Good Samaritan Regional Medical Center Campus Master Plan Modification

DETAILED DEVELOPMENT PLAN FOR PHASE 1 PROJECTS

Submitted to

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

The City of Corvallis

Submitted by

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NARRATIVE

• INTRODUCTION

The Good Samaritan Regional Medical Center (GSRMC) is located on the higher elevations in the northeastern part of Corvallis. The campus is bounded by Highway 99W to the East, Elks Drive to the South, the City limits to the North, and generally by Satinwood Street to the West. The location is shown on the Campus Master Plan (CMP) Vicinity Map, Figure 1-1.

The property is generally zoned PD (RS3.5) with a small area of PD (RS-9) in the southeast corner. All of the property has a comprehensive plan designation of public institutional with the exception of the two small remnant parcels west of the Satinwood Street right-of-way which are designated MUC and a portion of the site at the Southeast corner of the site which is designated MD (Residential – Medium Density). CMP Figures 1-2 and 1-3 depict the campus land use designations.

CMP Figures 1-4 and 1-4a show~~s~~ the configuration of existing lots of record and tax lots within the campus boundary. CMP Figures 1-5, 1-6 and 1-7 illustrate existing uses, facility addresses, and facility names.

Existing land uses adjacent to the campus boundary include single-family residential to the East and West, medical office and group care facilities to the South, and farmed property (in Benton County) to the North, as shown on CMP Figure 1-5.

A conceptual development plan was approved for the campus in 1997 under Case PDM 97-9; since that time numerous modification requests and detailed development plans have been approved. These approvals and the status of past conditions of approval are detailed in Section 9 and shown graphically in CMP Figure 9-1. On February 21, 2007, under Case PLD 05-00022 and by Order 2007-022, the Corvallis Planning Commission approved a Major Modification to the Conceptual Development Plan and approved Phase 1 of the Detailed Development Plan, subject to Conditions of Approval for case titled "Good Samaritan Regional Medical Center Campus Master Plan." Further, on July 1, 2009, under case PLD09-00002 and by Order 2009-00028, the Corvallis Planning Commission approved the hospital West Tower modification to the Phase 1 Detailed Development Plan, also subject to Conditions of Approval for the cased titled "Good Samaritan Regional Medical Center Campus Master Plan". Most recently, on September 13, 2010, a Minor Planned Development Modification under Case PLD10-00011 and by Order 2010-47 was approved for the Cafeteria Expansion, and on January 20, 2011, a Major Planned Development Modification under Case PLD10-00013 and by Order 2011-02 was approved for the Major Surgery Center, and on January 5, 2012, a Major Planned Development Modification under Case PLD11-0007 and by Order 2012-001 was approved for the Cancer Center Annex Phase 1. This Campus Master Plan Modification has been prepared to recognize the needs of changing facility requirements in the dynamic health care industry.

The facility improvements proposed herein are expected to be constructed over time and generally in multiple phases to the limiting floor area criteria proposed herein. The improvements and their approximate order of construction and relative time frames for completion are detailed in Section 8 – Implementation Plan.

This Master Plan Modification is based upon the Land Development Code effective December 31, 2006 and its subsequent revisions.

- **REQUESTED ACTION**

<u>This application requests the following:</u>

The owners and applicants, Samaritan Health Services, request approval of this revision to PLD05-00022, PLD09-00002, PLD10-00013, and PLD11-00007 as a Detailed Development Plan Modification for the purpose of changing the Schedule of Projects by Priority – Table 4.1, and other related changes to the Campus Master Plan.

This Major Modification includes the following basic changes to Cases PLD05-00022, PLD09-00002, PLD10-00013, and PLD11-00007.

1) Moves Good Samaritan Hospital Cafeteria Expansion, and Engineering Building Remodel from Phase 1 to Phase 2 of the CMP.

   This revision to the priority order of projects better reflects the anticipated facility needs of the GSRMC. As the projects were already previously approved, there are no compatibility issues anticipated, either within the GSRMC or with neighboring properties.

2) Modifies status of Parking Lot No. 2, MOB No. 1 (Cascade View), and Elks Dr./9th/99W Intersection/NCAP Multi-Use Path – Financial Security to "COMPLETED."

   This revision more accurately reflects the status of these projects.

3) Moves Parking Lot No. 3, Pastega House Addition, Major Surgery (Eastside Hospital) Addition, 800 square feet of infill space to the existing Mental Health Building, and Hospital – West Tower Tenant Improvement work from Phase 2 to Phase 1 of the CMP.

   This revision to the priority order of projects better reflects the anticipated facility needs of the GSRMC. As the projects were already previously approved, there are no compatibility issues anticipated, either within the GSRMC or with neighboring properties.

4) Adds Elks Dr./9th/99W Intersection/NCAP Multi-Use Path – Construction to the end of Phase 1 of the CMP.

   This revision ensures that the traffic mitigation necessary to mitigate for the impact of the Phase 1 CIP projects will be completed prior to the Detail Development Plan for any of the Phase 2 projects.

5) Revises the start dates for Parking Lot No. 4 associated with the Cancer Center Annex, and Cancer Center Annex to May 2014. Revises area of Cancer Center Annex in Phase 1 from 17,300 to 22,830 square feet. Removes reference to Cancer Center Annex phased construction.

   This revision to the construction start dates of the above project more accurately reflects the anticipated facility needs of the GSRMC, as well as the construction feasibility of the Phase 1 CIP projects, in order of priority. As the projects were already previously approved, there are no compatibility issues anticipated, either within the GSRMC or with neighboring properties.

6) Increases the size of the Major Surgery (Eastside Hospital) Addition Project in Phase 2 of the CMP from 12,000 square feet to 14,200 square feet.

   This revision reflects the anticipated GSRMC facility needs.

7) Decreases the completed size of the Ambulatory Surgery Building in Phase 1 of the CMP from 44,000 sq. ft. to 42,597 sq. ft.

   This revision is based upon as-constructed conditions.

8) Removes the Neville Building First Floor Vacation from Phase 1 of the CMP.

   This vacation is no longer needed.

9) Removes the Traffic Impact Analysis, the Neville Building First Floor Remodel, and the new Same Day Center from Phase 2 of the CMP.

   As a Traffic Impact Analysis will be required under LDC standards for future Detailed Development Plan applications, so the redundancy is removed from Table 4.1. The removal of the Same Day Center more accurately reflects the anticipated facility needs of the GSRMC.

10) Adds traffic signal improvements at Elks and 99W to Phase 1 of the CMP.

    This revision allows for the construction of additional traffic mitigation, as warrants develop.

11) Moves Satinwood Extension from the end of Phase 3 to the end of Phase 2; removes NCAP Multi-Use Path as a separate project.

    This revision allows for the extension of NW Satinwood Street, as external development requires. The NCAP Multi-Use Path is proposed to be constructed as part of the NW Elks Dr./9th/99W intersection improvements; it therefore is not necessary to maintain as a separate project to be completed under a "When Needed" timeline.

12) Removes all other 5 year -10 year Projects from the CMP (Traffic Impact Analysis, Good Samaritan Hospital - South Tower, Parking Lot No. ~~4~~ 5, MOB Nos. 4 & 5).

    These projects are no longer anticipated to occur on the campus.

The text, tables, figures, and illustrations contained in the CMP are revised to document the requested modification. This approval is to be consistent with current LDC Sections 2.5.40.09 and 2.5.50.09 in relationship to the proposed phasing timelines, and to be in conjunction with a point in time where either the proposed building floor area or the proposed lot coverage area is exceeded in any one planning area.

Section 2.5.40.09 – Effective Period of Conceptual Development Plan Approval

Conceptual Development Plan approval shall be effective for a four-year period from the date of approval. If the applicant has not submitted a Detailed Development Plan for the Planned Development or its phases within the four-year period, all approvals shall expire.

a. Conceptual Development Plans on Residentially Designated Property –

    1. If the Conceptual Development Plan pertains to residentially designated property, was established at the request of the property owner, and there is no active Detailed Development Plan on any portion of the site, the property owner may request and be granted nullification of the Conceptual Development Plan in accordance with Section 2.5.80.

    [Section 2.5.40 amended by Ordinances 2012-17 and 2012-18, effective December 13, 2012]

Section 2.5.50.09 – Effective Period of Detailed Development Plan Approval

Detailed Development Plan approval shall be effective for a four-year period from the date of approval. The approval shall expire if the applicant has not, within the four-year period:

a. Single-phase Development –

    1. Installed and/or bonded for all public improvements related to the project; or

    2. Applied for and received foundation permits for at least one building approved as part of the project.

b. Multi-phase Development –

    1. Installed and/or bonded for all public improvements related to at least the first phase of the project; or

    2. Applied for and received foundation permits for at least one building approved as part of the project.

c. An active Detailed Development Plan is defined as one that has –

    1. Not expired or been nullified;

2. A final Subdivision or Land Partition filed and recorded;

3. A Property Line Adjustment filed;

4. Any Building or Construction Permits issued; or

5. Any activities associated with Development as defined in Chapter 1.6 – Definitions.

- **MAJOR PLANNED DEVELOPMENT MODIFICATION REVIEW PROCEDURES**

An application for approval of a Major Planned Development Modification must contain the information and follow the procedures described in LDC 2.5.60.01 and 2.5.60.02. Compliance with those procedures, and the information required to be submitted by those procedures, is discussed as follows:

1. Thresholds that Separate a Minor Modification from a Major Modification

Section 2.5.60.02 - Thresholds that Separate a Minor Planned Development Modification from a Major Planned Development Modification

1. The factors identified here describe the thresholds that separate a Minor Planned Development Modification from a Major Planned Development Modification:

6. Change in the type and location of accessways and parking areas where offsite traffic would be affected or which results in a less pedestrian friendly environment.

Response: Qualifies as a Major Planned Development Modification, as accessways and parking areas will be altered and offsite traffic will be affected.

Section 2.5.60.03– Procedures for a Major Planned Development Modification

d. In reviewing the proposed Modification, the Planning Commission shall follow the procedures herein required for Detailed Development Plan submittal and review. The Commission shall consider the review criteria in Section 2.5.50.04 to determine whether to authorize a Major Planned Development Modification.

Section 2.5.40.04 – Review Criteria

Requests for the approval of a Conceptual Development Plan shall be reviewed to ensure consistency with the policies and density requirements of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the areas in "a," below, as applicable, and shall meet the Natural Resource and Natural Hazard criteria in "b," below:

a. Compatibility Factors –

1. Compensating benefits for the variations being requested;

2. Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);

3. Visual elements (scale, structural design and form, materials, etc.);

4. Noise attenuation;

5. Odors and emissions;
6. Lighting;

7. Signage;

8. Landscaping for buffering and screening;

9. Transportation facilities;

10. Traffic and off-site parking impacts;

11. Utility infrastructure;

12. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

13. Design equal to or in excess of the types of improvements required by the standards in Chapter 4.10 – Pedestrian Oriented Design Standards[1]; and

14. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 – Riparian Corridor and Wetland Provisions, and Chapter 4.14 – Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

b. Natural Resources and Natural Hazards Factors –

1. Any proposed variation from a standard within Chapter 2.11 – Floodplain Development Permit, Chapter 4.5 – Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 – Riparian Corridor and Wetland Provisions, or Chapter 4.14 – Landslide Hazard and Hillside Development Provisions shall provide protections equal to or better than the specific standard requested for variation; or

2. Any proposed variation from a standard within Chapter 2.11 – Floodplain Development Permit, Chapter 4.5 – Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 – Riparian Corridor and Wetland Provisions, or Chapter 4.14 – Landslide Hazard and Hillside Development Provisions shall involve an alternative located on the same development site where the specific standard applies.

3. Any proposed Floodplain Development Permit variation that exceeds the scope of Section 2.11.60.01.a shall also meet the Floodplain Development Permit Variance review criteria in Section 2.11.50.04.

1. Approval Criterion

1. Compensating benefits for the variations being requested;

Response: See Table 2.2., attached hereto.

2. Approval Criterion

2. Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);

Response: Compliance with the applicable development standards of the underlying zone is discussed in detail below.

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
a. Minimum Density	2 units per acre.	Not applicable PD 88-1 changed the approved use to be hospital campus. PLD05-00022 and subsequent further defined the approved hospital uses. This modification proposes to expand the facilities that support

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
		those approved uses.
b. Maximum Density	6 units per acre	Not applicable; PD 88-1 changed the approved use to be hospital campus. PLD05-00022 and subsequent further defined the approved hospital uses. This modification proposes to expand the facilities that support those approved uses.
c. Minimum Lot Area	8,000 sq. ft.	Complies; The minimum Lot size on the campus is 345,431 sq. ft. (Parcel 2 of Partition Plat 2002-08).
d. Minimum Lot Width	65 ft.	Complies; minimum (i.e. Parcel 2) lot width is 430'.
e. Setbacks		
1. Front Yard	15 ft. minimum. Also, unenclosed porches may encroach into front yards up to a maximum of 6 ft.	Complies. Front yard setback to be for all existing and proposed buildings abutting a public or private street exceeds 15 ft. minimum.
2. Rear Yard	25 ft.	Complies. Rear yard distance from any existing or proposed building to the nearest property line exceeds the standard.
3. Side Yard (interior)	8 ft.	Complies. Side yard setback distance from any existing or proposed building to the nearest property line exceeds the standard.

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
4. Corner Lot See also "k" & "l" below.	20 ft. on side abutting street and vision clearance in accordance with Section 4.1.40.c of Chapter 4.1 – Parking Loading and Access Requirements.	Complies. Setback distance to any existing or proposed building located at the intersection of any public or private street exceeds the standard.
f. Minimum Garage/Carport Setbacks		
1. Garage/carport entrance parallel to the street	19 foot minimum	N/A; No garages or carports exist nor are any proposed.
2. Garage/carport entrance sideways/perpendicular to street See also "k" and "l" below	15 foot minimum Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 – Improvements Required with Development. Garages/carports are also subject to the provisions in Chapter 4.10 – Pedestrian Oriented Design Standards	N/A; No garages or carports exist nor are any proposed.
g. Minimum Setbacks and Buffering from Properties Zoned Open Space - Agricultural- (OS-AG) See also "k" and "l" below.	When residential development is proposed next to land zoned AG-OS, a minimum 50 foot-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to land zoned AG-OS is 100 feet. It is the applicant's responsibility to provide the buffer.	N/A, there is no existing or proposed residential development.

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
	The minimum setback for lands adjacently to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement. Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively farmed OS-AG Land shall not be considered as non-conforming structures and no additional buffering is required to maintain the existing development.	
h. Maximum Structure Height	30 ft., not to exceed a solar envelope approved under Chapter 2.18 – Solar Access Permits or Chapter 4.6 – Solar Access.	Does not comply. Previous approvals beginning with PLD05-00022 defined maximum structure heights, by Planning Area, as follows: A: 120 foot maximum B: No building allowed C: No building allowed D: 40 foot maximum E: 58 foot maximum No changes to these building height maximums are proposed as part of this CMP modification.
i. Maximum Building Site Coverage	None.	Complies. See Table 5.2 for additional information
j. Off-street Parking	See Chapter 4.1 – Parking, Loading, and Access Requirements.	Complies. See discussion below, and Table 6.1.
k. Outdoor Components Associated with Heat Pumps and Similar Equipment for Residential Structures	Shall not be placed within any required setback area. When located outside a setback area, but within five to 10 ft. of a property	Not applicable; no residential structures, and no equipment of this nature, are proposed.

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
	line, such equipment shall be screen on all sides with a solid fence or wall at least one foot higher than the equipment. When located outside a setback area, but greater than 10 feet from a property line, such equipment requires no screening.	
l. Outdoor Components Associated with Heat Pumps or Similar Equipment for Non-Residential Structures	Shall be in accordance with chapter 4.2- Landscaping, Buffering, Screening and Lighting.	There are no such ground mounted components proposed with this modification.
m. Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA)	For this modification it does not apply to the campus as a whole nor to any planning area within which development is proposed.
n. Natural Hazards and Hillsides	See Chapter 4.5 – Natural Hazard and Hillside Development Provisions	See discussion below under Review Criterion #14.
o. Significant Vegetation	See Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 – Significant Vegetation Protection Provisions	See discussion below under Review Criterion #14.
p. Riparian Corridors and Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridors and Locally Protected Wetlands	See discussion below under Review Criterion #14.
q. Landscaping	See Section 3.8.50, below and Chapter 4.2 – Landscaping, Buffering, Screening, and Lightening	See discussion below under Review Criterion #8.
r. Required Green Area and Private Outdoor Space	See Section 3.1.40, below	Refers to Section 3.1.40.c which addresses only single-family dwellings. Not applicable.

