that would come from the building.

How do you measure building height on a sloped site?

We will measure building heights using the formula used by the City of Tualatin.

Is there a way to ensure that the development agreement stays in effect if Legacy Meridian Park Medical Center sells the land?

We can add a provision to the development agreement that ensures any current or future property owner is required to follow the terms laid out in the agreement.

How long will the draft development agreement be in effect?

The draft development agreement has a term of 30 years

I would feel better knowing what is going on the property right now. Will we be able to raise concerns about whether a future building fits into the neighborhood?

While we don't know what will go on the property right now, Legacy Meridian Park Medical Center has agreed that any development will match the character of the neighborhood and the medical campus. In addition, when we decide to develop the property there are processes in place for people to know what will be built and to offer comments on the design, including the architectural review process.

What else will Legacy Meridian Park Medical Center do to separate its development from nearby residential neighbors?

Legacy Meridian Park Medical Center has also agreed to install an earthen berm, along with dense evergreen tree and shrub landscaping to minimize the visual impact of any development. We also have agreed to protect the mature stand of trees that already exist on the property with a 50 foot buffer zone.

Can you assure your neighbors that you will preserve the existing stand of trees and keep the skyline?

The draft development agreement includes both a buffer zone to protect much of the existing tree stand and a limitation on the height of any buildings, which will help meet these needs.

Would Legacy Meridian Park Medical Center consider including a berm in the draft development agreement or further expanding green space?

There is a four-foot berm included in the current draft agreement, considerable landscaping within the berm, and a significant setback to the edge of any building. The City of Tualatin's Architectural Review process will ensure these conditions are met.

How high is the berm and can it be higher?

Under the current draft development agreement, the berm will be a minimum of four feet in height. There will also be trees and shrubs planted in the berm to increase the shielding of any buildings from the neighborhood. Given these trees and shrubs, having it any higher would be impractical.

Can the trees at the southeast corner of the property be protected as shown on the drawings?

The current draft development agreement already includes a 50-foot protection zone for those trees.

Can the area along the east be widened 60 to 80 feet for open space and maintained by the City?

Having a 60 to 80 foot open space area would essentially prevent Legacy Meridian Park Medical Center from using the land by eliminating any property for the parking required by the City of Tualatin. While it is not open space, we have agreed to a set back that pushes any new buildings more than 80 feet back from the eastern property line.

Traffic is always a concern. What kind of traffic impact will new development have on the neighborhood?

Since we don't know what we will build on the property, we don't know what the traffic impact would be. Any future development does require a traffic study prior to final approval of a project. In addition, we have agreed to provide adequate parking so there will be no need for people coming to the property to park on neighborhood streets.

I have a number of questions about Borland Road. Are there limitations on whether Borland Road will be widened? Will there be a traffic light on Borland and 60th? Can Legacy Health eliminate the access point to the 20 acres off of Borland Road?

Unfortunately, Legacy Meridian Park Medical Center has no control over a publicly-owned right-of-way, so all of these questions can only be answered by the City of Tualatin. As for the new entrance, city development codes require the new entrance to be included in the plan so only the City of Tualatin can remove the requirement.

Can signs be installed along I-205 to direct hospital traffic off of Stafford and onto I-5?

Signage directing motorists to hospitals is handled by the Oregon Department of Transportation, so Legacy Health has no direct control over where those signs are installed or the criteria used to identify the location of those signs.

Will future development mean new through streets into the Fox Hill neighborhood?

Legacy Meridian Park Medical Center does not plan to connect to SW Joshua, SW Natchez or SW Wichita, unless we are required to by the City of Tualatin. Our preference is to leave those connections closed. Tualatin Valley Fire and Rescue may require some type of emergency access, depending on the type and design of buildings on the site, but it does not appear it would need to be a through street.

If traffic will not be coming onto the property from the Fox Hills neighborhood, then how will they access the property?

Access to the 20 acres could be from any of the four existing entrances off of SW 65th and SW Borland Road. An additional access point to any new development will be required off of SW Borland Road.

Can the development agreement restrict access to local residential streets over the term of the agreement?

It is our preference not to have direct access from the 20 acres to the three adjoining streets. The only exception would be for emergency vehicle access, which would be a requirement established by the Tualatin Valley Fire and Rescue District. We are willing to work with our neighbors and TVF&R to design access that meets all of our needs.

Can Legacy build a trail along the wetlands to the north of their property?

Neighbors are already using the 20-acres to access the nearby wetlands, so Legacy Meridian Park Medical Center would certainly consider developing a formal trail system. In fact, a formal trail that goes all the way around the property could be designed to help encourage people to walk for fitness, and stay healthy.

The flyer I received said you will hold additional meetings in June. When will that be held and will they be the same format?

Legacy Meridian Park Medical Center will hold an additional Open House meeting on Tuesday, June 8th from 6:00 pm to 8:00 pm. This will also be an Open House format with information available to anyone who attends. We will also send out answers to questions that are raised at any of the previous Open House meetings to people who ask to be added to our contact list.

Legacy Meridian Park Medical Center

Frequently Asked Questions – June 8, 2010

Here are a number of questions that have already been asked about Legacy Meridian Park Medical Center's rezoning effort. We hope you find these helpful in understanding more about this effort.

Why is Legacy Meridian Park Medical Center trying to rezone the 20 acres?

Currently the property is zoned for residential development, while the rest of the campus is zoned for medical services. Since growth will likely occur at some point in the future, and since Legacy Health is not in the business of building residential developments, we felt it would be best to have consistent medical services zoning throughout the property.

Most people apply for rezoning when they plan on doing something with their property. Is Legacy Meridian Park Medical Center planning on building on the 20 acres now?

At some point in the future Legacy Meridian Park Medical Center will need to grow. When that need will arise, we really don't know. Right now there are no plans to build on the property, and no funds have been earmarked by Legacy Health to grow or expand on the 20 acres.

Why is Legacy Meridian Park Medical Center seeking the rezoning now?

The answer is simple: predictability, certainty and reduced costs. This rezoning effort will allow the hospital to accurately predict what it can do with the 20 acres in the future when growth is likely to occur. It also allows a certainty about what will go on that land for the hospital for patient care, the City of Tualatin in planning its growth, and for the neighborhood to know what will happen with that acreage.