Section 3.1.30 – RS-9 Development Standards		
Table 3.1-1		
	RS-9 Standard	RS-9 Proposed
a. Minimum Density	6 units per acre. Applies to the creation of Land Divisions.	Not applicable; PD 88-1 changed the approved use to be hospital campus. PLD05-00022 and subsequent further defined the approved hospital uses. This modification proposes to expand the facilities that support those approved uses.
b. Maximum Density	12 units per acre. Applies to the creation of Land Divisions.	Not applicable; PD 88-1 changed the approved use to be hospital campus. PLD05-00022 and subsequent further defined the approved hospital uses. This modification proposes to expand the facilities that support those approved uses.
c. Minimum Lot Area		
1. Single Detached	3,500 sq. ft.	
2. Single Attached	2,500 sq. ft.	
3. Duplex (or other configuration of building types resulting in two units)	5,000 sq. ft.	
4. Triplex (or other configuration of building types resulting in three units)	7,500 sq. ft.	

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
5. Fourplex (or other configuration of building types resulting in four units)	10,000 sq. ft.	
d. Minimum Lot Width		
1. Single Detached with alley access to garage	40 ft.	
2. Single Detached with street access to garage	50 ft.	
3. Single Attached	25 ft.	
4. Duplex (or other configuration of building types resulting in two units)	50 ft.	
5. Triplex (or other configuration of building types resulting in three units)	75 ft.	
6. Fourplex (or other configuration of building resulting in four units)	100 ft.	

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
e. Setbacks		
1. Front Yard	10 ft. minimum; 25 ft. maximum Also, unenclosed porches may encroach into front yards, provided that a minimum front yard of 5 ft. is maintained.	
2. Rear Yard Interior attached townhouses exempt from interior side yard setbacks.	5 ft. minimum and each lot must have a minimum 15 ft. usable yard either on the side or rear of each dwelling. Additionally, the setbacks listed below apply for side yards not being used as the usable yard described above.	
a) Single Detached	5 ft. minimum each side yard	
b) Single Attached and Zero	0 ft. one side; 8 ft. minimum on opposite side[1]	
c) Duplex, Triplex and Fourplex	10 ft. minimum each side	
d) Abutting a more restrictive zone	10 ft. minimum	
3. Corner Lot See also "k" & "l" below.	10 ft. minimum on side abutting the street. Vision clearance areas in accordance with Section 4.1.40.c of Chapter 4.1 – Parking, Loading, and Access Requirements	
f. Minimum Garage/Carport Setbacks		
1. Garage/carport entrance parallel to the street	19 foot minimum	

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
2. Garage/carport entrance sideways/perpendicular to street See also "k" and "l" below	10 ft. minimum Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 – Improvements Required with Development. Garages/carports are also subject to the provisions in Chapter 4.10 – Pedestrian Oriented Design Standards	
g. Minimum Setbacks and Buffering from Actively Farmed Open Space-Agricultural (OS-AG) Land See also "k" and "l" below.	When residential development is proposed abutting Actively Farmed OS-AG Land, a minimum 50 ft.- wide continuous plant or plant/berm buffer is required. It is the applicant's responsibility to provide this buffer. The minimum setback for lands adjacent to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement. Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively farmed OS-AG Land shall not be considered as non-conforming structures and no additional buffering is required to maintain the existing development.	
h. Maximum Structure Height	30 ft., not to exceed a solar envelope approved under Chapter 2.18 – Solar Access Permits or Chapter 4.6 – Solar Access.	
i. Maximum Lot Coverage	70 percent of lot area maximum; interior attached townhouses exempt from this provision. Green Area is calculated per lot.	

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
j. Off-street Parking	See Chapter 4.1 – Parking, Loading, and Access Requirements.	
k. Outdoor Components Associated with Heat Pumps and Similar Equipment for Residential Structures	Shall not be placed within any required setback area. When located outside a setback area, but within five to 10 ft. of a property line, such equipment shall be screened on all sides with a solid fence or wall at least one foot higher than the equipment. When located outside a setback area, but greater than 10 feet from a property line, such equipment requires no screening.	
l. Outdoor Components Associated with Heat Pumps or Similar Equipment for Non-Residential Structures	Shall be in accordance with chapter 4.2- Landscaping, Buffering, Screening and Lighting.	
m. Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA)	
n. Natural Hazards and Hillsides	See Chapter 4.5 – Natural Hazard and Hillside Development Provisions	
o. Significant Vegetation	See Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 – Significant Vegetation Protection Provisions	
p. Riparian Corridors and Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridors and Locally Protected Wetlands	

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	RS-3.5 Standard	RS-3.5 Proposed
q. Landscaping	See Section 3.4.40, below and Chapter 4.2 – Landscaping, Buffering, Screening, and Lightening	
r. Required Green Area and Private Outdoor Space	See Section 3.4.40, below	

LDC Section 3.1.40 – GREEN AREA REQUIREMENTS

a. A minimum of 50 percent of the gross lot area shall be retained and improved or maintained as permanent Green Area, as defined in Chapter 1.6 – Definitions. A minimum of 15 percent of the gross lot area shall consist of vegetation consisting of landscaping or naturally preserved vegetation.

Response: Complies. The total quantity of Green Area that will be provided on the site under the Phase 1 CIP is 1,962,555 square feet, or 58.3% within that Green Area, the quantity of vegetation that will be provided on the site under the Phase 1 CIP exceeds 320,934 square feet, or 16%. While these quantities are different from the previously approved quantities of open space, the resultant quantities of Green Area (and, by corollary, the quantities of impervious surface) are the necessary outcome of the proposed revisions to building area that are included in this CMP. As the resultant Green Area and vegetation areas for each phase greatly exceeds the 50% and 15% minimums respectively, no adverse compatibility effects are anticipated either within the GSRMC campus or on neighboring properties.

b. Landscaping within the required Green Area shall be permanently maintained in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting. Landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants with sufficient irrigation to properly maintain all vegetation. Drought-tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent Green Areas.

Response: Not applicable; no single-family dwellings are proposed.

c. Within the required Green Area for single-family dwellings, a Private Outdoor Space equal to at least 10 percent of the total lot area per dwelling unit shall be

designed to be viewable and accessed by the interior space via doors and windows. These Private Outdoor Space requirements may be met by providing private side or rear yard areas, or patios.

Response: *Landscaping shall be in compliance with LDC Section 3.1.40 and LDC Chapter 4.2.*

LDC 4.0.30 – PEDESTRIAN REQUIREMENTS

a. Sidewalks shall be required along both sides of all streets, as follows:

1. Sidewalks on Local, Local Connector, and Cul-de-sac Streets – Sidewalks shall be a minimum of five ft. wide on Local, Local Connector, and Cul-de-sac Streets. The sidewalks shall be separated from curbs by a tree planting area that provides at least six ft. of separation between the sidewalk and curb, except that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 – Significant Vegetation Protection Provisions and Chapter 4.13 – Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 4.5 – Natural Hazard and Hillside Development Provisions.

Response: *Sidewalks and planter strips are proposed on both sides of NW Samaritan Drive, as shown on CMP Figures 8-1 through 8-3.*

2. Sidewalks on Arterial, Collector, and Neighborhood Collector Streets – Sidewalks along Arterial, Collector, and Neighborhood Collector Streets shall be separated from curbs by a planted area. The planted area shall be a minimum of 12 ft. wide and landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of five ft. wide. An exception to these provisions is that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 – Significant Vegetation Protection Provisions and Chapter 4.13 – Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 4.5 – Natural Hazard and Hillside Development Provisions.

Response: *Sidewalks and planter strips are proposed on both sides of NW Elks Drive and NW Satinwood Street, as shown on CMP Figures 8-1 through 8-3.*

b. Safe and Convenient Pedestrian Facilities – Safe and convenient pedestrian facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial

areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

1. **For the purposes of this Section, safe and convenient means pedestrian facilities that are free from hazards and that provide a direct route of travel between destinations.**

2. **Pedestrian rights-of-way connecting Cul-de-sacs or passing through unusually long or oddly shaped blocks shall be a minimum of 15 ft. wide. When these connections are less than 220 ft. long, measuring both the on-site and the off-site portions of the path, or when they directly serve 10 or fewer on-site dwellings, the paved improvements shall be no less than five ft. wide. Connections that are either longer than 220 ft. or serve more than 10 on-site dwellings shall have wider paving widths as specified in Section 4.0.40.c. Maintenance of the paved improvements shall be the responsibility of adjacent property owners. Additionally, a minimum of five ft. of landscaping shall be provided on either side of these pedestrian facilities, in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting. Maintenance of the landscaping shall also be the responsibility of adjacent property owners.**

3. **Internal pedestrian circulation shall be encouraged in new developments by clustering buildings, constructing convenient pedestrian walkways, and/or constructing skywalks where appropriate. Pedestrian walkways shall be provided in accordance with the following standards:**

    a) **To maximize direct pedestrian travel, the on-site pedestrian circulation system shall connect the sidewalk on each abutting street to the main entrance of the primary structure on the site.**

    b) **Walkways shall be provided to connect the on-site pedestrian circulation system with existing or planned pedestrian facilities that abut the site but are not adjacent to the streets abutting the site. When sidewalks or multi-use paths are provided, such as occurs through Cul-de-sacs or to provide pedestrian connections through areas where vehicles cannot travel, these facilities shall be bordered on both sides by a minimum of five ft. of landscaping. Additionally, solid fencing shall be limited to a maximum of four ft. along these areas to increase visibility and public safety. Portions of fences above four ft. in height are allowed, provided they are designed and constructed of materials that are open a minimum of 50 percent.**

    c) **Walkways shall be as direct as possible and avoid unnecessary meandering.**

d) Walkway/driveway crossings shall be minimized, and internal parking lot circulation design shall maintain ease of access for pedestrians from abutting streets, pedestrian facilities, and transit stops.

e) With the exception of walkway/driveway crossings, walkways shall be separated from vehicle parking or maneuvering areas by grade, different paving materials, or landscaping. They shall be constructed in accordance with the sidewalk standards adopted by the City Engineer. This provision does not require a separated walkway system to collect drivers and passengers from cars that have parked on-site unless an unusual parking lot hazard exists.

Response: The continuity of existing and proposed sidewalks and pedestrian walkways is shown in CMP Figures 8-1 through 8-3. All new sidewalks and pedestrian walkways are proposed to be constructed in compliance with the above standards.

c. Where a development site is traversed by or adjacent to a future trail linkage identified within either the Corvallis Transportation Plan or the Trails Master Plan, improvement of the trail linkage shall occur concurrently with development. Dedication of the trail to the City shall be provided in accordance with Section 4.0.100.d.

Response: Not applicable. The development site is not traversed by or adjacent to any future trail linkages.

d. To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: Complies. Please see CMP Figures 8-1 through 8-3 for more information.

e. To ensure improved access between a development site and an existing development facility such as a commercial center, school, park, or trail system, the Planning Commission or Director may require off-site pedestrian facility improvements concurrently with development.

Response: Not applicable. No additional off-site pedestrian facilities are required.

f. Prior to development, applicants shall perform a site inspection and identify any Contractor Sidewalk/street Stamps in existing sidewalks that will be impacted by the development. If such a Contractor Sidewalk/street Stamp exists, it shall either be left in its current state as part of the existing sidewalk, or incorporated into the new sidewalk for the development site, as close as possible to the original location and orientation.

Response: The application is proposed to be in compliance with the above standard.

g. Natural Hazards, Minimum Assured Development Area (MADA) and Natural Resources shall be addressed in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, and Chapter 4.13 – Riparian Corridor and Wetland Provisions.

Response: Natural Hazards and Natural Resources are addressed under Review Criterion #14 of this Narrative.

LDC 4.0.40 – BICYCLE REQUIREMENTS

a. On-street Bike Lanes – On-street bike lanes shall be required on all Arterial, Collector, and Neighborhood Collector Streets and constructed at the time of street improvements.

Response: Complies. NW Elks Drive and NW Satinwood Street currently have on-street bike lanes on both sides.

b. Safe and convenient Bicycle Facilities – Safe and convenient bicycle facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

1. For the purposes of this Section, safe and convenient means bicycle facilities that are free from hazards and that provide a direct route of travel between destinations.

2. Bicycle/pedestrian rights-of-way connecting Cul-de-sacs or passing through unusually long or oddly shaped blocks shall be a minimum of 15 ft. wide. Maintenance of the paved improvements shall be the responsibility of adjacent property owners. Additionally, a minimum of five ft. of landscaping shall be provided on either side of these pedestrian facilities, in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting. Maintenance of the landscaping shall also be the responsibility of adjacent property owners.

Response: Safe and convenient bicycle facilities meeting LDC requirements will be provided in accordance with CMP Figures 8-4 through 8-9.

c. Widths for Pedestrian/Bicycle Facilities – Adequate widths for pedestrian/bicycle facilities shall be provided in accordance with the following standards:

1. **Where long term bicycle and pedestrian usage is expected to be relatively low, such as in a neighborhood rather than a community-wide facility, multi-use paths shall be eight ft. wide and aligned to ensure adequate sight distance.**

2. **The standard width for two-way multi-use paths shall be 10 ft.**

3. **In areas with projected high bicycle volumes or multiple use by bicyclists, pedestrians, and joggers, multi-use paths shall be 12 ft. wide.**

Response: *All new pedestrian/bicycle facilities are proposed to be constructed in compliance with the above standards.*

d. To provide for orderly development of an effective bicycle network, bicycle facilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: *Complies. See CMP Figures 8-4 through 8-9 for more information.*

e. Natural Hazards, Minimum Assured Development Area (MADA) and Natural Resources shall be addressed in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, and Chapter 4.13 – Riparian Corridor and Wetland Provisions.

Response: *Natural Hazards and Natural Resources are addressed under Review Criterion #14 of this Narrative.*

LDC 4.0.50 - Transit Requirements

b. Development sites or near existing or planned transit stops shall provide safe, convenient access to the transit system, as follows:

2. **All developments shall provide safe, convenient pedestrian walkways between the buildings and the transit stop, in accordance with the provisions of Section 4.0.30.b.**

Response: *Complies. Connectivity to transit facilities is demonstrated in CMP Figures 8-10 through 8-12.*

LDC 4.0.60 – PUBLIC AND PRIVATE STREET REQUIREMENTS

a. Traffic evaluations shall be required of all development proposals in accordance with the following:

1. Any proposal generating 30 or more trips per hour shall include Level of Service (LOS) analysis for the affected intersections. A Traffic Impact Analysis (TIA) is required, if required by the City Engineer. The TIA shall be prepared by a registered professional engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. The TIA shall be submitted for review to the City Engineer. The proposed TIA shall reflect the magnitude of the project in accordance with accepted traffic engineering practices. The applicant shall complete the evaluation and present the results with an overall site development proposal.

Response: The applicant has submitted a traffic impact study (TIS) to assess development-related traffic impacts on the nearby neighborhood, key intersections, and the adjacent street system. The study was performed in accordance with the provisions noted above.

2. If the traffic evaluation identifies level-of-service conditions less than the minimum standard established in the Corvallis Transportation Plan, improvements and funding strategies mitigating the problem shall be considered concurrent with a development proposal.

Response: Mitigation of any deficiencies is identified in the TIS. The applicant will meet with staff to review funding strategies as this proposal is being reviewed.

k. Location, grades, alignment, and widths for all public streets shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and proposed land use. Where topographical conditions present special circumstances, exceptions to these standards may be granted by the City Engineer provided the safety and capacity of the street network is not adversely effected. The following standards shall apply:

1. Grading plans are required and shall demonstrate that the proposal does not contain any grade changes (cuts or fills) that are inconsistent with the provisions of Chapter 4.5 – Natural Hazard and Hillside Development Provisions. Cut and fill is measured vertically from natural grade. The grading plan shall identify all proposed cuts and fills and the associated grade changes in ft. to demonstrate adherence to this provision. Street shall be designed along natural contours.

2. Location of streets in a development shall not preclude development of adjacent properties. Streets shall conform to planned street extensions identified in the Corvallis Transportation Plan and/or provide for continuation of the existing street network in the surrounding area.