Most importantly, rezoning the land can help reduce the cost of future development by minimizing costly delays from long, drawn-out land use debates. It is important to understand that every month a project does not move forward means high material and labor costs due to inflation. Knowing what the zoning is now means that building in the future can be done using predictable costs.

When Legacy Meridian Park Medical Center does develop the property, what will be built?

Legacy Meridian Park Medical Center has already developed its core hospital, so any development will most likely be medical office buildings. Any development on the property would be linked to the delivery of medical care to the community.



What would the size of a building be when development does occur?

As a part of a draft agreement with the City of Tualatin, Legacy Meridian Park Medical Center has agreed to a set of standards for the property. No building will be any taller than 75 feet. Parking areas and a minimum 20 foot setback will separate any building from the closest homes.

Does the height of the building including HVAC units on top of the building or is it measured from the top of the last floor?

According to the City of Tualatin's building codes, the 75 foot height limit does not include HVAC units on the top of commercial buildings.

How do you measure building height on a sloped site?

We will measure building heights using the formula used by the City of Tualatin.

Would buildings be open 24-hours a day, seven days a week?

An overwhelming majority of medical office buildings are only open during normal business hours, and closed at night and on weekends. That means buildings and adjacent parking areas would not be used during off hours, which reduces and minimizes any light or noise that would come from the building.

Will the parking lot lighting create light pollution?

Light pollution is a concern for us as much as it is for our neighbors. Old-style lighting, the kind that produces light pollution, is very inefficient, and wastes resources and money. New style lighting that focuses light down into the desired area is more cost effective, lasts longer and significantly reduces light pollution.

Is there a way to ensure that the development agreement stays in effect if Legacy Meridian Park Medical Center sells the land?

We can add a provision to the development agreement that ensures any current or future property owner is required to follow the terms laid out in the agreement.

How long will the draft development agreement be in effect?

The draft development agreement has a term of 30 years

I would feel better knowing what is going on the property right now. Will we be able to raise concerns about whether a future building fits into the neighborhood?

While we don't know what will go on the property right now, Legacy Meridian Park Medical Center has agreed that any development will match the character of the neighborhood and the medical campus. In addition, when we decide to develop the property there are processes in place for people to know what will be built and to offer comments on the design, including the architectural review process.

What else will Legacy Meridian Park Medical Center do to separate its development from nearby residential neighbors?

Legacy Meridian Park Medical Center has also agreed to install an earthen berm, along with dense evergreen tree and shrub landscaping to minimize the visual impact of any development. We also have agreed to protect the mature stand of trees that already exist on the property with a 50 foot buffer zone.

Can you assure your neighbors that you will preserve the existing stand of trees and keep the skyline?

The draft development agreement includes both a buffer zone to protect much of the existing tree stand and a limitation on the height of any buildings, which will help meet these needs.

Would Legacy Meridian Park Medical Center consider including a berm in the draft development agreement or further expanding green space?

There is a four-foot berm included in the current draft agreement, considerable landscaping within the berm, and a significant setback to the edge of any building. The City of Tualatin's Architectural Review process will ensure these conditions are met.

Is the 4-foot berm high enough to create visual barrier? What types of trees can be grown on the berm? Will they grow high enough?

Rather than serve as a visual barrier, the berm designed to create a buffer between the Legacy Meridian Park Medical Center property and the neighborhood. The trees and shrubs that will be planted on the berm are the components designed to create a visual screen. No decision has been made about the type of trees and shrubs, but since they will be chosen to serve as the screen, our expectation is they will grow high enough.

How high is the berm and can it be higher?

Under the current draft development agreement, the berm will be a minimum of four feet in height. There will also be trees and shrubs planted in the berm to increase the shielding of any buildings from the neighborhood. Given these trees and shrubs, having it any higher would be impractical.

Can the trees at the southeast corner of the property be protected as shown on the drawings?

The current draft development agreement already includes a 50-foot protection zone for those trees.

Can the area along the east be widened 60 to 80 feet for open space and maintained by the City?

Having a 60 to 80 foot open space area would essentially prevent Legacy Meridian Park Medical Center from using the land by eliminating any property for the parking required by the City of Tualatin. While it is not open space, we have agreed to a set back that pushes any new buildings more than 80 feet back from the eastern property line.

Traffic is always a concern. What kind of traffic impact will new development have on the neighborhood?

Since we don't know what we will build on the property, we don't know what the traffic impact would be. Any future development does require a traffic study prior to final approval of a project. In addition, we have agreed to provide adequate parking so there will be no need for people coming to the property to park on neighborhood streets.

I have a number of questions about Borland Road. Are there limitations on whether Borland Road will be widened? Will there be a traffic light on Borland and 60th? Can Legacy Health eliminate the access point to the 20 acres off of Borland Road?

Unfortunately, Legacy Meridian Park Medical Center has no control over a publicly-owned right-of-way, so all of these questions can only be answered by the City of Tualatin. As for the new entrance, city development codes require the new entrance to be included in the plan so only the City of Tualatin can remove the requirement.

Can signs be installed along I-205 to direct hospital traffic off of Stafford and onto I-5?

Signage directing motorists to hospitals is handled by the Oregon Department of Transportation, so Legacy Health has no direct control over where those signs are installed or the criteria used to identify the location of those signs.

Will the new intersection be signalized?

Any decisions about streets, signals or signage is managed by the City of Tualatin, so Legacy Meridian Park Medical Center has no control over whether any intersection is signalized or not.

Will future development mean new through streets into the Fox Hill neighborhood?

Legacy Meridian Park Medical Center does not plan to connect to SW Joshua, SW Natchez or SW Wichita, unless we are required to by the City of Tualatin. Our preference is to leave those connections closed. Tualatin Valley Fire and Rescue may require some type of emergency access, depending on the type and design of buildings on the site, but it does not appear it would need to be a through street.

If traffic will not be coming onto the property from the Fox Hills neighborhood, then how will they access the property?

Access to the 20 acres could be from any of the four existing entrances off of SW 65th and SW Borland Road. An additional access point to any new development will be required off of SW Borland Road.

Can the development agreement restrict access to local residential streets over the term of the agreement?

It is our preference not to have direct access from the 20 acres to the three adjoining streets. The only exception would be for emergency vehicle access, which would be a requirement established by the Tualatin Valley Fire and Rescue District. We are willing to work with our neighbors and TVF&R to design access that meets all of our needs.

Can Legacy build a trail along the wetlands to the north of their property?

Neighbors are already using the 20-acres to access the nearby wetlands, so Legacy Meridian Park Medical Center would certainly consider developing a formal trail system. In fact, a formal trail that goes all the way around the property could be designed to help encourage people to walk for fitness, and stay healthy.



Contact: Lisa Wood
Public Relations
Legacy Health
503-415-5770
liwood@lhs.org

Open House at Legacy Meridian Park Medical Center to Showcase Medical Zone Proposal

WHAT: Open House – Learn About the Proposed Medical Rezoning on 20 acres of the Legacy Meridian Park Medical Center Campus

WHEN: Tuesday, May 18, 2010
1:00 - 3:00 p.m.

WHERE: Legacy Meridian Park Medical Center
Community Health Education Center
19300 SW 65th Avenue, Tualatin, Ore.

Join us at an Open House at Legacy Meridian Park Medical Center where you can learn more about the details of the proposed rezoning of 20 acres on the hospital's campus. Drop by between 1:00 and 3:00 p.m. to ask your questions about the medical zone proposal and have the opportunity to provide feedback about the hospital's plans.

For more information about the Open House, please call the Legacy Meridian Park Medical Center Community Relations office at 503-692-2193.

#

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Meridian Park zoning proposal will be subject of open house

BY ED JOHNSON
The Times, Apr 15, 2010

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Community members looking to learn more about the proposed zoning change for 20 acres of land next to Legacy Meridian Park Medical Center will have a chance this month when the hospital hosts an open house on the topic.

The meeting will take place on Tuesday, April 27 from 6 p.m. to 8 p.m. at the hospital's Community Health Education Center, 19300 S.W. 65th Ave., in Tualatin.

The open house will give neighborhood residents the opportunity to talk with hospital staff about the project, and to provide feedback on the zoning-change plans as the city of Tualatin works to establish a development agreement governing the possible change.

The zoning change would switch the land owned by the hospital from residential zoning to medical center zoning, allowing Meridian Park to build medical facilities on the property.

In early March, the city council pushed off a decision on the change and development agreement after an outpouring of negative testimony made clear neighborhood residents were not happy with the idea. The council postponed the decision in the hopes that meetings between residents and hospital officials could bring some agreement to the issue.

For more information about the open house, call the Legacy Meridian Park Medical Center Community Relations office at 503-692-2193.

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Neighbors, hospital can settle differences

Development proposed near residential homes is rarely an easy process.

That's why it was with little surprise that we noted that many dozen neighbors in the Fox Hill neighborhood are raising concern over a proposed zoning change for land that lies between their homes and Legacy Meridian Park Medical Center.

The 20-acre grass-covered site has been owned by Legacy since 2003, and hospital officials now imagine that the land would best meet their needs if used for expanded hospital and medical office services, which requires a zone change from the land's current residential classification.

Offentimes in Oregon — a state that guards its land-use planning tightly — major zone changes come with applicants having much work to do and opponents raising significant concerns. In a smaller community such as Tualatin, which recently completed a contentious process to allow the controversial construction of a major athletic facility along Southwest Nyberg Lane, land-use and development processes sometimes get even more complicated and tense.

That's why we suggest a personal touch is the best approach to communicate, understand and resolve any disagreement over Meridian Park's proposed land use change and future plans.

Neighbors deserve that up-front, complete and personal communication. And in return, Meridian Park deserves a fully informed, unemotional response from nearby citizens.

That's the way that people should invest in and treat each other. But that's also how great communities such as Tualatin do things: by investing in and enhancing assets such as their quality neighborhoods. And by investing in valued community features such as Meridian Park, which has been an important part of the community since the early 1970s, providing essential health services, education, community service and employment. Even nervous nearby neighbors need the kind of a neighbor that Meridian Park has been.

Between now and July 12, when the Tualatin City Council will consider this matter again, Meridian Park will hold a number of meetings with nearby neighbors. Those meetings need to be held as community conversations with hospital officials and neighbors getting to know each other better — and then learning about each others' aspirations, future plans, concerns, needs and opportunities for success and partnership.

But simply holding meetings is not enough. We encourage everyone involved not to simply attend a meeting with their minds already made up. Learn. Listen. Ask questions. Seek understanding. Propose trade-offs. Seek compromise. In other words, don't go to one of these meetings simply to say "no, this is the way it will be." By genuinely engaging in partnership, both sides may achieve even better outcomes than originally anticipated.

We believe with good neighbors getting together and openly communicating, the matter over Meridian Park's future will be resolved. The hospital and its administrator, Allyson Anderson, have been extraordinary assets to the community. We think that the hospital and its residential neighbors — with some help from the city — can sit down and figure things out.

THE TIMES' EDITORIAL VIEWS — Editorials (written by President and Publisher Steve Clark, Associate Publisher Kevin Hohnbaum and Editorial Page Editor Nick Peterson) appear in the space above and represent the opinion of the newspaper's management. To discuss those views, call Clark at 503-546-0714 (sclark@comm-newspapers.com), Hohnbaum at 503-546-9811 (khohnbaum@commnewspapers.com), Peterson at 503-546-0730 (npeterson@commnewspapers.com) or write Times Newspapers, P.O. Box 22109, Portland, OR 97269.



STAFF REPORT CITY OF TUALATIN

City Council Meeting

Item #: G. 2.

Date: 01/24/2011
Submitted For: Michael McKillip **From:** Dayna Webb, Project Engineer
Department: Engineering & Building
Through: Sherilyn Lombos, City Manager

Information

SUBJECT:

Authorizing a Personal Services Agreement with JLA Public Involvement for Public Involvement Phase I for the Transportation System Plan Update.