3. **Grades shall not exceed 6 percent on arterial streets, 10 percent on collector streets, and 15 percent on local streets.**

4. **As far as practical, Arterial, Collector, and Neighborhood Collector Streets shall be extended in alignment with existing streets by continuation of the street centerline. When staggered street alignments resulting in "T" intersections are unavoidable, they shall leave a minimum of 200 ft between the nearest edges of the two rights-of-way.**

5. **Local street intersections shall be located a minimum of 125 ft. from any other street intersection.**

6. **Centerline radii of curves shall not be less than 500 ft on arterial streets, 300 ft on Collector, and Neighborhood Collector streets, and 100 ft on Local, Local Connector, and Cul-de-sac streets.**

7. **Streets shall be designed to intersect at angles as near as practicable to right angles and shall comply with the following:**

   a) **The intersection of an Arterial, Collector, or Neighborhood Collector Street with another Arterial, Collector, or Neighborhood Collector Street shall have a minimum of 100 ft of straight (tangent) alignment perpendicular to the intersection.**

   b) **The intersection of a Local, Local Connector, or Cul-de-sac Street with another street shall have a minimum of 50 ft of straight (tangent) alignment perpendicular to the intersection.**

   c) **Where right angle intersections are not possible, exceptions can be granted by the City Engineer provided that intersections have a minimum corner radius of 20 ft along the right-of-way lines of the acute angle.**

   d) **All intersections shall have a minimum curb corner radius of 20 ft.**

8. **Right-of-way and improvement widths shall be as specified in the Transportation Plan and Table 4.-0-1 Street Functional Classification System.**

Table 4.0-1- Street Functional Classification System[1]

	Arterial Highway	Arterial	Collector	Neighborhood Collector	Local Connector	Local
Auto amenities (lane widths)[2]	2-5 Lanes (11 - 14 ft.)	2-5 Lanes (12 ft.)	2-3 Lanes (11 ft.)	2 Lanes (10 ft.)	2 Lanes (10 ft.)	Shared Surface
Bike amenities[3]	2 Lanes (6 ft.)	2 Lanes (6 ft.)	2 Lanes (6 ft.)	2 Lanes (6 ft.)	Shared Surface	Shared Surface
Pedestrian amenities	2 Sidewalks (6 ft.) Ped. Islands	2 Sidewalks (5 ft.) Ped. Islands	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)
Transit	Typical	Typical	Typical	Typical	Permissible/not typical	Permissible/not typical
Managed speed[4]	20 mph - 55 mph	25 mph - 45 mph	25 mph - 35 mph	25 mph	25 mph	15-20 mph
Curb-to-curb width[5] (two way)						
No on-street parking	34 ft - 84 ft.*	34 ft.-72 ft.	34 ft.-45 ft.	32 ft.	20 ft.*	20 ft.*
Parking one side	42 ft. - 84 ft.	NA	NA	40 ft.	28 ft.	25 ft.*
Parking both sides	50 ft. - 84 ft.	NA	NA	48 ft.	28-34 ft.	28 ft.
Traffic calming[6]		No	Permissible/ not typical	Typical	Permissible	Permissible
Preferred adjacent land use	High Intensity	High Intensity	Med. to High Intensity	Medium Intensity	Med. to Low Intensity	Low Intensity
Access control	Yes	Yes	Some	No	No	No
Turn lanes		Continuous and/or medians with ped. islands	Typical at intersections with Arterials or Collectors	Not typical	Not typical	Not typical
Planting strips[7&8]	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 6 ft. Except across areas of Natural Features	Two - 6 ft.[7] Except across areas of Natural Features[7&8]
Through-traffic connectivity		Primary function	Typical function	Typical function	Permissible function	Permissible function

1. These standards do not preclude the flexibility currently allowed through the Planned Development process in Chapter 2.5 - Planned Development.
2. Lane widths shown are the preferred construction standards that apply to existing routes adjacent to areas of new development, and to newly constructed routes. On Arterial and Collector roadways, an absolute minimum for safety concerns is 10 ft. Such minimums are expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width.
3. An absolute minimum width for safety concerns is five ft., which is expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width. Parallel multi-use paths in lieu of bike lanes are not appropriate along the Arterial-Collector system due to the multiple conflicts created for bicycles at driveway and sidewalk intersections. In rare instances, separated (but not adjacent) facilities may provide a proper function.
4. Arterial Highway speeds in the Central Business or other Commercial zones in urban areas may be 20-25 mph. Traffic calming techniques, signal timing, and other efforts will be used to keep traffic within the desired managed speed ranges. Design of a corridor's vertical and horizontal alignment will focus on providing an enhanced degree of safety for the managed speed.
5. Street design for each development shall provide for emergency and fire vehicle access. Street widths of less than 28 ft. shall be applied as a development condition through the Subdivision process in Chapter 2.4 - Subdivisions and Major Replats and/or the Planned Development process in Chapter 2.5 - Planned Development. The condition may require the developer to choose between improving the street to the 28-ft. standard or constructing the narrower streets with parking bays placed intermittently along the street length. The condition may require fire-suppressive sprinkler systems for any dwelling unit more than 150 ft. from a secondary access point. * To be applied in RS-9 and lesser zones.
6. Traffic calming includes such measures as bulbed intersections, speed humps, raised planted medians, mid-block curb extensions, traffic circles, signage, and varied paving materials and is addressed in the Transportation Plan.
7. Through the Planned Development Review Process, the planting strip along Local Streets and around the bulbs of Cul-de-sacs may be reduced or eliminated.
8. Where streets must cross protected Natural Features, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street.

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9. Where streets must cross protected Natural Resources or Natural Hazards, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street. Parking bays may be allowed, provided they do not exceed one space per dwelling unit and provided they do not cause the development to exceed the

amount of development allowed by the provisions of Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Natural Hazard and Hillside Development Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, and Chapter 4.13 – Riparian Corridor and Wetland Provisions.

Response: Street alignment, location, width and grade shall be in compliance with the above standards. Final design of the streets will be consistent with the criteria identified in Table 8.3, Item #21.

n. Block Perimeter Standards - The following Block Perimeter requirements apply to all development projects. Exceptions to these requirements may be approved for development that is smaller than one acre and situated in areas where the street patterns are established and do not require connections to the development.

1. <u>Residential Standards</u>

a) <u>Complete Blocks</u> - Developments shall create a series of complete blocks bound by a connecting network of public or private streets with sidewalks. When necessary to minimize impacts to a designated wetland, to slopes greater than 15 percent, to parks dedicated to the public, and/or to Significant Natural Features, blocks may be bound by walkways without streets.

b) <u>Maximum Block Perimeter</u> - The maximum Block Perimeter shall be 1,200 ft. Block faces greater than 300 ft. shall have a through-block pedestrian connection.

c) <u>Variations Allowed Outright</u> - Variations of up to 30 percent to these block distances may be allowed outright to minimize impacts to a designated wetland, to slopes greater than 15 percent, to parks dedicated to the public, to Significant Natural Features, to existing street patterns, and/or to existing development.

Response: A variance is being requested from this standard; see Table 2.2 attached hereto for more information.

LDC 4.1.20 – PARKING GENERAL PROVISIONS

j. Location of Required Parking –

1. Vehicles

a) Vehicle parking shall be located consistent with Chapter 4.10 – Pedestrian Oriented Design Standards, such that it does not separate buildings from streets except for driveway parking associated with single-family development. An exception may also be granted for up to two parking spaces per dwelling unit for Duplexes and Triplexes, provided that these spaces are within driveway areas designed to serve individual units in the Duplexes and Triplexes, consistent with Figure 4.10-15 – Driveway Exception for Duplexes and Triplexes. Parking to the side of buildings is allowed in limited situations, as outlined in Chapter 4.10 – Pedestrian Oriented Design Standards.

b) Vehicle parking required for Residential Uses in accordance with RS-1, RS-3, RS-5, RS-6, RS-9, RS-9U, RS-12, and RS-12U Zone provisions shall be provided on the development site of the primary structure. Except where permitted by sections 4.1.30.g.4 and 4.1.50.02 below, required parking for all other Use Types in other zones, as well as Residential Uses developed in accordance with RS-20 and MUR provisions, shall be provided on the same site as the Use or abutting property. Street right-of-way shall be excepted when determining contiguity, except on Arterial, Collector, and Neighborhood Collector Streets, where a controlled intersection is not within 100 ft. of the subject property.

LDC 4.1.30 - OFF-STREET PARKING REQUIREMENTS

b. Civic Use Types:

Unless otherwise noted, the figures given refer to vehicle parking requirements, and the number of required bicycle parking shall be 10 percent of required vehicle parking or 2 bicycle spaces, whichever is greater. However, where fewer than 3 vehicle spaces are required, then only one bicycle parking space shall be required.

5. Hospitals – 1 space per 1,000 s.f. of gross floor area.

c. Commercial Use Types:

Unless otherwise noted, the figures given refer to vehicle parking requirements, and the number of required bicycle parking shall be 10 percent of required vehicle parking or 2 bicycle spaces, whichever is greater. However, where fewer than 3 vehicle spaces are required, then only one bicycle parking space shall be required.

20. Medical Services – 1 space per 200 s.f. of gross floor area.

31. Wholesale, Storage, and Distribution – 1 space per 5,000 s.f. of gross floor area.

Response: The quantity of off-street vehicle and bicycle parking will meet the above LDC requirements and are described in detail in Section 6 – Parking and Section 8 – Implementation Plan of the CMP.

LDC 4.1.70 - STANDARDS FOR BICYCLE ACCESS AND PARKING

All bicycle parking facilities required in conjunction with development shall conform to the standards in this Section. Bicycle parking shall be located on site with safe, convenient access to the public right-of-way, and shall conform to the Bicycle Rack Specifications adopted by the City Engineer, as amended from time to time.

a. Location

1. **Safe, convenient pedestrian access shall connect the bicycle parking area to the main entrance of the site's Primary Use.**

2. **If the bicycle parking area is located within the vehicle parking area, the bicycle facilities shall be separated from vehicular maneuvering areas by curbing or other barrier to prevent damage to parked bicycles.**

3. **Curb cuts shall be installed to provide safe, convenient access to bicycle parking areas.**

4. **Where bicycle parking facilities are not directly visible and apparent from the public right-of-way, entry and directional signs shall be used to direct bicyclists to the bicycle parking facility.**

5. **Bicycle parking facilities shall be placed in a convenient location near the main entrance of the site's principal use.**

6. **For security and convenience purposes, bicycle-parking facilities shall be located in areas visible to the adjacent sidewalks and/or vehicle parking areas within the site.**

b. Dimensions:

1. **Bicycle parking spaces shall each be a minimum of 6 ft by 2 ft.**

2. **Overhead clearance in covered areas shall be at least 7 ft.**

3. **A minimum 5-ft wide aisle shall be provided beside or between each row of bicycle parking.**

c. **Enclosures and Racks**

1. **Bicycle parking facilities shall include lockable enclosures (lockers) in which the bicycle is stored, or stationary objects (racks) to which bicycles may be locked.**

2. **Lockers and racks shall be securely anchored to the pavement or a structure.**

3. **Bicycle racks and covered bicycle parking shall be designed consistent with the standards of the City Engineer.**

d. **Covering**

1. **At a minimum, 50 percent of the required bicycle parking shall be covered unless the facility is in a public park or the Central Business (CB) Zone.**

2. **If vehicle parking is covered, a proportionate amount of bicycle parking shall also be covered. However, the minimum amount specified in "1," above shall be provided.**

3. **Covering for bicycle parking facilities shall be permanent and shall provide protection from precipitation.**

4. **Covering may be provided by an independent outdoor structure, a parking garage, a wide roof overhang, or a wide awning. Bicycle parking facilities may also be located within buildings, provided the other requirements of this Section are met.**

e. **Lighting**

1. **For security and convenience, lighting shall be provided in bicycle parking areas such that the facilities are thoroughly illuminated and visible from adjacent sidewalks and/or vehicle parking areas during all hours of use. Lighting shall be consistent with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting.**

Response: *The proposed bicycle facilities will be constructed to meet these standards as discussed in Section 6.*

LDC 4.1.40 - STANDARDS FOR OFF-STREET PARKING AND ACCESS

All off-street parking facilities, vehicular maneuvering areas, driveways, loading facilities, access ways, and private streets shall be designed, paved, curbed, drained, striped, and constructed in accordance with the standards set forth in this Section, established by the City Engineer, and as amended over time. A permit from Development Services Division shall be required to construct parking, loading, and access facilities, except for Single Detached, Duplex, Single Attached, and Attached Buildings, and Manufactured Dwellings.

Response: The project's parking facilities shall meet the standards established by the City Engineer with the exception of loading facilities which are discussed further in Section 6.

a. Access to Arterial, Collector, and Neighborhood Collector Streets

1. Off-street facilities shall be designed and constructed with turnaround areas to prevent back up movement onto arterial streets.

Response: There will be no back-up movements on either arterial or collector streets.

2. Location and design of all accesses to and/or from Arterial, Collector, and Neighborhood Collector Streets (as designated in the Corvallis Transportation Plan) are subject to review and approval by the City Engineer. Accesses shall be located a minimum of 150 ft from any other access or street intersection. Exceptions to these requirements may be granted by the City Engineer. Evaluations of exceptions shall consider the posted speed of the street on which access is proposed, constraints due to lot patterns, and effects on safety and capacity of the adjacent public street, bicycle and pedestrian facilities.

Response: No new street accesses are proposed.

e. Screening – All parking areas containing 4 or more spaces and all parking areas in conjunction with an off-street loading facility shall require screening in accordance with zoning requirements and Chapter 4.2 -Landscaping, Buffering, Screening, and Lighting. Where not otherwise specified by district requirement, screening along a public right-of-way shall include a minimum 5-ft wide plant buffer adjacent to the right-of-way.

Response: The criteria shall be met by the landscape improvements proposed in the Development Standards – Section 5 and the Implementation Plan – Section 8.

3. Approval Criterion

3. **Visual elements (scale, structural design and form, materials, etc.);**

Response: *The overall visual impact of the GSRMC Campus will remain unchanged, compared to the previously approved CMP. The organization of uses on the site remains the same, with more intense Hospital uses and taller buildings being located at the core and smaller Medical Office uses located at the perimeter. The architectural design standards and site design standards remain largely unchanged, with the exception of additional Pedestrian Oriented Design Standards, which will slightly improve the visual appearance of many of the buildings and facilities.*

4. Approval Criterion

4. **Noise attenuation;**

Response: *Noise on the site is not anticipated to exceed the noise levels found within the surrounding site and neighborhoods. A slight increase in vehicle noise is anticipated as a result of increased traffic. There are no new or different uses proposed which would create new, unusual or unexpected noises on the campus.*

The single most significant noise source is the helicopter transport movements to the hospital. None of the projects in this application alter the landing area or the flight paths typically used by the helicopters.

5. Approval Criterion

5. **Odors and emissions;**

Response: *Odors on the site are anticipated to be similar to those permitted on adjacent residential lands. Corvallis is currently in compliance with State and Federal air and water quality standards. It is anticipated that any emissions resulting from this development will be minimal. This project is not expected to affect the City's compliance with these State and Federal standards.*

6. Approval Criterion

6. **Lighting;**

LDC 4.2.80 – SITE AND STREET LIGHTING

All developers shall submit a proposed lighting plan for approval that meets the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. This criteria is satisfied upon compliance with the provisions listed below and shall be substantiated by the applicant's submittal of the necessary information to demonstrate compliance, such as information including but not limited to manufacturer's specifications:

a. **For safety purposes, lighting shall be provided in all areas designed to include pedestrian activities, such as streets, sidewalks, multi-use paths, parking lots, buildings, and plazas.**

b. **With the exception of lighting for public streets, which is maintained by the City through a contract with an electric company, all other lighting used to illuminate streets, buildings, sidewalks, multi-use paths, parking lots, plazas, or the landscape, shall be evaluated during the plan review process associated with requests for permits.**

c. **Site lighting that may be confused with warning, emergency, or traffic signals is prohibited.**

d. **Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property. Compliance with this provision shall be demonstrated by ensuring that, when evaluated from a point four ft. above the ground, bulbs of light fixtures are no visible from adjacent property.**

e. **All new subdivision street lights and future street-light luminaire replacements within the existing street-light system shall be flat-lens fully shielded luminaires.**

f. **Standard placement of street lights shall be at intersections, in the middle of long blocks, and in dead end streets and long Cul-de-sacs.**

g. **Background spaces such as parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Foreground spaces, such as building entrances and plaza seating areas, shall use local lighting that defines the space without glare.**

Response: *Any new exterior site and building lighting will be shielded and down directed in all instances. Street lighting for public streets shall be provided as approved by the City Engineer.*

<u>7. Approval Criterion</u>

7. **Signage;**

LDC 4.7.80.01 - General Sign Standards

a. **All signs and sign structures shall comply with the standards of these regulations and with the provisions of the Building Code. Unless otherwise permitted by these regulations, no sign shall exceed 200 sq. ft. in area.**

b. **Sign allocation for a given frontage may be apportioned to attached signs and, if permitted by these regulations, to free-standing and temporary signs. That portion of**

the sign allocation used by a business or tenant for attached signage on a given frontage shall be used in not more than two signs. If property frontage allocation for attached signs exceeds the maximum Sign Area size of the zone, additional allocation may be used in additional sign(s), provided that an eight ft. separation is maintained between signs. Portable Signs, as defined in Chapter 1.6 - Definitions, are exempt from sign allocation requirements.

c. Sign Area allocation for a primary frontage may be used for attached sign(s) that face a secondary frontage, limited to one sign per establishment. The amount of allocation used for secondary frontage signs shall be subtracted from and shall not exceed the total sign allocation for the property.

d. The maximum projection of attached signs facing secondary frontages shall be six in., except no sign shall project over a public alley.

e. Minimum setback from the curb face where signs are permitted over a public street right-of-way shall be two ft.

f. Where illuminated signs are permitted, illumination may be provided by internal lighting or external spot lighting unless otherwise specified. In no case shall this illumination cause direct glare on adjacent properties or streets.

g. Up to two poles, each with a maximum diameter of six in., may be placed within the Vision Clearance Area as defined by the City Engineer, and used to support a sign above a Vision Clearance Area. Any other intrusion into the Vision Clearance Area by a sign or its supporting structure is prohibited without written approval of the City Engineer.