ISSUE BEFORE THE COUNCIL:

Should the Council accept the scope and budget for Phase I of the Transportation System Plan Public Involvement and authorize the City Manager to enter into a Personal Services Agreement.

RECOMMENDATION:

Staff recommends that the Council accept the scope and budget and direct the City Manager to enter into a contract with JLA Public Involvement for the Phase I Transportation System Plan Public Involvement.

EXECUTIVE SUMMARY:

Background:

At the December 13, 2010 meeting the Review Committee (made up of Mike McKillip, Dayna Webb, Aquilla Hurd-Ravich, Jan Giunta, George Vigileos and Bethany Wurtz) recommended that the City Council accept their recommendation for the public involvement consultant and direct the City Manager to negotiate a scope of work and enter into a contract with JLA Public Involvement (JLA). Staff agreed to bring back a scope and schedule for Council review. Following is that information:

Phase I:

The outcome of Phase I will be a Public Involvement Plan, which will be implemented as part of Phase II. Phase I will include the following components:

Background Research & Assessment

- Understanding Tualatin's recent public involvement history, demographics and role within the region
- Review of the existing Transportation System Plan (TSP) and recent public surveys

Public Involvement (PI) Plan Development

- Stakeholder Interviews
- Public Involvement Goal Setting
- Community Survey
- Assist with Request for Proposals/Qualifications for the technical consultant
- Create the PI plan

Staff Training

- Identify staff training needs for Phase II scope of work

Build Scope of Work for Phase II

- Draft Phase II scope of work, schedule and budget estimate

The schedule for Phase I would be to complete the work between now and March 2011. The proposed budget for

Phase I is not to exceed \$35,000.

Phase II:

Phase II will include the implementation of the PI plan created during Phase I, as well as moving forward with staff training needs identified in Phase I.

FINANCIAL IMPLICATIONS:

Funds available for the Transportation System Plan Update in the Road Operating and Gas Tax Fund.

Attachments

A. JLA Personal Services Agr

B. Resolution

RESOLUTION NO. 5017-11

RESOLUTION AUTHORIZING A PERSONAL SERVICES AGREEMENT WITH JLA PUBLIC INVOLVEMENT FOR PUBLIC INVOLVEMENT PHASE I FOR THE TRANSPORTATION SYSTEM PLAN UPDATE

WHEREAS the Review Committee recommended that the City Council accept their recommendation of JLA Public Involvement for the public involvement consultant; and

WHEREAS there are funds available for the Transportation System Plan Update in the Road Operating and Gas Tax Fund.

BE IT RESOLVED BY THE CITY COUNCIL, CITY OF TUALATIN, OREGON, that:

Section 1. The Public Involvement contract for the Transportation System Plan is awarded to JLA Public Involvement.

Section 2. The City Recorder is authorized to execute a contract with JLA Public Involvement for Phase I in an amount not to exceed \$35,000.

Section 3. The City Recorder is authorized to execute Amendments totaling up to 10% of the original contract amount.

INTRODUCED AND ADOPTED this 24th day of January, 2011.

CITY OF TUALATIN, OREGON

By  _____
Mayor

ATTEST:

By  _____
City Recorder

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

**CITY OF TUALATIN
PERSONAL SERVICES AGREEMENT**

THIS AGREEMENT is entered into as of the date first indicated on the signature page by and between the City of Tualatin, a municipal corporation of the State of Oregon ("City"), and JLA Public Involvement ("Consultant").

A. Term

The term of this Agreement shall be from the date of execution by both parties until tasks required are complete and accepted, unless earlier terminated as provided in this Agreement.

B. Consultant's Services

- B.1 The scope of Consultant's services and time of performance under this Agreement are set forth in Attachment A, which is incorporated into this Agreement as if fully set forth.
- B.2 All written documents, drawings, and plans submitted by Consultant and intended to be relied on for the project shall bear the signature, stamp, or initials of Consultant or Consultant's authorized Project Manager or City will not rely upon them. Consultant's or Consultant's Project Manager's interpretation of plans and answers to questions covering plans need not be in writing and may be relied upon by City and others, unless the subject matter arises prior to the deadline for submission of contractors' bids and requires issuance of an addendum.
- B.3 Consultant shall not be responsible for damages, be in default, or be deemed to be in default because of delays in performance due to strikes, lockouts, accidents, acts of God, and other delays unavoidable beyond Consultant's reasonable control, or due to shortages or unavailability of labor at established area wage rates or delays caused by failure of City or City's agents to furnish information or to approve or disapprove Consultant's work promptly, or due to late or slow, or faulty performance by City, other contractors, other persons not under Consultant's control or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of Consultant's work. If such delay occurs, the time of completion shall be extended accordingly.
- B.4 Consultant acknowledges that City will rely upon plans or drawings submitted for the construction of a public project. This Agreement does not assure that Consultant will be retained for future services on other public projects.

C. City's Responsibilities

- C.1 The scope of City's responsibilities, including those of its Project Manager, is incorporated into this Agreement.
- C.2 City certifies that sufficient funds are available and authorized for expenditure to finance costs of this Agreement.

D. Compensation

- D.1 City agrees to pay Consultant on an hourly basis shown on Table 1 of Attachment A for actual hours worked on this project, but not to exceed \$35,000. Consultant shall furnish with each invoice for services an itemized statement showing the number of hours devoted to the project by Consultant and its agents.
- D.2 If City or its Project Manager specifically requests Consultant to provide additional services that are beyond the scope of the services described on Attachment A, Consultant shall proceed with the additional services and bill at Consultant's or Subconsultant's hourly rates outlined on the attached Table 1, provided the parties comply with the requirements of Section R. No compensation for additional services shall be paid or owing unless both parties specifically agree in writing to such additional compensation and services.
- D.3 Consultant is entitled only to the compensation amount specified in subsections D.1, D.2, and D.3. Payment for reimbursable expenses shall be limited to those reimbursable expenses set forth on Attachment A which are actually incurred by Consultant and itemized on Consultant's bill for services.
- D.4 Except for amounts withheld by City pursuant to this Agreement as specifically identified in D.2, City will pay Consultant for services within 30 days of receiving an itemized bill that has been approved by the Project Manager.
- D.5 City shall be responsible for payment of required fees payable to governmental agencies including, but not limited to, plan checking, land use, zoning, and all other similar fees resulting from this project and not specifically covered by Attachment A.