LDC 4.7.80.02 - General Requirements for Free-standing Signs

a. Monument signs are free-standing signs that are roughly rectilinear in shape, generally with a consistent width down to or no more than two ft. from the ground surface, and are limited to maximum heights as specified in Section 4.7.90.

b. Pole signs are free-standing signs that have more than two ft. of support elements that attach the sign to the ground surface, and are limited to maximum heights as specified in Section 4.7.90. Pole signs are prohibited in gateway areas.

c. Minimum separation between free-standing signs on the same side of a public right-of-way shall be 100 ft., unless specified differently by the applicable zone.

d. Minimum clearance for pole signs above a pedestrian walkway shall be 10 ft.

e. Figure 4.7-1 - Illustration of Terminology Used for Free-standing Signs illustrates the terms applicable to free-standing signs under this Section and Section 4.7.90. Portable Signs are defined in Chapter 1.6 - Definitions and are regulated by Section

4.7.90.04.c.

LDC 4.7.80.03 - General Requirements for Attached Signs

a. **Where an attached sign projects more than six in., minimum clearance above a pedestrian walkway shall be 7.5 ft.**

b. **In residential zones, an attached sign shall not extend above the top of a wall, eave, or parapet. In other zones, an attached sign may extend up to four ft. above a wall, eave, or parapet on the exterior of the building face.**

c. **Where an attached sign projects more than one ft., the edge of the sign face closest to the building shall not project more than six in.**

d. **For attached signs (other than awnings and marquees) that project more than one ft., a minimum separation of five ft. for each foot of projection shall be maintained between signs to facilitate visibility. No attached sign shall project more than eight ft. from the building face.**

e. **Figure 4.7-2 - Illustration of Terminology Used for Attached Signs illustrates the terms applicable to attached signs under this Section and Section 4.7.90.**

LDC 4.7.90 - ALLOCATION PROVISIONS AND SIGN STANDARDS BY DISTRICT

The following provisions and design standards, organized by zone designation, specify how a property's total sign allocation may be used. Unless specified elsewhere in these regulations, total sign allocation shall be determined by multiplying length of the property's primary frontage by the primary frontage multiple, which varies from zone to zone as described below.

LDC 4.7.90.01 - Sign Standards for All Residential Districts Except MUR

a. **Table 4.7-1 Residential Zones Except MUR**

Sign Type	Primary Frontage Multiple	Maximum Sign Area	Maximum Sign Height	Maximum Sign Projection	Setback
Attached	1/10 sq. ft	5 sq. ft	16 ft	6 in.	
Temporary	1/10 sq. ft	5 sq. ft	4 ft		

b. Special Instructions:

1. Attached signs shall not extend above eaves.

2. Unless specified below, signs shall be limited to one frontage.

3. Where a primary frontage exceeds 100 ft:

a. Permanent freestanding signs are allowed (minimum setback is 5 ft);

b. Maximum height for temporary and freestanding signs is 6 ft;

c. Maximum sign area is 16 sq. ft;

d. Illuminated signs are permitted.

Response: *New signage is planned in accordance with the standards proposed in Section 5. This signage is consistent in size and scope with previous detailed development and approvals on the campus and is intended to provide for the minimum way finding needs of patients and visitors to a regional medical facility.*

Variances are being requested for two signs on the GSH building from the standard limiting maximum sign height to 16′ and from the standard limiting maximum sign area to 5 sq. ft.

The sign standard for residential districts is not sufficient to provide for the "way finding" needs of patients and visitors to a regional medical facility.

Sign legends will be coordinated between property owners and the various entities on the campus to serve all.

<u>8. Approval Criterion</u>

8. Landscaping for buffering and screening;

Response: *Development standards for Landscaping are detailed in Section 5.2 of the CMP. It should be noted that the target quantities for landscaping areas have been reduced from 1:1 to 0.5:1. This is due to the fact that the actual landscaping constructed as part of the Good Samaritan Hospital – West Tower Phases 1 & 2 not only exceeded the amount required based on the 1:1 target, but compensates for the reduction in the target area for the remainder of the project. Upon full build out, the total quantity of landscaping constructed for the campus will be greater than what would have been constructed with the original target of 1:1, even with the remaining projects requiring a reduced target as proposed.*

The subsection covering roof gardens is also proposed to be removed from the CMP. The proposed removal is predicated on the remaining buildings to be constructed

being unsuitable for the construction of roof gardens. The Cancer Center Annex and Pastega House Addition will be constructed with pitched roofs to match existing structures. The two parking structures will have parking spaces located on their roofs. The Cancer Center Annex and Major Surgery Addition ~~is~~ are not an appropriate structures for the inclusion of a roof garden due to the sterile medical environment involved and the inherent increase in risk of roof leaks or other degradation that comes with the construction of roof gardens.

LDC 4.2.30 - REQUIRED TREE PLANTINGS AND MAINTENANCE

a. Tree Plantings

Tree plantings in accordance with this Section are required for all landscape areas, including but not limited to parking lots for 4 or more cars, public street frontages, private streets, multi-use paths, sidewalks that are not located along streets, alleys, and along private drives more than 150 ft long. Trees shall be planted outside the street right-of-way except where there is a designated planting strip or City adopted street tree plan.

1. Street Trees –

a) Along streets, trees shall be planted in designated landscape parkway areas or within areas specified in a City-adopted street tree plan. Where there is no designated landscape parkway area, street trees shall be planted in yard areas adjacent to the street, excepts as allowed elsewhere by "d" below;

Response: *Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.8,* Major Roadway Landscaping and Section 5.2.9 Campus/Minor Roadway Landscaping of *the CMP for more information.*

b) Along all streets with planting strips in excess of six ft. wide and where power lines are located underground, a minimum of 80 percent of the street trees shall be large canopy trees;

Response: *Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.8,* Major Roadway Landscaping and Section 5.2.9 Campus/Minor Roadway Landscaping *of the CMP for more information.*

c) Planting strips on Local Connector and Local Streets shall be planted with medium canopy trees; and

Response: *Not applicable*, no new local street extensions are proposed where Samaritan Drive is impacted by the Elks Drive / HWY 99W Intersection improvements this standard will be met.

d) If planting strips are not provided on Arterial, Collector, and Neighborhood Collector Streets, and equivalent number of the required large and required

medium canopy trees shall be provided in other locations within common open space tracts on the site, or within the front yard setback areas of the parcels and lots adjacent to the street. Such plantings in-lieu-of street trees shall be in addition to the mitigation trees required in Section 4.12.60;

Response: *Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.9.a of the CMP for more information*. Planting strips will be provided with the Elks Drive/HWY 99W Intersection improvements where those improvements are under City of Corvallis jurisdiction.

2. **Along alleys, trees shall be planted on the sides of the alleys at a minimum of one tree per lot; and the trees shall be located within 10 ft. of the alley;**

Response: *Not applicable, no alleys* are proposed.

3. **Along sidewalks and multi-use paths not located along streets, a minimum five ft.-wide landscaping buffer is required on either side of the facility.**

   Examples of sidewalks and multi-use paths not located along streets include pedestrian and bicycle connections between Cul-de-sacs or between residential areas and neighborhood centers, etc. Within these buffers, trees shall be planted at least every 30 ft., or as determined by the type of tree used. See Table 4.2-1 Street Trees and Table 4.2-2 Parking Lot Trees;

4. **Conditions of Approval for individual development projects may require additional tree plantings to mitigate removal of other trees, or as part of landscape buffering or screening efforts;**

Response: *The project is intended to be in compliance with this requirement.*

5. **The distance between required trees shall be determined by the type of tree used. See Table 4.2-1 – Street Trees and Table 4.2-2 – Parking Lot Trees; and**

Response: *Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Sections 5.2.5, 5.2.8, and 5.2.9, of the CMP for more information.*

6. **Trees in parking areas shall be dispersed throughout the lot to provide a canopy for shade and visual relief.**

Response: *Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.5 of the CMP for more information.*

Table 4.2-1 Street Trees

Medium-Canopy trees: - Maximum 30 ft. on-center spacing
Trees that normally reach 30-50 ft. in height within 30 years

Large Canopy trees: - Maximum 50 ft. on-center spacing
Trees that normally reach 30-50 ft. in height within 30 years, but exceed 50 ft. in height at maturity

Table 4.2-2 Parking Lot Trees

Medium-Canopy trees: - Minimum one tree per eight cars
Trees that normally reach 30-50 ft. in height within 30 years

Large Canopy trees: - Minimum one tree per twelve cars
Trees that normally reach 30-50 ft. in height within 30 years, but exceed 50 ft. in height at maturity

b. Areas Where Trees May Not be Planted

1. Trees may not be planted within five ft. of permanent hard surface paving or walkways, unless special planting techniques and specifications are used and particular species of trees are planted, as outlined in Section 4.2.40.c or approved by the Director. These limitations apply most frequently in areas such as landscape parkways, pedestrian walkways, and plaza areas, where there may be tree grates.

2. Unless approved otherwise by the City Engineer, trees may not be planted:

a) Within 10 ft. of fire hydrants and utility poles;

b) Within 20 ft. of street light standards;

c) Within five ft from an existing curb face, except where required for street trees;

d) Within 10 ft. of a public sanitary sewer, storm drainage, or water line; or

e) Where the Director determines the trees may be a hazard to the public interest or general welfare.

Response: The project is intended to be in compliance with this requirement.

LDC 4.2.40 - BUFFER PLANTINGS

Buffer plantings are used to reduce apparent building scale, provide transition between contrasting architectural styles, and generally mitigate incompatible or undesirable views. They are used to soften rather than block viewing. Where required, a mix of plant materials shall be used to achieve the desired buffering effect.

At minimum, buffering is required in areas identified through Conditions of Approval, in areas required by other provisions within this Code, and Through Lot areas, and as required below.

Parking, Loading, and Vehicle Maneuvering Areas

a. **Buffering is required in conjunction with issuance of construction permits for parking areas containing 4 or more spaces, loading areas, and vehicle maneuvering areas. Boundary plantings shall be used to buffer these uses from adjacent properties and the public right-of-way. On-site plantings shall be used between parking bays, as well as between parking bays and vehicle maneuvering areas. A balance of low-lying ground cover and shrubs, and vertical shrubs and trees shall be used to buffer the view of these facilities. Decorative walls and fences may be used in conjunction with plantings, but may not be used by themselves to comply with buffering requirements.**

Response: Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.10 Screening and Buffering, of the CMP for more information.

b. **In addition to any pedestrian refuge areas, each landscaped island within and around parking lot areas shall –**

   1. **Include one or more shade canopy trees.**

   2. **Be a minimum length of eight ft. at its smallest dimension;**

   3. **Include at least 80 sq. ft. of ground area per tree to allow for root aeration; and**

   4. **Include raised concrete curbs around the perimeter.**

Response: Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.5 of the CMP for more information.

d. **Connecting walkways through parking lots shall have one or more canopy shade tree per 40 linear ft. Driveways to or through parking lots shall have one or more canopy shade tree per 40 linear ft. on each side. These trees shall be planted in landscape areas within five ft. of the walkways and driveways, respectively.**

Response: *Compliance with this requirement is detailed in the Landscape Design Standards. Please refer to Section 5.2.5 of the CMP for more information.*

LDC 4.2.50 - SCREENING (HEDGES, FENCES, WALLS, BERMS)

Screening is required where unsightly views or visual conflicts must be obscured or blocked and where privacy and security are desired. Fences and walls used for screening may be constructed of wood, concrete, stone, brick, and wrought iron, or other commonly used fencing/wall materials. Acoustically designed fences and walls are also used where noise pollution requires mitigation.

Where landscaping is used for required screening, it shall be at least 6 ft in height and be at least 80 percent opaque, as seen from a perpendicular line of sight, within 18 months following establishment of the primary use of the site.

A chain link fence with slats shall qualify for screening only if a landscape buffer is provided in compliance with Section 4.2.40 above.

Response: *Tree plantings, buffering, and screening will be met by the landscape design standards in Section 5 of the CMP and constructed under the Implementation Plan in Section 8 of the CMP.*

<u>9. Approval Criterion</u>

9. Transportation facilities;

Response: *The improvements proposed for the Phase 1 CIP include the improvement of the NW Elks Drive/9th Street/Samaritan Drive/Hwy 99 intersections, the City has entered into an agreement with the applicant that includes security and schedule for the improvements to incur. This developers agreement allows the current phase of development to proceed without the construction of the intersectional improvements, provided the traffic generated does not exceed the amount included in the current approved Campus Master Plan, which the expansion of the SRCC does not.*

<u>10. Approval Criterion</u>

10. Traffic and off-site parking impacts;

Response: *Traffic impacts and mitigation are detailed in the TIS included in the appendix. There are no off-site parking impacts as LDC compliant parking is provided on site.*

Section 7.3 (formerly 8.3) has been revised to remove several Transportation Demand Measures (TDM). TDM Measures 8.3.1 (Coordination with Corvallis Transit to establish a group pass program for Samaritan Health Services Staff and Corvallis Clinic staff), 8.3.2 (Coordination with other employers on the campus to establish a group pass program with Corvallis Transit), and 8.3.6 (A pass or voucher system with

Corvallis transit for patients and visitors) have been removed due to Corvallis Transit making bus fare free to all riders. As such, passes for Corvallis Transit would serve no purpose and would in no way serve to increase transit ridership.

TDM Measure 7.3.1 (formerly 8.3.4) has been modified to remove "with the construction of new buildings or expansion of existing buildings on the GSRMC campus, the applicant shall consider providing indoor bicycle parking areas, lighting for outdoor bicycle parking areas", as LDC Chapter 4.2 requires lighting for outdoor bicycle parking areas, and the provision of secure, covered bicycle parking spaces obviates the need for indoor bicycle parking. The provision of showers and changing areas for bicycle commuters is added as a requirement, rather than a consideration, under TDM Measure 7.3.3.

TDM Measure 7.3.2 (formerly 8.3.5) has been modified to change "monthly" to "periodic", to better reflect the frequency of newsletter communications.

Lastly, TDM Measure 8.3.9 (Samaritan Health Services and The Corvallis Clinic will investigate other services such as Dial-A-Bus to offer shuttle services on an expanded basis or ride share type programs with guaranteed round trip transportation if a designated ride is unavailable) has also been removed completely. Samaritan Health Services has investigated other services such as Dial-A-Bus with respect to the possibility of offering shuttle services on an expanded basis or ride share type programs with guaranteed round trip transportation if a designated ride is unavailable. Due to the specific program nature of Dial-A-Bus and the non-profit status of SHS, such a program has been determined to not be feasible.

The Hospital Parking Structure has been revised from 659 spaces to 362 spaces as a result in the net decrease in proposed building construction in Area "A" of the CMP. The revised quantity reflects the maximum amount allowed under LDC Chapter 4.1 for the projects included in Phase 1 and Phase 2 of the CMP, when combined with all other existing and proposed parking spaces on the GSRMC campus.

11. Approval Criterion

11. Utility infrastructure;

LDC 4.0.70 – PUBLIC UTILITY REQUIREMENTS (OR INSTALLATIONS)

a. All development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights.

b. Where necessary to serve property as specified in "a" above, required public utility installations shall be constructed concurrently with development.

Response: The applicant will be responsible for constructing the public facilities for the project.

c. Off-site public utility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrently with development.