E. City's Project Manager

City's Project Manager is Michael A. McKillip. City shall give Consultant prompt written notice of any redesignation of its Project Manager. If City's Project Manager is changed, City shall promptly notify Consultant in writing. If Consultant receives

a communication from City that is not executed by City's Project Manager, Consultant may request clarification by City's Project Manager, which shall be promptly furnished.

F. Consultant's Project Manager

Consultant's Project Manager is Eryn Kehe. If Consultant's Project Manager is changed, Consultant shall promptly notify City in writing. If City receives a communication from Consultant that is not executed by Consultant's Project Manager, City may request clarification by Consultant's Project Manager, which shall be promptly furnished.

G. Project Information

City shall provide full information regarding its requirements for the project. Consultant agrees to share all project information and to fully cooperate with all corporations, firms, contractors, public utilities, governmental entities, and persons involved in or associated with the project. No information, news or press releases related to the project shall be made without the authorization of City's Project Manager.

H. Duty to Inform

If during the performance of this Agreement or in the future, Consultant becomes aware of actual or potential problems, faults, or defects in the project, any nonconformance with the federal, state or local law, rule, or regulation, or has any objection to a decision or order made by City with respect to such laws, rules, or regulations, Consultant shall give prompt written notice to City's Project Manager. Delay or failure by City to provide a written response to Consultant shall not constitute agreement with, nor acquiescence to, Consultant's statement or claim, nor constitute a waiver of City's rights.

I. Consultant is Independent Contractor

- I.1 Consultant is an independent contractor for all purposes and is entitled to no compensation other than that provided under paragraph D of this Agreement. Consultant binds itself, its partners, officers, successors, assigns and legal representatives to City.
- I.2 Subcontracting: City and Consultant agree that only those special consulting services identified on Attachment A to be performed by subcontractors may be performed by their respective subcontracts, as identified on Attachment A, and not by Consultant. Consultant acknowledges such services are provided to City pursuant to a subcontract(s) between Consultant and those who provide such services. Consultant may not utilize any subcontractors or in any way assign its responsibility under the Agreement without first obtaining the

express written consent of City.

- I.3 Consultant shall be responsible for and indemnify and defend City against any liability, cost, or damage to the extent and proportionate to that arising out of subcontractor's negligent acts. Such responsibility and indemnification shall be limited to the maximum extent of \$2,000,000. Subcontractors will meet the same insurance requirements of Consultant under this Agreement, unless otherwise specifically agreed to by City, and shall be subject to the provisions of this §I.
- I.4 Consultant shall promptly pay any claim for labor, materials, or services furnished to Consultant by any person in connection with this Agreement as it becomes due and not permit any lien or claim to be filed or prosecuted against City for labor or material furnished to or on behalf of Consultant. If Consultant fails, neglects, or refuses to make prompt payment of such a claim, City may pay the person furnishing the labor, materials, or services and charge that amount against funds due Consultant under this Agreement.
- I.5 No person shall be employed for more than ten (10) hours in any one day, or forty (40) hours in any one week, except in cases of absolute necessity, emergency, or where the public policy absolutely requires it. Laborers shall be paid at least time and one-half: (a) for all overtime in excess of eight (8) hours a day or forty (40) hours in any one week when the work week is five consecutive days, Monday through Friday; or (b) for all overtime in excess of ten (10) hours a day or forty (40) hours in any one week when the work week is four consecutive days, Monday through Friday; and (c) for all work performed on Saturday and any legal holiday specified in ORS 279.334. Persons who perform work under a personal services agreement shall be paid at least time and one-half of all overtime worked in excess of 40 hours in any one week, except for individuals who are excluded under ORS 653.010 to 653.261 or under 29 U.S.C. §§201 to 209 from receiving overtime.
- I.6 Consultant shall make prompt payment as due to any person, co-partnership, association, or corporation furnishing medical, surgical, and hospital care or other needed care and attention incident to sickness or injury to the employees of such Consultant, of all sums which Consultant agrees to pay for such services and all monies and sums which Consultant collected or deducted from the wages of employees pursuant to any law, contract, or agreement for the purpose of providing or paying for such service.
- I.7 Should Consultant elect to utilize employees on any aspect of this Agreement, Consultant shall be fully responsible for payment of all withholding required by law including, but not limited to, taxes, including payroll, income, Social Security (FICA), and Medicaid. Consultant shall also be fully responsible for payment of salaries, benefits, taxes, Industrial Accident Fund contributions, and all other charges on account of any

employees. Consultant shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167. All costs incident to the hiring of assistants or employees shall be Consultant's responsibility. Consultant shall indemnify, defend, and hold City harmless from claims for payment of all such expenses. Unless otherwise expressly set forth on Attachment A as a reimbursable expense item, specific costs associated with items set forth in this paragraph shall be borne by Consultant.

- I.8 No person shall be denied or subjected to discrimination in receipt of benefits of any services or activities made possible or resulting from this Agreement on grounds of sex, national origin, race, color, creed, marital status, age, or disability. Any violation of this provision shall be grounds for cancellation, termination, or suspension of the Agreement in whole or in part by City.

J. Indemnity and Insurance

J.1.1 Consultant agrees to indemnify and defend City from any loss, cost, and expenses claimed by third parties for property damage and bodily injury, including death, caused solely by the negligence or willful misconduct of Consultant, its employees, agents, or Consultant's affiliates in connection with the project.

J.1.2 City agrees to indemnify and defend Consultant from any loss, cost, and expenses claimed by third parties for property damage and bodily injury, including death, caused solely by the negligence or willful misconduct of City, its employees, or agents, in connection with the project.

J.1.3 If the negligence or willful misconduct of both Consultant and City (or person identified above for whom each is liable) is a cause of such damage or injury, the loss, cost, or expense shall be shared between Consultant and City in proportion to their relative degrees of negligence or willful misconduct and the right of indemnity shall apply for such proportion.

J.2 Insurance Requirements and Consultant's Standard of Care

J.2.1 City and Consultant agree that in accordance with generally accepted construction practices, the construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property.

J.2.2 In the performance of its professional services, Consultant shall use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the Portland Metropolitan Area. The Consultant will reperform any services not meeting this standard without additional compensation. Consultant's reperformance of any services, even if done at City's request, shall not be considered as a limitation

or waiver by City of any other remedies or claims it may have arising out of Consultant's failure to perform in accordance with the applicable standard of care or this Agreement.

J.2.3 Consultant shall provide City with evidence of the following insurance coverages prior to commencement of work. A copy of each insurance policy, issued by a company currently licensed in the State of Oregon and certified as a true copy by an authorized representative of the issuing company or a certificate in a form satisfactory to City certifying to the issuance of such insurance, shall be furnished to City. Unless specifically set forth on Attachment A, insurance and related costs shall be borne by Consultant.

J.2.4 Consultant shall furnish City a certificate evidencing the date, amount, and type of insurance procured in accordance with this Agreement. All policies shall be written on an "occurrence basis," except for Consultant's Professional Liability Insurance which may be written on a "claims made" basis, and maintained in full force for not less than four (4) years following Consultant's performance under this Agreement. All policies shall provide for not less than 30 days' written notice to City before they may be revised, non-renewed, canceled, or coverage reduced. Excepting professional liability and worker's compensation coverage, all policies shall provide an endorsement naming the City, its officers, employees, and agents as additional insureds. If the policy lapses during performance, City may: treat said lapse as a breach; terminate this Agreement and seek damages; withhold progress payments without impairing obligations of Consultant to proceed with work; pay an insurance carrier (either Consultant's or a substitute) the premium amount and withhold that amount from payment to Consultant; and use any other remedy provided by this Agreement or by law.

J.2.5 Insurance Requirements. Consultant, its subcontractors, if any, and all employers working under this Agreement are subject employers under the Oregon Worker's Compensation Law and shall comply with ORS 656.017. Consultant will maintain the following insurance throughout this Agreement:

J.2.5.1 Workers' compensation and employers liability insurance as required by the state where the work is performed.

J.2.5.2 Comprehensive automobile and vehicle liability insurance covering claims for injuries to members of the public and/or damages to property of others arising from the use of motor vehicles, including on-site and off-site operations, and owned, non-owned, or hired vehicles, with \$1,000,000 combined single limits.

J.2.5.3 Commercial general liability insurance covering claims for injuries to members of the public or damage to property of others arising out of any covered negligent act or omission of Consultant or of any of its

employers, agents, or subcontractors, with \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

J.2.6 Coverage provided by this policy(ies) shall be primary and any other insurance carried by City is excess. Consultant shall be responsible for any deductible amounts payable under all policies of insurance. If a dispute arises between City and Consultant for which Consultant has obtained insurance, the maximum amount which may be withheld for all such claims shall be no more than the amount of the applicable insurance deductible.

K. Termination

K.1 This Agreement may be terminated prior to expiration of agreed upon terms:

K.1.1 By mutual written consent of the parties;

K.1.2 By City, effective upon seven days prior written notice, in the event of substantial failure by Consultant to perform in accordance with the terms through no fault of City.

K.1.3 By Consultant, effective upon seven days prior written notice, in the event of substantial failure by City to perform in accordance with the terms through no fault of Consultant.

K.2 After having given reasonable notice to correct default or performance failure, if City terminates the Agreement in whole or in part due to default or failure of Consultant to perform services in accordance with this Agreement, City may procure, upon reasonable terms and in a reasonable manner, services similar to those so terminated. In addition to any other remedies City may have, Consultant shall be liable for all costs and damages incurred by City in procuring such similar service, and Contract shall be in full force to the extent not terminated.

K.3 If City terminates the Agreement for its own convenience, payment of Consultant shall be prorated to and include day of termination and shall be in full satisfaction of all claims by Consultant against City under this Agreement.

K.4 Termination under any provision of this paragraph shall not affect any right, obligation, or liability of Consultant or City which accrued prior to such termination. Consultant shall surrender to City items of work referred to in Paragraph O for which Consultant has received payment or City has made payment. City retains the right to elect whether to proceed with actual construction of the project.

L. Suspension of Work

City may suspend, delay, or interrupt all or any part of work for such time as City deems appropriate for its own convenience by giving written notice to Consultant. An adjustment in time of performance or method of compensation shall be allowed as a result of such delay or suspension unless the reason for delay is substantially within Consultant's control. City shall not be responsible for work performed by subcontractors after notice of suspension is given by City to Consultant. Should City suspend, delay, or interrupt work and suspension is not substantially within Consultant's control, City shall extend time of completion by length of delay plus reasonable time to re-institute the project team, and method of compensation shall be adjusted to reflect Consultant's increase/decrease in its standard hourly rates.

M. Subcontractors and Assignments

M.1 Unless expressly authorized in Attachment A or Paragraph I of this Agreement, Consultant shall not subcontract with others for work nor assign any of Consultant's rights under this agreement without obtaining prior written approval from City. Work may be performed by persons other than Consultant if Consultant advises City of the names of such subcontractors and work which they intend to perform and City specifically agrees thereto. Consultant acknowledges such services are provided to City pursuant to a subcontract(s) between Consultant and subcontractor(s). Except as otherwise provided by this Agreement, City incurs no liability to third persons for payment of any compensation provided to Consultant. Any attempted assignment of this Contract without written consent of City shall be void. Except as otherwise specifically agreed, all costs for services performed by others on behalf of Consultant shall not be subject to additional reimbursement by City.

M.2 City may let other agreements be coordinated with this Agreement. Consultant shall cooperate with other firms, engineers, or subcontractors on the project and the City so that all portions of the project may be completed in the least possible time within normal working hours. In order to avoid conflicts, Consultant shall furnish detail drawings giving full information to other engineers and subconsultants and affected public utilities.

N. Access to Records

City shall have access, upon request, to such books, documents, receipts, papers, and records of Consultant as are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcripts for a period of three years, unless within that time City specifically requests an extension. This clause shall survive the expiration, completion, or termination of this Agreement.