Response: Not applicable. No off-site public utility extensions are necessary to serve the development site.

d. To provide for orderly development of adjacent properties, public utilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

e. All required public utility installations shall conform to the City's adopted facilities master plans.

Response: The proposal is intended to be in compliance with the above standards.

f. Private on-site sanitary sewer and storm drainage facilities may be allowed, <…>

Response: No private on-site sanitary sewer treatment facilities are proposed. Private storm drainage facilities will be maintained by the applicant in accordance with LDC standards.

g. Natural Hazards, Minimum Assured Development Area (MADA) and Natural Resources shall be addressed in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, and Chapter 4.13 – Riparian Corridor and Wetland Provisions.

Response: Natural Hazards and Natural Resources are addressed in Section 5 of this application.

LDC 4.0.90 – FRANCHISE UTILITY INSTALLATIONS

d. Where a Land Division is not proposed, the site shall be provided with Franchise Utilities prior to occupancy of structures as required by this Section and in accordance with the provisions of Section 2.4.40.12 of Chapter 2.4 – Subdivisions and Major Replats

e. All Franchise Utility distribution facilities installed to serve new development shall be placed underground <…>

Response: All new private franchise utility facilities will be placed underground.

LDC 4.0.130 – STORM WATER MANAGEMENT MEASURES

a. To reduce the risk of causing downstream properties to become flooded and to help maintain or restore the Properly Functioning Conditions of receiving waters, new development, expansions to existing development, or redevelopment shall be required to provide storm water detention and retention in accordance with "b" of this Section.

b. When Detention and/or Retention are Required – See also Section 4.2.50.04 of Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting.

1. New development projects that create impervious surfaces in excess of 25,000 sq. ft. are required to implement storm water detention and/or retention measures as specified in the Corvallis Design Criteria Manual. Impervious surfaces include such elements as roads, driveways, parking lots, walks, patios, and roofs, etc. Detention facilities shall be designed to maximize storm water infiltration. Detention or retention facilities shall be located outside the 10-year Floodplain or the riparian easement area, whichever is greater. The riparian easement area is identified in Section 4.13.70 of Chapter 4.13 – Riparian Corridor and Wetland Provisions, and this standard shall apply regardless of whether or not an easement has been granted.

2. Expansion and Redevelopment –

a) Development projects that create new or redeveloped impervious area totaling at least 10,000 sq. ft. and resulting in at least 25,000 sq. ft. of post-development impervious area are required to implement storm water detention and/or retention measures for the new and redeveloped impervious area as specified in the Corvallis Design Criteria Manual. Redeveloped impervious area consists of roof area and replaced impervious area, minus a reduction in overall impervious area, associated with substantial improvement or replacement of structures.

b) Detention facilities shall be designed to maximize storm water infiltration. Detention or retention facilities shall be located outside the 10-year Floodplain or the riparian easement area, whichever is greater. The riparian easement area is identified in Section 4.13.70 and this standard shall apply regardless of whether or not an easement has been granted.

c) Pre-developed runoff conditions for redeveloped impervious area shall assume a runoff pattern based on good condition grass and the corresponding native hydrologic soil group for the site. Detention shall not be required beyond the point at which gravity flow to the existing abutting storm drainage system cannot be feasibly maintained, as determined during development plan review.

3. Exemptions to Storm Water Detention Requirements –

a) Properties east of the Marys River and south of Highway 20/34 are exempt from detention requirements because of their proximity to the Marys River and the need for quick dispersion of storm water.

b) Properties subject to Section 4.0.130.b.2, above, may subtract the square footage of underground parking or of each level of structured parking from the square footage subject to detention requirements.

c. Use of water quality facilities south of Goodnight Avenue shall be constructed in accordance with the requirements of the South Corvallis Drainage Master Plan.

d. Use of infiltration systems is allowed consistent with the Corvallis Design Criteria Manual.

Response: Storm water detention as discussed in Section 5 will be provided in accordance with this criteria and where shown on Attachments "I-1" through "I-2". The areas indicated on these attachments for new detention systems are sized based upon current standards and criteria to represent the areas which would be disturbed by the installation of these systems. Where grade and off-site discharge facilities dictate, storm water quality manholes will be used in lieu of surface facilities.

<u>12. Approval Criterion</u>

12. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

Response: Corvallis is currently in compliance with State and Federal air and water quality standards. It is anticipated that air pollution and water quality impacts resulting from this development will be minimal. There are no new or changed uses proposed which would introduce air or water quality impacts of a nature different than what presently exists on the campus. This project will not affect the City's compliance with these standards.

<u>13. Approval Criterion</u>

13. Design equal to or in excess of improvements required by the standards in Chapter 4.10 - Pedestrian Oriented Design Standards; and

Section 3.2.60 - COMPLIANCE WITH CHAPTER 4.10 – PEDESTRIAN ORIENTED DESIGN STANDARDS

The requirements in Chapter 4.10 – Pedestrian Oriented Design Standards shall apply to the following types of development in the RS-12 Zone:

a. All new buildings or structures for which a valid permit application has been submitted after December 31, 2006;

b. Developments subjected to Conditional Development and/or Planned Development approval, as required by a Condition(s) of Approval(s); and

c. Independent or cumulative expansion of a nonresidential structure in existence and in compliance with the Code on December 31, 2006, or constructed after December 31, 2006 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall comply with the pedestrian requirements of Chapter 4.10 – Pedestrian Oriented Design Standards as outlined in Section 4.10.70.01.

Response: Applies; see below.

Section 4.10.70 - STANDARDS FOR COMMERCIAL, INDUSTRIAL, AND CIVIC DEVELOPMENT

4.10.70.01 - Applicability

a. All new commercial, industrial, and civic building types and associated features, such as parking lots, within all zones that refer to Section 4.10.70 shall comply with Sections 4.10.70.02 through 4.10.70.05.

Response: The Electrical Infrastructure Building, the Ambulatory Services Building, Parking Lots Number 1 and Number 2, Hospital West Tower Addition, and MOB #1 have all been completed. It is assumed that all other existing non-conforming structures and improvements are to remain as they are, without the necessity of bringing them into compliance with current LDC standards, and that the requirements listed below apply only to the new additions to buildings and to new improvements. Therefore, the only projects to which these standards apply are the Mechanical Infrastructure Building, Cancer Center Annex, Parking Lots #3 and #4, the Pastega House Addition, and the Asbury Parking Structure.

b. Independent or cumulative expansions of a commercial, industrial, or civic structure in existence and in compliance with this Code on [DATE], or constructed after [DATE], pursuant to a valid Conceptual or Detailed Development Plan approved on or before [DATE], shall not be required to comply with this section provided that:

1. The expansion adds floor area of 500 sq. ft. or less; or

2. **The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.**

Response: *This standard is applicable to the Mental Health Building Infill, as the expansion adds 800 sq. ft., which is 14.9% of the total gross building area of 5,352 sq. ft.*

c. **Independent or cumulative expansions of a commercial, industrial, or civic structure in existence and in compliance with this Code on [DATE], or constructed after [DATE], pursuant to a valid Conceptual or Detailed Development Plan approved on or before [DATE], shall comply with the requirements of Sections 4.10.70.02 through 4.10.70.05, subject to the provisions in "d," below, that allow choices among some standards, provided that:**

1. **The expansion adds floor area of more than 3,000 sq. ft; or**

2. **The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.**

Response: *Projects to which this standard is applicable include expansions to the following: the Major Surgery (Eastside Hospital) Addition, Pastega House Addition (including Parking Lot #3), and the Asbury Building. It is assumed that all existing non-conforming structures and improvements are to remain as they are, without the necessity of bringing them into compliance with current LDC standards, and that the requirements listed below apply only to the new additions to buildings and to new improvements.*

d. **Pedestrian oriented design requirements for commercial, industrial, or civic structure expansions identified in Section 4.10.70.01.c, above, are as follows:**

1. **Applicants shall choose at least four standards from Sections 4.10.70.02 – Building Orientation and 4.10.70.03 – Pedestrian Circulation Standards, with a minimum of one standard from each. This criterion does not apply if the expansion/enlargement is an upper story only. If the expansion/enlargement is for space not open to customers or the public, applicants must choose only one standard from Section 4.10.70.02 and two standards from Section 4.10.70.03.**

Response: *The projects to which this standard is applicable that are in compliance with this requirement include expansions to the Pastega House Addition. As the Asbury Building and the Major Surgery (Eastside Hospital) Addition are expansions to upper floors only, this second aspect of this criterion applies.*

The Pastega House Addition is in compliance with the following standards from Section 4.10.70.02: Street Frontage Setback (total of one). The Pastega House is in compliance with the following standards from Section 4.10.70.03: Continuous Internal Sidewalks, Separation/Distinction from Driving Surfaces, Sidewalk Surface

Treatment, Crossings, (total of four). The total number of standards complied with from the two sections is therefore five, which meets the requirement.

The Asbury Building is in compliance with the following standards from Section 4.10.70.02: Street Frontage Setback (total of one). The Asbury Building is in compliance with the following standards from Section 4.10.70.03: Continuous Internal Sidewalks, Separation/Distinction from Driving Surfaces, Sidewalk Surface Treatment, Crossings, (total of four). The total number of standards complied with from the two sections is therefore five, which meets the requirement.

The Major Surgery (Eastside Hospital) Addition is in compliance with the following standards from Section 4.10.70.02: Street Frontage Setback (total of one). The Major Surgery (Eastside Hospital) Addition is in compliance with the following standards from Section 4.10.70.03: Continuous Internal Sidewalks, Separation/Distinction from Driving Surfaces, Sidewalk Surface Treatment, Crossings, (total of four). The total number of standards complied with from the two sections is therefore five, which meets the requirement.

Detailed discussion of how the above projects comply can be found under the referenced section below. Please refer to Table 2.1, attached hereto, and CMP Figures 8-1 through 8-3 for more information.

2. **New parking shall comply with the Vehicle Circulation and Design Standards in Sections 4.10.70.04.a.2, 4.10.70.04.b through 4.10.70.d. For new drive-throughs, 4.10.70.04.e shall apply. Site improvements and expansions shall comply with the grading requirements of Section 4.10.70.02.f.**

Response: *Surface Parking Lot #3, which has area associated with the Pastega House, and the Asbury Parking Structure, which is associated with the Asbury Building are in compliance with this requirement. Detailed discussion of how the above projects comply can be found under the referenced section below. The intersection of Highway 99W and the realigned Elks Drive and/or Parking Lot #3 will be located so that the distance between them is at least 30'. No other new parking is proposed for any of the other building expansions under the updated plan. Surface Parking Lots #1 and #2 are already completed.*

3. **Applicants shall choose the option in Section 4.10.70.05.b.6.a or the option in Section 4.10.70.05.b.6.b and, if in the Neighborhood Center (NC) Zone, applicants shall also comply with Section 4.10.70.05.b.6.c.**

Response: *The Major Surgery (Eastside Hospital) Addition, and the Asbury Building will all be in compliance with Section 4.10.70.05.b.6.b, as each façade on stories above ground floor that faces a street or other area accessible to the public are to include at least 20 percent window coverage. Compliance with this requirement is detailed in the Architectural Building Design Standards. Please refer to Section 6 and Table 2.1 of this document for more information.*

The Pastega House will be in compliance with Section 4.10.70.05.b.6.a as the requisite quantity of ground floor windows are to be provided. Compliance with this requirement is detailed in the Architectural Building Design Standards. Please refer to Section 6 and Table 2.1 of this document for more information.

4. **Applicants shall choose at least two of the five standards from Section 4.10.70.05.b.7.a through 4.10.70.05.b.7.e. If the expansion/enlargement is for space not open to customers or to the public, applicants must choose only one standard from Section 4.10.70.05.b.7.a through 4.10.70.05.b.7.e.**

Response: *The Major Surgery (Eastside Hospital) Addition in compliance with the following standards from Section 4.10.70.05b.7a-e: Entrances and Top Treatments. The total number of standards complied with from this section is two, which meets the requirement.*

Pastega House Addition is in compliance with the following standards from Section 4.10.70.05b.7a-e: Building Walls, Maximum Wall Segments, Base Treatments, and Top Treatments. The total number of standards complied with from this section is four, which meets the requirement.

The Asbury Building is in compliance with the following standards from Section 4.10.70.05b.7a-e: Maximum Wall Segments and Entrance. The total number of standards complied with from this section is two, which meets the requirement.

Compliance with this requirement is detailed in the Architectural Building Design Standards. Please refer to Section 5 of the CMPA and Table 2.1 of this Narrative for more information.

e. The required standards applicable to expansions shall be applied either to the portion of the building being expanded, or in equal proportion to portions of the original building not in compliance with respect to the standard. For example, where windows may be required, but the security of a proposed storage room is needed, the applicant may install windows on other portions of the building not in compliance with the window provisions to satisfy the requirements.

Response: *The projects to which this standard is applicable are intended to be in compliance with this requirement.*

f. Expansions proposed for sites containing existing parking lots not in compliance with the parking lot design standards in this Chapter and in Chapter 4.1 – Parking, Loading, and Access Requirements, and containing parking spaces in excess of the minimum required for the existing development on the site, shall first use the excess parking spaces to satisfy the parking requirements of the expansion, and shall modify those portions of the parking lot(s) associated with the proposed expansion in accordance with the design standards in this Chapter and in Chapter 4.1. The modifications shall comply with the parking lot design

standards to the maximum extent that they can be accommodated by the existing site development.

Response: *All projects are intended to be in compliance with this requirement. Please see Section 5.2 – Landscape Standards and Section 6 – Parking for a more detailed discussion of how compliance will be met.*

4.10.70.02 - Building Orientation

All buildings shall be oriented, as outlined in this Section, to existing or proposed public or private streets. See Chapter 4.0 - Improvements Required with Development for public and private street standards. Buildings on corner parcels shall be oriented to both streets bordering the property. Private streets used to meet this standard must include the elements in Chapter 4.0.

a. Street Frontage Setback - At least 50 percent of the building's linear frontage is located within the maximum setback established for the zone for structures that have street frontage, as shown below in Figure 4.10-18 - Percent of Building Frontage Within Maximum Setback Area. An exception to this requirement pertains to provisions elsewhere in this Chapter for development in the Neighborhood Center (NC) Zone. Expansion of a structure existing prior to December 31, 2006, and in conformance with the Code on that date is deemed to meet this criterion, provided the area of expansion is between the street and the existing building frontage.

Response: *Table 5.1 of the CMP establishes no maximum setback requirement. All projects are in compliance with this requirement.*

b. Entrances - All building sides that face an adjacent public or private street include at least one customer entrance. When the site is adjacent to more than one street, corner entrances at an angle of up to 45 degrees, from the larger of the two adjacent streets, may be substituted for separate entrances on adjacent streets. If the building does not have frontage along an adjacent street, direct pedestrian access to the street may be achieved by a sidewalk or courtyard connecting to a street no farther than 100 ft. from the building's pedestrian entrance. Examples of these requirements are shown below in Figure 4.10-19 - Site Development Element Locations. Buildings of less than 3,000 sq. ft. fronting on only one street may provide the customer entrance on the side of the building in lieu of the front, if a sidewalk or courtyard provides a direct pedestrian connection of less than 50 ft. between the entrance and the street.

Response: *The Mechanical Infrastructure Building is not open to the public, so no customer entrance is proposed. Therefore this standard does not apply to this building. The Cancer Center Annex is in compliance with this Standard as it will be constructed with a customer entrance facing NW Elks Drive.*

With respect to the new GSH Parking Structure and the Asbury Parking Structure, this LDC requirement is in contradiction with other sections of Chapter 4.10, such as 4.10.70.02.c. The parking structures by Code requirement are not to be placed oriented to the street, as they are to be located behind the primary structures which they serve. As such, this standard does not apply to parking structures.

Neither the expansion to the Pastega House, nor the expansion to the Asbury Building are using this option to fulfill the menu requirement of LDC 4.10.70.d.1, as noted above.

c. Parking and Vehicle Circulation - Off-street parking or vehicular circulation shall not be placed between buildings and streets used to comply with this standard, as shown above in Figure 4.10-19 - Site Development Element Locations. Where allowed by the underlying zone, outdoor vehicle display lots for sale of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, motor homes, and boats may be located adjacent to streets. The parking lot perimeter landscaping requirements of Section 4.2.40 of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting shall be met.

Response: *The Mechanical Infrastructure Building is in compliance with this requirement. No off-street parking or vehicular circulation is proposed between it and NW Samaritan Drive to the northwest.*

The Cancer Center Annex is in compliance with this requirement. No off-street parking or vehicular circulation is proposed between it and NW Elks Drive to the south.