O. Work is Property of City

All work in its original form, including, but not limited to, documents, drawings, tracings, surveying records, mylars, papers, computer programs, diaries, and photographs, performed or produced by Consultant under this Agreement shall be the exclusive property of City and shall be delivered to City prior to final payment. Statutory or common law rights to such property held by Consultant as creator of such work shall be conveyed to City upon request without additional compensation. With City's approval and so long as City is identified in connection with the work, Consultant may include Consultant's work in its promotional materials. Drawings may bear a disclaimer releasing Consultant from any liability for changes made on the original drawings and for reuse of the drawings subsequent to the date they are turned over to City.

P. Law of Oregon

The Agreement shall be governed by the laws of the State of Oregon. The provisions required by ORS Chapter 279 to be included in public agreements are hereby incorporated by reference and shall become a part of this Agreement as if fully set forth.

Q. Adherence to Law

Consultant shall adhere to all applicable federal and state laws. Consultant shall maintain any certificates, licenses, or permits required by statute, administrative rule, or local ordinance throughout the term of this Agreement.

R. Modification

No modification of this Agreement is enforceable unless it is in writing and signed by both parties. If Consultant receives a communication from City that Consultant believes is a modification of this Agreement, Consultant shall, within ten (10) days after receipt, make a written request for modification to City's Project Manager. Consultant's failure to submit such written request for modification in a timely manner may be the basis for refusal by City to treat said communication as a basis for modification. For a modification affecting any change in price, Consultant shall submit a complete breakdown of labor, material, equipment, and other costs. If Consultant incurs additional costs or devotes additional time on project tasks which were reasonably expected as part of the original Agreement or any mutually approved modifications, then City shall be responsible for payment of only those costs for which it has agreed to pay.

S. Consultant's Warranty; No Waiver of Legal Rights

S.1 Consultant warrants that the contract specifications and plans, if any, prepared by Consultant will be adequate and sufficient to accomplish the

purposes of the project and that review or approval by the owner of the plans and specifications shall not diminish the warranty of adequacy.

S.1.1 In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the project, Consultant has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Consultant makes no warranty that City's actual project costs, financial aspects, economic feasibility, or schedules will not vary from Consultant's opinions, analyses, projections, or estimates.

S.1.2 Subsurface Investigations. In soils, foundation, ground water, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total Project cost and/or execution. These conditions and cost/execution effects are not the responsibility of the Engineer.

S.1.3 Record Drawings. Record drawings, if required, will be prepared, in part, on the basis of information compiled and furnished by others, and may not always represent the exact location, type of various components, or exact manner in which the Project was finally constructed. Engineer is not responsible for errors or omissions in the information from others that are incorporated into the record drawings.

S.2 Notwithstanding acceptance or payments, City shall not be precluded or estopped from recovering from Consultant or its insurer or surety such damages as may be sustained by reason of Consultant's failure to comply with the terms of this Agreement. Accordingly, Consultant shall not be precluded or estopped from recovering from Consultant or its insurer or surety such damages as may be sustained by reason of Consultant's failure to comply with the terms of this Agreement. A waiver by City of a breach by Consultant shall not be deemed to be a waiver of any subsequent breach by Consultant.

T. Integration

This Agreement, including Attachments and Consultant's proposal submitted to City contains the entire and integrated agreement between the parties and supersedes all prior written or oral discussions, representations or agreements. In case of conflict among these documents the provisions of this Agreement shall control.

APPROVED AND ENTERED this 3rd day of February, 2011.

JLA Public Involvement

City of Tualatin

By JANEAN BROWN

By Glenn

Title - Principal

Title - City Manager

1110 SE Alder Street, Suite 301

18880 SW Martinazzi Avenue

Portland, OR 97214

Tualatin, OR 97062

503-235-5881

503-692-2000

93-1235503
Consultant's Federal ID Number or
Social Security Number

APPROVED AS TO LEGAL FORM

Brenda L. Brader
City Attorney

Attachment A
CONSULTANT'S SERVICES
Scope, Schedule & Budget - Draft

Phase I: Public Involvement Plan Development—WORKING DRAFT

Objectives of overall process:

1. Design, develop and implement a public involvement plan for the Transportation System Plan update.
2. Freshen and enhance the City's public involvement approach and tools.
3. Assist City staff in the process of building trust with the community.
4. Build staff and community capacity to work productively together on future planning projects.

Phase I

In Phase I, JLA staff will work with City of Tualatin staff, City Council members and key members of the community to design a public involvement plan for the upcoming Transportation System Plan (TSP) update. This first phase is an opportunity to research, listen to community and staff needs and collaboratively design a process for the upcoming TSP update. Subsequent phases will involve the implementation of the plan through the TSP update process, evaluation and updates as needed.

Objectives

- Background research and assessment – familiarization with TSP and history of communications.
- Key stakeholder interviews – conversations with selected I³ parties to test viability of draft PI plan framework, determine public expectations, hot button issues, best ways to communicate with constituencies and to begin TSP education process and relationship building.
- Online survey –TSP scoping survey asking parallel questions as interviews.
- Project goal-setting and stakeholder identification workshops
- Detailed TSP PI plan – produce task, schedule and responsibility matrix.

Tasks

I. Background research and assessment

Before developing the public involvement plan, JLA will conduct a short assessment to better understand the City of Tualatin; its recent history, demographics and role within the region.

This will include a review of the existing TSP and recent public surveys.

a. Develop a community profile.

JLA staff will conduct up to two (2) meetings with City staff to collect basic demographic information. JLA will also conduct one (1) meeting to interview engineering staff and learn about the City's existing TSP and discuss current transportation needs.

i. Products:

1. Background/Community Profile memo.

II. Public involvement (PI) plan development

JLA staff will work in collaboration with Tualatin staff, key community members and members of the City Council to develop a comprehensive public involvement strategy for the upcoming Transportation System Plan (TSP) update.

Tasks include:

a. Stakeholder Interviews

JLA will interview up to sixteen (16) interested parties to ascertain their hopes and concerns about public involvement in Tualatin generally and the engagement process for the upcoming TSP planning process. JLA will work with City staff to identify individuals or groups to interview. The total number of interviews includes the seven members of the City Council.

i. Products:

1. Stakeholder interview summary memo.

b. Online Survey

A short online survey will supplement the stakeholder interviews and provide another, broader avenue for collecting information about how the public perceives the City and how they would like to be involved in the TSP and other City projects. This online survey should be reflective of the recent 2010 National Citizen Survey and work to supplement its results. JLA will design and host an online survey for up to two weeks.

i. Products:

1. Survey instrument (draft and final)
2. Community survey summary memo.

c. TSP Involvement Objectives and Stakeholder Identification

JLA will work collaboratively to identify objectives for public involvement in the City generally and establish specific public engagement objectives for the TSP process. JLA will run up to two TSP preparation workshops with project staff (and potentially community members and/or City Council members) to collect information for development of the PI Plan for the TSP. JLA will run exercises (I³ and involvement pyramid, for instance) with workshop participants to formalize the TSP's participation goals, identify stakeholders and consider communication tools and techniques for the TSP process. As part of this task, a project team will be identified and the role of City Council and community members in the TSP process will be established. JLA will work with City staff to identify participants for the workshops.

i. Products:

1. One meeting with management staff to identify participants for PI plan development. Discuss City Council and community member roles. Identify participants for PI plan workshops.
2. Up to two (2) TSP preparation workshops.
3. Up to two (2) workshop summaries.
4. Establishment of Stakeholder Database

d. Identification of information for request for proposals.

JLA will help engineering staff think about the types of skills and experience they may want to look for in potential technical teams to meet the unique public involvement needs of the community.

i. Products:

1. Up to two (2) meetings with engineering staff.

e. Public Involvement Plan development

With information from the stakeholder interviews, community survey, community profile and workshops with staff JLA will begin the process of designing a public involvement plan for the TSP process. The plan will include a set of goals, schedule of activities, responsible party for each activity and a set of measureable evaluation criteria.

i. Products

1. Draft plan for review by project team and community leaders.
2. Final plan.

III. Staff training

Another goal of the public involvement plan workshops is to train staff on how to organize future workshops themselves. JLA will work to involve identified staff members in the workshop(s) to build their skills with the tools used. JLA will also be available in future phases to run trainings with City staff on a variety of topics from public involvement 101 to specific areas like social media or other technology for communication. JLA will work with the City Manager to determine needs during this phase of work.

i. Products

1. Identification of staff training needs for phase II scope of work.

IV. General information/advice

JLA staff will be available for consultation on other issues of interest to city staff beyond the TSP process. These will be scheduled on an as needed basis. Consultation could occur via telephone, email or at in person meetings.

i. Products:

1. Monthly progress reports on work conducted during that month.

V. Build scope of work for Phase II

Before this phase is complete, JLA will work with city staff, City Council and key community members to identify next steps and begin the development of a phase II scope of work.

i. Products:

1. Draft phase II scope of work and budget estimate.

Tualatin Public Involvement Plan Development

Period of Work: January - March 2011

Tasks	Rate	Principal in Charge	Project Manager	Project Coordinator	Admin. Manager	Total Hours	Total Cost
		Vaughn Brown	Eryn Kehe	Kalin Schmelz	Bill Culbertson		
1 Background research and assessment							
		5	11	14		30	\$3,576.19
						Task Subtotal	\$3,576.19
2 Public involvement (PI) plan development							
Stakeholder Interviews			32	16		48	\$5,759.36
Goal -setting / Stakeholder identification		7	21	12		40	\$5,104.97
Community Survey		2	12	12		26	\$3,025.72
Information for RFP		3	6			9	\$1,329.30
Public Involvement Plan development			12	6		18	\$2,159.76
						Task Subtotal	\$17,379.11
3 Staff training							
		4	8			12	\$1,772.40
						Task Subtotal	\$1,772.40
4 General information/advice							
		8	20			28	\$4,089.80
						Task Subtotal	\$4,089.80
5 Build scope of work for Phase II							
		4	6	2		12	\$1,674.82
						Task Subtotal	\$1,674.82
6 Project Management							
a Refinement		1	2			3	\$443.10
b Invoices			2		4	6	\$616.66
						Task Subtotal	\$1,059.76
		TOTAL	34	132	62	4	\$29,552.08
Expenses							
Travel (est. 12 trips @ \$0.50/mile)				miles		156	\$78.00
Copies (est. 300 copies @ \$0.10 ea)				copies		300	\$30.00
Meeting Refreshments (2 workshops)				cookies/coffee/juice			\$30.00
		TOTAL					\$138.00
Estimated Total Time & Materials							\$29,690.08

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Table 1

CONSULTANT'S HOURLY RATES

JLA Public Involvement

The following hourly rates are effective through project completion or December 2011.

Jeanne Lawson	Senior Associate 2	\$170.60
Vaughn Brown	Senior Associate 2	\$170.60
Alex Cousins	PI Specialist 7	\$147.09
Stacy Thomas	PI Specialist 6	\$125.80
Eryn Kehe	PI Specialist 6	\$136.25
Kristen Kibler	PI Specialist 5	\$120.05
Adrienne DeDona	PI Specialist 4	\$103.69
Kalin Schmoldt	PI Specialist 3	\$87.46
Sam Beresky	PI Specialist 2	\$77.92
Kelly Skelton	PI Specialist 1	\$70.44
Sylvia Ciborowski	PI Specialist 1	\$71.68
Bill Cullerton	Administrative Mgr	\$86.04
Miriam Hanes	Clerical 3	\$57.75

Attachment B

CITY'S RESPONSIBILITIES

- Work with JLA to design a public involvement plan for the TSP
 - Assist JLA with background research and assessment, as needed
 - Assist with stakeholder interviews, as needed
 - Assist with online survey, as needed
 - Assist with TSP PI involvement objectives & stakeholder identification
 - Prepare a Request for Proposals/Qualifications for a technical consultant
- Work with JLA to identify staff training needs for Phase II scope of work
- Work with JLA to build scope of work and budget estimate for Phase II