With respect to the new GSH Parking Structure and the Asbury Parking Structure, this standard does not apply as they are to provide parking to other structures.

Neither the expansion to the Pastega House, nor the expansion to the Asbury Building are using this option to fulfill the menu requirement of LDC 4.10.70.d.1, as noted above.

f. Grading (Cuts and Fills) - Structures and on-site improvements shall be designed to fit the natural contours of the site and be consistent with the Natural Hazards and Natural Resource Provisions of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions.

Response: *The CMP proposes to waive all maximum cut/fill standards and thus this standard is not applicable to any projects.*

The variance request for this waiver is addressed in greater detail under Review Criterion #14 of this Narrative.

4.10.70.03 - Pedestrian Circulation Standards

a. Requirements for New Development and Options for Expansions of a Commercial, Industrial, or Civic Structure, Consistent with Section 4.10.70.01.c -

1. Continuous Internal Sidewalks and Multi-use Paths - A continuous internal sidewalk, including associated necessary sidewalk crossings, no less than five ft. wide, shall be provided from public sidewalks or rights-of-way to all customer entrances, and between customer entrances of all buildings, as shown in Figure 4.10-19 - Site Development Element Locations. Sidewalks shall be direct and convenient and form a network of walking routes. Internal multi-use paths shall be no less than 12 ft. wide.

Response: *As the Mechanical Infrastructure Building is not a habitable space, no customer entrance is to be provided; therefore this standard does not apply. All other projects will be in compliance with this requirement. Compliance with this requirement is discussed in CMP Section 5.13.2 and demonstrated on CMP Figures 8-1 through 8-3.*

2. Sidewalks along Building Walls - Sidewalks no less than five ft. wide shall be provided along the full length of building walls featuring a customer entrance and along any wall parallel to and abutting parking areas larger than eight parking spaces, except in situations where the sidewalk would not provide connectivity between an entrance and parking area. Where sidewalks are adjacent to buildings, except along Shopping Streets, a five-ft.-wide foundation landscape strip and/or weather protection with planters shall be provided. These elements are noted in Figure 4.10-19 - Site Development Element Locations.

Response: *As the Mechanical Infrastructure Building is not a habitable space, no customer entrance is to be provided; therefore this standard does not apply. The Hospital Parking Structure, Cancer Center Annex, and Asbury Parking Structure are in compliance with this requirement. Compliance with this requirement is discussed in CMP Section 5.13.2 and demonstrated on CMP Figures 8-1 through 8-3. The Pastega House Addition and Asbury Building are not required to be in compliance with this standard, as it is not used to satisfy the requirement of four standards from Sections 4.10.70.02 and 4.10.70.03.*

3. **Separation and Distinction from Driving Surfaces - Where any internal sidewalk is parallel to and abuts a vehicular circulation or parking area, the sidewalk shall be raised and separated from the vehicular circulation or parking area by a raised curb at least six in. in height. In addition to this requirement, a landscaping strip at least five ft. wide, or wheel stops with landscaping strips at least four ft. wide, are strongly encouraged to enhance the separation of vehicular from pedestrian facilities.**

Response: *All projects will be in compliance with this requirement. Compliance with this standard is discussed in CMP Section 5.13.2.*

4. **Sidewalk and Multi-use Path Surface Treatment - Public internal sidewalks shall be concrete and shall be at least five ft. wide. Private internal sidewalks shall be concrete or masonry pavers, and shall be at least five ft. wide. Public multi-use paths, such as paths for bicycles, pedestrians, and emergency vehicles, shall be concrete, and shall be at least 12 ft. wide. Private multi-use paths shall be of the same materials as private sidewalks, or asphalt, and shall be at least 12 ft. wide. All materials used for public sidewalks and multi-use paths shall meet City Engineering standards.**

Response: *All sidewalks and multi-use paths are proposed to be constructed of concrete, at widths of at least 5′ and 12′ respectively.*

5. **Crossings - Where any internal sidewalk crosses an internal street, driveway, or parking aisle, the sidewalk shall be clearly marked with contrasting paving materials. Additional use of other measures to clearly mark a crossing, such as an elevation change, speed humps, or striping, is encouraged.**

Response: *All sidewalk crossings are proposed to be marked with contrasting paving materials.*

6. **Connection to Adjacent Properties or Streets - In addition to the sidewalk connections required by the block development standards in Chapter 4.0 - Improvements Required with Development, sidewalk connections shall be provided between internal sidewalk networks and all adjacent planned streets, sidewalks, and multi-use paths. Multi-use paths shall be connected with adjacent multi-use paths, sidewalks, and/or bike lanes. Where appropriate, such connections shall also be provided to adjacent residential properties.**

Response: *All projects will be in compliance with this requirement. Compliance with this requirement is discussed in CMP Section 5.13.2 and demonstrated on CMP Figures 8-1 through 8-3.*

7. **Planting Strips - For lots abutting existing street sidewalks, sidewalks shall be reconstructed with a planting strip consistent with the requirements in Chapter 4.0 - Improvements Required with Development.**

Response: *All applicable sidewalks will be in compliance with this requirement. Compliance with this requirement is discussed in CMP Section 5.13.2 and demonstrated on CMP Figures 8-1 through 8-3.*

b. **Additional Requirement for New Development and Additional List of Options for Expansions of a Commercial, Industrial, or Civic Structure, Consistent with Section 4.10.70.01.d.1 - New development shall comply with one of the following five options. Expansions in accordance with Section 4.10.70.01.c shall add this list of choices to those presented in Section 4.10.70.03.a to obtain a larger list of options to comply with the requirements of Section 4.10.70.01.d.1.**

Options:

4. **Driveway Consolidation - Removal of at least one driveway through outright removal or access consolidation, such that the net number of driveways for the site is at least one less than prior existing conditions for the site.**

Response: *This option is not available for consideration.*

5. **Landscape Buffer - Construction or expansion of a landscape buffer between the back of a sidewalk and existing vehicle parking or circulation areas. The constructed or expanded landscape buffer shall, when completed, be a minimum of 20 ft. wide.**

Response: *This option is not available for consideration.*

6. **Reduced Parking - Establishment of an agreement that shares parking between the subject site and an abutting site and results in a reduction of total parking spaces for the subject site to 90 percent or less of the required minimum. Such shared parking agreements may be used, provided the applicant demonstrates an adequate supply of parking for each use. Identification of surplus parking during peak periods, or surplus capacity provided due to off-peak use, are methods of demonstrating this adequacy.**

Response: *This option is not available for consideration.*

7. **Covered Walkways - Installation of weather protection resulting in covered pedestrian walkways between and around all buildings and between the primary building and adjacent public pedestrian facilities.**

Response: *This option will be utilized in each permit application. The Mechanical Infrastructure Building, Cancer Center Annex, Asbury Parking Structure and the Hospital Parking*

Structure will be built with covered walkways per the Architectural Building Design Standards outlined in Section 5. The existing Pastega House structure and Asbury Building have covered walkways in place at their entrances, so the expansion of the buildings will be in compliance with this requirement.

8. Notarized Letter - Where development is proposed on property adjacent to existing five-lane arterial streets or highways, recording a signed and notarized letter with the Benton County Clerk from the owner of the development site agreeing not to oppose construction of a future median or pedestrian refuge.

Response: This option is not available for consideration.

4.10.70.04 - Vehicle Circulation and Design Standards

a. Parking Lots -

1. Parking lots shall be placed to the rear of buildings in accordance with Section 4.10.70.02. Administrative exceptions to this standard are allowed based on the following provisions. To the extent that required parking cannot be located to the rear of the building due to other requirements of this Code or unusual site constraints, both of which are defined in the following paragraph, the amount of parking and vehicle circulation that cannot be accommodated to the rear of the building may be provided only to the side of the building.

Response: The Mechanical Infrastructure Building is in compliance with this standard, as the parking lot associated with it is located to the rear, as referenced to NW Samaritan Drive to the northwest. The Cancer Center Annex will have Parking Lot #4 placed to the side of it, as oriented towards NW Elks Drive to the south, in accordance with Section "2" below. The Hospital Parking Structure and Asbury Parking Structure do not have parking lots associated with them, for obvious reasons; this standard does not apply.

2. Other requirements of this Code may include, but are not necessarily limited to, significant Natural Resource and Natural Hazard provisions in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions. Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions; and Chapter 4.1 - Parking, Loading, and Access Requirements. Unusual site constraints may include parcels fronting more than two streets, irregular lot configuration, weak foundation soils, or other physical site factors that constrain development when considered with Building Code requirements.

Response: This standard applies to the Cancer Center Annex, as unusual site constraints in the form of steep slopes and the existing development pattern prevent the placement of parking at the rear of the building, as oriented towards NW Elks Drive.

d. Corner Parcels - Parking areas shall not be located within 30 ft. of a roadway intersection, as measured from the center of the curb radius to the edge of the parking area's curb or wheel stop.

Response: No new parking area is proposed to be located within 30' of a roadway intersection. The intersection of Highway 99W and the realigned Elks Drive and/or Parking Lot #3 will be located so that the distance between them is at least 30'.

e. Parking Lot Access - Commercial driveway approaches shall be used to access parking lots from public streets. Parking lot approaches shall be located no closer than 50 ft. from local street intersections, as measured from the intersection of two rights-of-way lines. Approaches on collector and arterial streets shall comply with parking lot approach standards provided in Chapter 4.1 - Parking, Loading, and Access Requirements.

Response: All new parking lots will be accessed via commercial driveway approaches, with no new approach being located closer than 50' from any street intersection.

4.10.70.05 - Standards and Menus for Pedestrian Features and Design Variety

a. Pedestrian Amenities Standards.

1. Weather Protection - Where new commercial and civic development is constructed immediately adjacent to (abutting) street sidewalks or pedestrian plazas, a minimum six-ft.-wide, weather-protected area, protected by such elements as awnings or canopies, shall be provided and maintained along at least 60 percent of any building wall immediately adjacent to the sidewalks and/or pedestrian plazas. An additional requirement shall include a minimum eight-ft. vertical clearance between the sidewalk and the lowest portion of the weather protection. This vertical clearance shall be nine ft. for balconies. These requirements are shown below in Figure 4.10-22 - Weather Protection.

Response: This standard is not applicable to any new building.

2. Pedestrian Amenity Requirements - All new development and substantial improvements shall provide pedestrian amenities as defined by this Section. The number of pedestrian amenities provided shall comply with the following sliding scale:

Size of Structure or Substantial Improvement	Number of Amenities
< 5,000 sq. ft.	1
5,001 - 10,000 sq. ft.	2
10,001 - 50,000 sq. ft.	3
> 50,000 sq. ft.	4

Response: *The Cancer Center Annex, Hospital Parking Structure and the Asbury Parking Structure are to be in compliance with this standard and a variance is being requested. All three buildings will be provided with 3 amenities each. Please refer to Tables 2.1, attached hereto, and Section 5 of the CMP document for more information.*

The Mechanical Infrastructure Building will not be in compliance with this requirement, and a variance is being requested. It is non-habitable space that is neither open to the public, nor is equipped with any public entrances. Furthermore, its location to the rear of the GSH, out of view from the public, indicate that it will not be a pedestrian destination, and will only be accessed by employees for purpose of service and repair work.

3. Acceptable Pedestrian Amenities - Acceptable pedestrian amenities include the items listed below, some of which are shown in Figure 4.10-23 - Pedestrian Amenities:

a) Sidewalks with ornamental treatments, such as brick pavers, or sidewalks 50 percent wider than required by this Code;

b) Sidewalk planters with benches and public outdoor seating;.

c) Significant public art, such as sculpture, fountain, clock, mural, etc.;

d) Mini parks or plazas that provide a minimum usable area of 300 sq. ft.); and

e) Street trees of a caliper 50 percent wider than required by this Code. This approach may include preservation of healthy mature trees adjacent to the street sidewalk.

Response: *The Cancer Center Annex, Hospital Parking Structure and the Asbury Parking Structure are to be in compliance with this standard. The type of pedestrian amenities will be provided as required per this Standard. Please refer to Tables 2.1 and Section 5 of this document for more information.*

4. Accessibility of Pedestrian Amenities - Pedestrian amenities shall be visible and accessible to the general public from an improved street. Access to mini parks, plazas, and sidewalks shall be provided via a public right-of-way or a public access easement.

Response: *The Cancer Center Annex, Hospital Parking Structure and the Asbury Parking Structure are to be in compliance with this standard. Access will be provided via either public right-of-way or a public access easement, to be determined upon final design of the projects. Please refer to Tables 2.1, attached hereto, and Section 5 of the CMP document for more information.*

b. Design Standards and Design Variety Menus

1. Encroachments - Special architectural features, such as bay windows, decorative roofs, and entry features may, with City Council approval, project up to three ft. into public rights-of-way, provided that they are not less than nine ft. above the sidewalk. Trellises, canopies and fabric awnings may project 6.5 ft. into setbacks and public rights-of-way, provided that they are not less than eight ft. above the sidewalk. No such improvements shall encroach into alley rights-of-way.

Response: Not applicable.

2. Loading/Service Facilities - Loading and service areas such as trash enclosures shall be located to minimize conflicts with public pedestrian areas; screened in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting; designed to provide convenient access for trucks; and designed to minimize noise and other impacts with adjoining uses. Service areas shall be located to the back or sides of buildings, or in alleys where available. Loading dock doors are encouraged to be placed in recessed areas or between buildings to minimize impacts to the pedestrian and human-scale aspects of the development.

Response: All loading and service areas for existing structures that are to be expanded are existing and therefore this standard is not applicable. The new structures will not have loading areas; the hospital parking structures will not have any trash enclosures or other type of service area at all. All service areas such as trash enclosures will be constructed so as to be in compliance with this standard. Please see Section 6.1.a for a discussion of existing loading facilities for the campus.

3. Roof-mounted Equipment - Roof-mounted equipment, such as heating, ventilation, and air conditioning equipment, shall be screened. Screening features shall be at least equal in height to the equipment, compatible with rooflines, and constructed of materials used in the building's exterior construction. Screening features include such elements as a parapet, wall, or other sight-blocking feature, etc. The roof-mounted equipment shall be painted to match the roof.

Response: The new parking structures and the Mechanical Infrastructure Building will not have roof-mounted equipment, so this standard does not apply to those new buildings.

4. Sign Standards

a) Pole-mounted, freestanding signs are prohibited in Neighborhood Center (NC) Zones.

Response: Not applicable.

b) Blade signs placed under awnings are allowed along Shopping Streets.

Response: *Not applicable.*

c) Remaining sign provisions are in accordance with Chapter 4.7 – Sign Regulations.

Response: *See Review Criterion #7 for a discussion of how compliance with this Standard is to be met.*

5. Lighting Standards – Lighting shall be provided consistent with the lighting provisions in Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting.

Response: *All projects are intended to be in compliance with this requirement as discussed in under Review Criterion #6 of this Narrative.*

6. Windows - The provisions in this Section shall apply to placement and type of windows. Figure 4.10-24 - Windows and Glass Doors on Street-facing Facades is provided for context.

a) Ground Floor Windows and Doors - Except for the Neighborhood Center (NC) Zone, which is addressed in "c," below, a minimum of 60 percent of the length and 25 percent of the first 12 ft. in height from the adjacent grade of any street-facing facade shall contain windows and/or glass doors. An exception may be granted if the expansion/enlargement is for space neither adjacent to a street nor open to customers or the public. Additional requirements for windows shall include the following:

Response: *The Pastega House Expansion will be in compliance with this requirement.*

The Cancer Center Annex, the Asbury Building, and the Major Surgery (Eastside Hospital) Addition will not be in compliance with this standard; however, they are not required to be, as they are in compliance with 4.10.70.05.6(b), which is sufficient to satisfy 4.10.70.01.d3.

The Hospital Parking Structure and the Asbury Parking Structure will not be in compliance with this standard; a variance is therefore being requested. As parking structures, their purpose is for people to park their cars and then walk to other facilities. There is no intent for people to linger around the buildings, and no work spaces inside into which pedestrians may view. As no ground floors are to be provided, subsections (1) and (2) below are not applicable to the parking structures.

The Mechanical Infrastructure Building is not in compliance with this requirement, and a variance is being requested. This building will serve only to house mechanical

equipment that will support hospital infrastructure; it is to be constructed without windows. It is neither open to the public nor visible from the public right-of-way.

1) **Ground floor windows shall be framed by bulkheads, piers, and sills such as are used in a recessed window, where applicable. Ground floor windows shall also have a Top Treatment such as a hood, awning, or a storefront cornice separating the ground floor from the second story. Alternatively, all ground floor windows shall provide a minimum three-in.-wide trim or recession. The Base Treatment standards under Section 4.10.70.05.b.7.d, below, and the Top Treatment standards under Section 4.10.70.05.b.7.e, below, shall be used as a guide for providing bulkheads and cornices that meet this standard.**

Response: *The Pastega Building will be in compliance with this requirement. Compliance with this requirement is detailed in the Architectural Building Design Standards. Please refer to Table 2.1, attached hereto, and Section 5 of the CMP document for more information.*

2) **Window Type - Ground floor windows used to comply with "a," above, shall meet all of the following standards:**

   a. **Opacity of greater than 60 percent prohibited for any required**

   b. **Ground floor windows shall allow views from adjacent sidewalks into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of windows shall be no more than four ft. above the adjacent exterior grade.**

Response: *The Pastega Building, will not be in compliance with this standard and a variance is being requested. The purpose of these buildings is to provide lodging for family members of patients and as such it is more like a Residential Use than a Commercial Use. Privacy for the residents of Pastega House is a key consideration, especially considering the stressful conditions under which they are using its services. Therefore, windows allowing pedestrians to view into the work spaces will not necessarily be provided in all areas, depending on the amount of privacy required for the residents. The compensating benefit is an increase in the quality of care provided by GSRMC to its patients and their families, in the form of increased privacy provided during the families' stays at GSRMC.*

b) **Windows on Commercial Stories above Ground Floor - Each facade on commercial stories above the ground floor and that faces**

a street or other area accessible to the public shall include at least 20 percent window coverage.

Response: *The following projects are intended to be in compliance with this requirement to the greatest extent practicable: Cancer Center Annex, Major Surgery (Eastside Hospital) Addition, and Asbury Building. Compliance with this requirement is detailed in the Architectural Building Design Standards. Please refer to Table 2.1, attached hereto, and Section 5 of the CMP document for more information.*

The Hospital Parking Structure and the Asbury Parking Structure will not be in compliance with this standard; a variance is therefore being requested. As parking structures, their purpose is for people to park their cars and then walk to other facilities. Windows on upper stories would serve no purpose as the buildings are not to be occupied at any time.

The Pastega House Expansion and Mechanical Infrastructure Building do not have upper stories; therefore this standard is not applicable to them.

7. **Design Variety Menu - Each structure shall incorporate a minimum of three of the following five building design features. The applicant shall indicate proposed options on plans submitted for building permits. While not all of the design features are required, the inclusion of as many as possible is strongly encouraged.**

   a) **Building Walls - Building walls in excess of 30 ft. in length shall not exceed a height/width ratio of 1:3 without a change in height of at least four ft., as addressed below in Figures 4.10-25A through C - Building Walls.**

   b) **Maximum Wall Segments - All building wall segments on all sides of buildings visible from public areas or adjacent uses shall be a maximum of 30 ft. in length. Building wall segments shall be distinguished by architectural features including at least one of the following: columns, reveals, ribs or pilasters, piers, recesses, or extensions. The segment length may be increased to a maximum of 60 ft. if the segment contains integral planters, public art, or permanent seating such as a seating wall, that conform to the accessibility standards in Section 4.10.70.05.a.4.**

   c) **Entrances - Primary building entrances shall be clearly defined by recess or projection, and shall be framed by a sheltering element such as an awning, overhang, arcade, or portico.**

   d) **Base Treatments - A recognizable Base Treatment consisting of at least one of the following:**

      1) **Thicker walls, such as a bulkhead, ledges, or sills as viewed from the exterior of the building;**

2) **Integrally textured materials such as stone, stucco, or other masonry;**

3) **Integrally colored and patterned materials such as smooth-finished stone or tile;**

4) **Lighter or darker colored materials, Mullions, or panels;**

5) **Detailing such as scoring, ribbing, moldings, or ornamentation; or**

6) **Planters integral to the building**

e) **Top Treatments - A recognizable Top Treatment consisting of at least one of the following:**

1) **Cornice treatments, other than colored stripes or bands that are integral to the building design. Materials such as stone, masonry, brick, wood, galvanized and painted metal, or other colored materials shall be used;**

2) **Sloping roof (4:12 or greater) with overhangs. Overhangs may be boxed with moldings such as Modillions, Dentils, or other moldings, as applicable; or contain brackets; or**

3) **Stepped parapets.**

Response: *The Hospital Parking Structure and the Hospital Infrastructure Support Building are not in compliance with the above standard; a variance is being requested. Neither building involves any habitable space or is visible from the public right-of-way. The purpose of the Hospital Parking Structure is for people to park their cars and then walk to other facilities. There is no intent for people to linger around the building. The Hospital Infrastructure Building is not open to the public; the only time it will be accessed will be by a small number of employees on an infrequent basis, for the purpose of routine maintenance and service for the mechanical equipment housed therein. (Note: The Hospital Infrastructure Support Building is in compliance with menu option "(b)" above; however compliance with only one menu option does not meet the requirement of meeting a minimum of three; therefore it is not in compliance with the standard.)*

The Asbury Parking Structure is in compliance with the following menu options from the above standard: Base Treatments, Entrances, Top Treatments, for a total of three, which meets the standard. Compliance with this requirement is detailed in the Architectural Building Design Standards. Please refer to Table 2.1, attached hereto, and Section 4 of the CMP document for more information.

14. Approval Criterion

14. Preservation and/or protection of Significant Natural Features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

LDC 4.13.80.01 – Use Limitations and Exceptions Within Locally Protected Wetlands

b. Removal of Vegetation – Removal of vegetation from Locally Protected Wetlands is prohibited, except for the following purposes:

1. Wetland restoration and enhancement programs approved by the Department of State Lands; and

2. Activities outlined in sections 4.13.50.a.2, 4.13.50.a.3, 4.13.50.a.5 through 4.13.50.a.8, and 4.13.50.a.10.

c. Building, Paving, and Grading Activities – Within LPW areas, the placement of structures or impervious surfaces, as well as grading, excavation, and the placement of fill, are prohibited, except as outlined below. Exceptions to the LPW restrictions may be made for the purposes identified in "1" and "2" below, provided they are designed and constructed to minimize adverse impacts to Wetland Functions.

Response: *Planning Area "B" only contains inventoried wetlands and riparian resources; however, this area is protected from private development under the master plan.*

Satinwood Street is expected to be extended to the north through this area some time beyond the horizon of this master plan. There is no development proposed in this plan which would force that street extension.

Planning Area "D" also contains a small section of locally non-significant wetlands. This area of wetlands is protected from encroachment by private development under the Master Plan; however, this wetlands will be affected by the public intersection/highway improvements. For these improvements, State and Federal requirements for filling wetlands will be adhered to.

Hydrology to these areas will be maintained. Storm water discharges from existing improvements will not be altered and any new storm water discharges will be subject to LDC requirements for detention and water quality.

LDC 4.11.30.a – Property within the City Limits as of December 31, 2004 –

1. Existing Lots and Development Sites – Minimum Assured Development Area (MADA) applies only to –

a) Individual lots and individual parcels legally established prior to December 31, 2004; and

b) Development sites composed of one or more legally established lots or parcels aggregated for a specific development permit application.

Response: While the MADA provisions apply to the GSRMC, they are not being used for any projects on the campus, as the protected areas are established and all proposed development is subject to the applicable provisions of LDC Chapter 4.12 as discussed above.

LDC 4.12.60 – STANDARDS FOR DEVELOPMENT ON SITES CONTAINING SIGNIFICANT VEGETATION

The location and extent of development on sites containing Significant Vegetation shall be based on the standards established below. Encroachments into areas of Significant Vegetation may be permitted based on the provisions of Chapter 4.11 – Minimum Assured Development Area and the following:

a. Highly Protected Significant Vegetation (HPSV) Areas – For Properties Containing Areas Designated as Highly Protected Significant Vegetation (HPSV), the following standards shall apply –

1. Development shall be limited to portions of properties outside of the areas designated as HPSV, except to the extent allowed by the Minimum Assured Development Area, as determined through the use of the procedures and criteria established in Chapter 4.11 – Minimum Assured Development Area;

2. Vegetation that is required to be protected shall be preserved and/or enhanced in specific tracts, which shall ensure that a minimum of a 70 percent Mature Tree Canopy Coverage is achieved in the tracts. Exceptions to this requirement shall be granted based on the following:

a) Preserved existing upland prairie areas shall be credited as 100 percent Tree Canopy Coverage; and

b) Preserved Oak savannas, which are identified as ARA type 13 in the Natural Features Inventory, shall be credited at 70 percent Mature Tree Canopy Coverage;

3. **Vegetation that is required to be protected, that has been damaged, destroyed, or cut shall be restored or replaced in specific tracts, such that a minimum of 70 percent Mature Tree Canopy overage <sic> is achieved in the tracts. This mitigation shall be completed consistent with Section 4.12.100-Enforcement and Mitigation Provisions; and**

4. **Portions of the site developed according to the MADA provisions contained in Chapter 4.11 – Minimum Assured Development Area, areas outside of preserved Significant Vegetation tracts shall be planted to achieve 40 percent Mature Tree Canopy Coverage. Street trees and other trees required by Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting may be included in the determination of Tree Canopy Coverage.**

Response: *The site contains two areas of Highly Protected Significant Vegetation (HPSV), one at the northeast corner of the site, and one just east of Samaritan Drive in front of the existing Pastega House.*

The HPSV area located between Samaritan Drive and Pastega House will be in conflict with improvements to the intersection of Elks Drive, 9th St., Hwy 99W, and Samaritan Dr. Development will be allowed to encroach into the HPSV as required to construct the intersection improvements, per LDC 4.12.70, as this intersection has been deemed necessary to maintain a functional system by the City Engineer.

The HPSV area located at the northeast corner of the site will be in conflict with improvements made to Hwy 99W as part of the Elks Dr./9th/99W/Samaritan Intersection upgrade. Again, development will be allowed to encroach into the HPSV as required to construct the wider road, planting strip, and multi-use path per LDC 4.12.70, as these improvements have also been deemed necessary to maintain a functional system by the City Engineer.

As these HPSV areas consist almost entirely of coniferous Douglas Fir trees, eliminating a portion of the stand to accommodate the intersection or highway improvements may result in the remaining stand of trees being at risk during windstorms. At the time of highway improvements, the applicant will consult with a certified arborist and develop a Significant Vegetation Management Plan (SVMP) to address the extent of the encroachment, as well as the structural integrity of the remaining stand. The SVMP will propose solutions that may involve the removal of additional existing Douglas Fir trees, which would be replaced with species that are more suitable for survival in the area allowed. Replacement trees would also serve to provide adequate buffering and screening between the GSRMC campus and the newly widened highway and/or multi-use path.

Tracts for the preservation of the HPSV areas to remain will be established per LDC 4.12.60.a2 prior to the acceptance of the intersection improvements.

e. Partially Protected Significant Vegetation-4 (PPSV-4) Areas – For Properties Containing Areas Designated as Partially Protected Significant Vegetation-4 (PPSV-4), the following standards shall apply –

1. Development may only be located on areas inside the PPSV in cases where a minimum of 25 percent of the site is placed in common open space tracts, or common areas, that contain either the natural vegetative cover or new landscaping such that a 70 percent Mature Tree Canopy Coverage is achieved;

2. Preserved existing upland prairie areas shall be credited as 100 percent Tree Canopy Coverage; and

3. Preserved Oak savannas, which are identified as ARA type 13 in the Natural Features Inventory, shall be credited at 70 percent Mature Tree Canopy Coverage;

4. Portions of the site developed according to the MADA provisions contained in Chapter 4.11 – Minimum Assured Development Area, areas outside of preserved Significant Vegetation tracts shall be planted to achieve 35 percent Mature Tree Canopy Coverage. Street trees and other trees required by Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting may be included in the determination of Tree Canopy Coverage.

Response: *Projects proposed in Area "A" will have some impact on the plantation Douglas Fir grove that is located on the east side of these planning areas adjacent to Samaritan Drive, which is designated as a Partially Protected Significant Vegetation-4 area. It is estimated that at an absolute maximum, 4.12 acres, or 63%, of the 7.4-acre tree grove will be affected. This will result in a minimum of 37% of the PPSV-4 area being preserved as common open area, which meets requirement "1," above.*

Along with the protection of a significant portion of this tree grove, the HPSV tree groves in Planning Area "D" are also protected and enhanced under CMP Section 5 – Development Standards and Section 8 – Implementation Plan. The tree grove in Area "A" is effected by the proposed reconfigured intersection between NW Samaritan Drive and NW Elks Drive, building(s), parking lot, and storm water facility construction all shown on Attachments "C" through "I-2", with the specific impact areas being seen in the underlying aerial photograph. The area indicated to be made available for storm water facility construction is an estimate only; it is anticipated that final design of the facility will indicate that less area is needed. In that event, any additional area of the PPSV-4 vegetation that is not required for the storm water facility will be also be preserved as common open area. For this reason, the 37% indicated in the above paragraph is an absolute minimum number, with the final area of the common open area very likely being somewhat larger.

The development proposed in Area "A" has the most significant impact on the tree grove. The proposed development area, however, is the most logical for future

development as it has small quantities of steep slopes; it is oriented to the existing Elks Drive collector street.

As an offset to the impacts to the tree grove, significant nature preserve enhancements are included in Section 8 - Implementation Plan, some of these enhancements are scheduled to begin well in advance of any significant impact to the tree grove.

LDC 4.13.50 – USE LIMITATIONS AND EXCEPTIONS WITHIN HIGHLY PROTECTED RIPARIAN CORRIDORS AND RIPARIAN-RELATED AREAS

Highly Protected Riparian Corridors are those which have been identified as warranting a high level of protection due to their environmental importance and Natural Resource quality. Riparian-related Areas are defined as Proximate Wetlands, drainage easements and drainage dedications under the City's jurisdiction, and open space tracts that have been created for Riparian Corridor protection purposes. Additionally, 100-year Floodplain area serves an important Riparian Function. This area is mapped on the City's Natural Hazards Map, and is subject to the protections outlined in Chapter 4.5 – Natural Hazard and Hillside Development Provisions.

In addition to the requirements of the underlying zone, the following limitations and exceptions shall apply to activities within Highly Protected Riparian Corridors and Riparian-related Areas, as mapped on the City's Riparian Corridors and Wetlands Map.

a. Removal of Vegetation – Removal of vegetation from Riparian Corridors and Riparian-related Areas is prohibited, except for the following purposes:

1. Stream restoration and enhancement programs;

2. Removal of Non-native, Invasive and/or Noxious Vegetation as defined in Chapter 1.6 – Definitions. If necessary, in conjunction with vegetation removal non-rip-rap erosion control measures shall be utilized;

3. Substitution of local source native plant species for non-native plants. Such local source native plant species shall originate from stock collected from wild plants within 75 miles of planting site;

8. Maintenance and protection of the function of City utilities and transportation facilities located within Riparian Corridors and Wetlands;

9. Allowance of activities under an Oregon Department of Fish and Wildlife-approved restoration plan for improving Riparian Function. As a component of this plan, and as a means of controlling the spread of the weeds throughout the Watershed, livestock may be permitted in areas with identified Non-native, Invasive, and/or Noxious Vegetation; and

10. **Removal of Hazardous Trees – Requests for removal of Hazardous Trees, except in emergency circumstances, shall be reviewed by the City Urban Forester (or another qualified arborist) and approved, conditionally approved, or denied by the Community Development Director. Any trees removed shall be replaced by like native species or alternate approved native species listed on the City of Corvallis Native Plant List.**

b. **Building, Paving, and Grading Activities – The placement of structures or impervious surfaces, as well as grading, excavation, and the placement of fill, are prohibited. Exceptions to the drainageway restrictions may be made for the purposes identified in items 1-7 of this Section, provided they are designed and constructed to minimize adverse impacts to Riparian Corridors and Riparian-related Areas.**

Response: *Planning Area "B" only contains inventoried wetlands and riparian resources; however, this area is protected from private development under the master plan.*

Satinwood Street is expected to be extended to the north through this area some time beyond the horizon of this master plan. There is no development proposed in this plan which would force that street extension.

Hydrology to this area will be maintained. Storm water discharges from existing improvements will not be altered and any new storm water discharges will be subject to LDC requirements for detention and water quality.

LDC 4.14.50.02 – Applicability

Steeply sloped areas are identified on the Corvallis Natural Hazards Map. The Natural Hazards Map provides information regarding the location of steep slopes on property within the Corvallis Urban Growth Boundary.

a. **The following standards regulate development on areas with slopes of 15 percent or greater, which are slopes identified as having a significant hazard potential;**

b. **In addition to these regulations, the Hillside Development standards in Section 4.14.70 apply to development in areas with slopes of 10 percent or greater; and**

c. **No portion of this Code shall preclude the Building Official's authority to require geotechnical reports and other analyses, as deemed necessary, and in compliance with the City's currently adopted Oregon Structural Specialty Code. All construction in these areas shall be subject to currently adopted Oregon Structural Specialty Code requirements.**

4.14.50.03 - Topographic Mapping Requirements

Applications for development on properties containing areas of 15 percent slope or greater, as indicated on the Natural Hazards Map, shall include a topographic map of the development site showing two-ft. contour intervals for the entire site. This information can be obtained from the Natural Hazards database, or the applicant may submit a topographic survey prepared and stamped by a licensed surveyor or civil engineer. In either case, the topographic map shall include the following information:

a. The topographic map shall differentiate between the following slope increments:

1. equal to, or greater than 35 percent;

2. equal to, or greater than 25 percent, but less than 35 percent; and

3. equal to, or greater than 15 percent, but less than 25 percent.

b. The topographic map shall also indicate the location of all existing and proposed improvements on the development site, including existing and proposed structures; driveways, parking areas, and other impervious surface areas; and proposed retaining walls. The topographic map shall also generally indicate the location of existing trees and landscaping on the development site.

LDC 4.14.50.04 - Site Assessment

a. Site Assessments are required:

1. In conjunction with development proposals on areas with slopes of 15 percent or more; and

2. For development in Landslide Hazard areas, as stipulated in Section 4.14.60 of this Code;

b. The Site Assessment is an overview of site conditions, as well as a professional evaluation of whether or not additional studies are needed prior to development on a property. The Site Assessment shall be completed and stamped by either a Certified Engineering Geologist or by a Licensed Civil Engineer, licensed in the Specialty of Geotechnical Engineering. At a minimum, the Site Assessment shall include the following elements

1. A field investigation of the site and vicinity;

2. discussion of geologic hazards, if any;

3. Suitability of the site for proposed development, from a geologic standpoint;

4. **If applicable, discussion of any unusual or extreme geologic processes at work on the site, such as rapid erosion, Landslide Hazard, flood hazard, rockfall, subsidence, debris run-out, or other features;**

5. **A list of any geologic hazards that may affect the proposed land use, including slope stability, debris flow, flooding, topography, erosion hazard, shallow groundwater, springs, expansive soils, subsidence, fault rupture, or any other geologic hazard discovered by the investigation;**

6. **If applicable, an identification of any areas of the site recommended to be avoided for human-occupied structures;**

7. **If necessary, identification of mitigation measures needed to address any anticipated geologic problems;**

8. **A discussion regarding the need for follow-up studies that should be conducted, such as engineering geotechnical reports, additional subsurface exploration, or more extensive soil reports; and**

9. **Feasibility of the site for the proposed development.**

LDC 4.14.50.05 - Geotechnical (Soils Engineering) Report Requirements

a. **Geotechnical Reports are required:**

1. **In conjunction with development proposals in areas with slopes of 25 percent or greater;**

2. **When called for by a Site Assessment Report, in conjunction with development proposals in Landslide Hazard areas as stipulated in Section 4.14.60 of this Code; or**

3. **At the discretion of the Building Official.**

b. **A Geotechnical Report is intended to include:**

1. **Data regarding the nature, distribution and strength of existing soils;**

2. **Conclusions and recommendations for grading procedures;**

3. **Design criteria for corrective measures, including buttress fill, when necessary; and**

4. **Opinion on the adequacy of the development site for the intended use considering the proposed grading in relation to soils engineering factors, such as slope stability.**

c. When a Geotechnical Report is required by this Code, it shall comply with the requirements for such reports, as prescribed in the Development Services Division's document, once developed, to be entitled "Geotechnical Report Requirements."

d. It is the responsibility of the geotechnical engineer to provide a report and appropriate design recommendations for existing site conditions and the proposed development. The Geotechnical Report shall be completed and stamped by a Licensed Civil Engineer, licensed in the Specialty of Geotechnical Engineering by the Oregon State Board of Engineering Examiners.

Response: The site contains a number of areas that contain slopes greater than 15%, and a several projects are proposed to encroach into these areas, as described in detail below. Reports for these projects shall meet the criteria identified in LDC Sections 4.14.50.04 and 4.14.50.05. Development shall conform to all recommendations and requirements established by these reports.

LDC 4.14.50.06 – Standards for Areas with Slopes Equal to or Greater than 35 Percent

Generally, development in these areas is strongly discouraged due to concerns with safety, ground movement, slope stability, high levels of cut and fill, and hydrological and erosion impacts. However, very limited development, as described and regulated in "a," through "d," below, may occur in areas with slopes equal to or greater than 35 percent. These standards are applicable only to the specific portions of a site which contain the specified slopes, as indicated on a topographic survey. If an applicant demonstrates, by submittal of the topographic map, that development on a property can be accommodated without encroachment into the specified slope areas, then the following standards do not apply.

Response: The site contains several small areas that are sloped at greater than 35 percent. No proposed projects will encroach into any areas sloped at greater than 35 percent.

LDC 4.14.50.07 – Standards for Areas with Slopes Equal to or Greater than 25 Percent, but less than 35 Percent

Development in these areas should be avoided, if feasible, due to concerns with safety, ground movement, slope stability, and erosion impacts. However, the following standards shall apply for development in areas with slopes equal to or greater than 25 percent, but less than 35 percent. These standards are applicable only to the specific portions of a site which contain the specified slopes, as indicated on a topographic survey. If an applicant demonstrates, by submittal of the topographic map, that development on a property can be accommodated without encroachment into the specified slope areas, then the following standards to not apply.

Response: The site contains several small areas that are sloped at greater than 25 percent but less than 35%. No proposed projects will encroach into any areas sloped 25% to

35%.

a. Site Assessment and Geotechnical Report Required – Applications for development on the specified slope areas, including land use applications, Public Improvements by Private Contract Permits (PIPC), Excavation and Grading Permits, and Building Permit submittals, shall be accompanied by a site assessment, geotechnical report, and any other report deemed necessary by the site assessment report. Reports shall meet the criteria identified in sections 4.14.50.04 and 4.14.50.05. Development shall conform with all recommendations and requirements established by these required reports.

Response: Reports shall meet the criteria identified in LDC Sections 4.14.50.04 and 4.14.50.05. Development shall conform to all recommendations and requirements established by these reports.

b. Compliance with Hillside Development Standards – Development shall comply with the Hillside Development Standards in Section 4.14.70.

Response: A wavier of these standards is requested herein.

LDC 4.14.50.08 – Standards for Areas with Slopes Equal to or Greater than 15 Percent, but Less than 25 Percent

Development in these areas should be carefully evaluated, due to concerns with safety, ground movement, slope stability, and erosion impacts. However, the following standards shall apply for development in areas with slopes equal to or greater than 15 percent, but less than 25 percent. These standards are applicable only to the specific portions of a site which contain the specified slopes, as indicated on a topographic survey. If an applicant demonstrates, by submittal of the topographic map, that development on a property can be accommodated without encroachment into the specified slope areas, then the following standards to not apply.

Response: The site contains several small areas that are sloped at greater than 15 percent but less than 25%. The development that encroaches into these steeply sloped areas includes the Cancer Center Annex. Where this project is to be built includes a human-made fill slope from a pre-Master Plan construction project.

a. Site Assessment Required – Applications for development on the specified slope areas, including land use applications, Public Improvements by Private Contract Permits (PIPC), Excavation and Grading Permits, and Building Permit submittals, shall be accompanied by a site assessment, which meets the criteria identified in Sections 4.14.50.04. If the Site Assessment identifies the need for a Geotechnical Report, or other reports, those reports shall be submitted with the application for development and shall be consistent with the requirements of Section 4.14.50.05. Development shall conform with all recommendations and requirements established by these required reports.

Response: *Reports shall meet the criteria identified in LDC Sections 4.14.50.04 and 4.14.50.05. Development shall conform to all recommendations and requirements established by these reports.*

b. Compliance with Hillside Development Standards – Development shall comply with the Hillside Development Standards in Section 4.14.70.

Response: *A wavier of these standards is requested herein.*

LDC 4.14.60.02 – Applicability

Except as provided under Section 4.5.70.03, below, no person shall engage in any of the following regulated activities on properties containing or abutting the Landslide Hazard areas designated on the Corvallis Natural Hazards Map, unless it can be shown that the proposed activity is located at least 500 ft. distant from any portion of the Natural Hazard area as mapped on the Natural Hazards map:

a. Excavation;

b. Fill;

c. Installation or construction of any accessory structure with a Building Code occupancy classification other than "U".

d. Construction, reconstruction, structural alteration, relocation or enlargement of any building or structure for which permission is required pursuant to this Code, or the adopted Building Code; and

e. Construction or expansion of utilities, streets, driveways, or other access ways.

LDC 4.14.60.03 – Site Assessment and Geotechnical Report Requirement –

a. Applications for development on properties containing or abutting identified Landslide Hazard areas, including land use applications, Excavation and Grading Permits, Public Improvement by Private Contract Permits (PIPC), Building Permits, and any other development permits, shall include a Site Assessment and Geotechnical Report which meet the criteria identified in sections 4.14.50.04 and 4.14.50.05. In addition to the items identified in Section 4.14.50.05, the Geotechnical Report shall specifically address the presence, characteristics, and precise location of the identified hazard(s) on the subject property which is/are depicted on the Natural Hazards Map. If other reports are called for by the Site Assessment, these reports shall also be submitted.

Response: *Only projects in Planning Areas "D" and "A" will occur in an identified landslide debris runout areas or their associated 500' buffer zones. However, the proposed projects are typical of the existing development in this area which has already occurred on the identified runout slopes. The previous geotechnical investigations found no actual indication of this geologic condition.*

All earthwork and drainage-related work on the proposed projects in Planning Areas "D" and "A" will be accomplished in accordance with a site-specific geotechnical investigation and the applicable provisions of the City's current building code.

LDC 4.14.70 – HILLSIDE DEVELOPMENT STANDARDS

c. Individual Lot Grading Standards - These standards are in addition to Section 4.14.70.04.c, above, and apply to lots which contain slopes equal to or greater than 10 percent, as mapped on the Natural Hazards Map.

1. <u>Maximum Allowed Cut Depth and Fill Height</u> - The following standards govern the maximum cut depth and fill height:

Site Characteristics	Maximum Cut Depth and Fill Height
No Extenuating Conditions	Eight-ft. Standard
One Extenuating Condition	10-ft. Standard only where allowed to work around extenuating condition
Two or more Extenuating Conditions	12-ft. Standard only where allowed to work around extenuating conditions

Response: *The application proposes to waive all maximum cut and fill standards; a variance is being requested to this Standard.*

2. <u>Gradable Area</u> - In no case shall the cumulative impact of Mass Grading and Individual Lot Grading impact more site area on an individual lot than is allowed under the following standards:

a) <u>Low and Medium Density Residential Development Zones</u> –

Lot size within Low and Medium Density Residential Development Zones	**Grading Regulations**
> or = 10,000 sq. ft.	**Grading area is limited to 6,500 sq. ft. + 25 percent of lot area over 10,000 sq. ft. Grading shall comply with the Eight-ft. Standard, unless extenuating conditions are present. Grading must also comply with adopted Building Code standards.**

Response: *The application proposes to waive the grading area standards; a variance is being requested to this standard.*

TABLE "2.1"
PODS COMPLIANCE

PODS Standard	Phase 1 CIP Projects (Table Excludes Completed Projects and Projects which do not meet the minimum requirement necessary to comply)				
	Expand Existing Structure		New Buildings/Facilities		
	Major Surgery – (Eastside Hospital) Addition	Pastega House Addition/ Parking Lot #3	Hospital Parking Structure	Cancer Center Annex / Parking Lot #4	Mechanical Infrastructure Building (Non-Habitable Space)
4.10.70.02 Building Orientation					
a. Street Frontage Setback	E	NO	YES	YES	YES
b. Entrances	E	NO	NA	YES	NA
c. Parking and Vehicle Circulation	E	NO	NA	YES	NA
d. Neighborhood Center (NC) Zone Provisions	NA	NA	NA	NA	NA
e. Exception for Enhanced Pedestrian Environment	NA	NA	NA	NA	NA
f. Grading (Cuts and Fills)	YES	YES	YES	NO	NO
4.10.70.03 Pedestrian Circulation Standards					
a. Requirements for New Development and Options for Expansions of a Commercial, Industrial, or Civic Structure					
1. Continuous Internal Sidewalks	E	YES	E	YES	NA
2. Sidewalks along Building Walls	E	YES	YES	YES	NA
3. Separation/Distinction from Driving Surfaces	E	YES	YES	YES	YES
4. Sidewalk Surface Treatment	E	YES	YES	YES	YES
5. Crossings	NA	YES	YES	YES	YES
6. Connection to Adjacent Streets	E	YES	YES	YES	YES
7. Planting Strips	E	E	YES	YES	NA
b. Additional Requirements for New Development/List of Options for Expansions of a Commercial, Industrial, or Civic Structure					
1. Driveway Consolidation	NU	NU	NU	NU	NU
2. Landscape Buffer	NU	NU	YES	YES	YES

"YES" = Complies outright; and/or is expected to comply when reviewed for building permit; and/or can be applied as one of the required menu items under LDC 4.10.70.01.d1-4 and/or LDC 4.10.70.03b
"NO" = Does not comply; variance being requested. See Table 2.2
"NA" = Not applicable; the standard(s) will not be applied or do(es) not apply to this project.
"E" = Existing. Standard is met by existing conditions.
"NU" = Not Used. Standard is not available to be applied as a required menu item under LDC 4.10.70.01.d1-4 and/or LDC 4.10.70.03b.
"SIGN" = All signs to be per Section 5.8 & Attachment J.

TABLE "2.1"
PODS COMPLIANCE

PODS Standard	Phase 1 CIP Projects (Table Excludes Completed Projects and Projects which do not meet the minimum requirement necessary to comply)				
	Expand Existing Structure		New Buildings/Facilities		
	Major Surgery – (Eastside Hospital) Addition	Pastega House Addition/ Parking Lot #3	Hospital Parking Structure	Cancer Center Annex / Parking Lot #4	Mechanical Infrastructure Building (Non-Habitable Space)
3. Reduced Parking	NU	NU	NU	NU	NU
4. Covered Walkways	E	NU	NU	NU	NU
5. Notarized Letter	NU	NU	NU	NU	NU
4.10.70.04 Vehicle Circulation and Design Standards					
a. Parking Lots					
1. Placed to rear of buildings	NA	NO	NA	YES	NA
2. Unusual Site Constraints	YES	YES	YES	YES	YES
b. Corner Parcels	NA	YES	NA	NA	NA
c. Parking Lot Access	NA	NA	NA	NA	NA
d. NC Zone Special Provisions	NA	NA	NA	NA	NA
e. Drive-through Facilities	NA	NA	NA	NA	NA
4.10.70.05 – Standards & Menus for Pedestrian Features & Design Variety					
a. Pedestrian Amenities Standards					
1. Weather Protection	NA	NA	NA	NA	NA
2. Pedestrian Amenity Requirements	E	E	YES	YES	NO
3. Acceptable Pedestrian Amenities					NA
a) Sidewalks with ornamental treatments	NU	NU	YES	NU	NA
b) Sidewalk planters with benches	E	E	YES	YES	NA
c) Significant public art	NU	NU	NU	NU	NA
d) Mini parks or plazas	E	E	YES	YES	NA
e) Street trees caliper 50 percent wider	E	NU	E	YES	NA
4. Accessibility of Pedestrian Amenities	YES	YES	YES	YES	NA

"YES" = Complies outright; and/or is expected to comply when reviewed for building permit; and/or can be applied as one of the required menu items under LDC 4.10.70.01.d1-4 and/or LDC 4.10.70.03b
"NO" = Does not comply; variance being requested. See Table 2.2
"NA" = Not applicable; the standard(s) will not be applied or do(es) not apply to this project.
"E" = Existing. Standard is met by existing conditions.
"NU" = Not Used. Standard is not available to be applied as a required menu item under LDC 4.10.70.01.d1-4 and/or LDC 4.10.70.03b.
"SIGN" = All signs to be per Section 5.8 & Attachment J.

TABLE "2.1"
PODS COMPLIANCE

PODS Standard	Phase 1 CIP Projects (Table Excludes Completed Projects and Projects which do not meet the minimum requirement necessary to comply)				
	Expand Existing Structure		New Buildings/Facilities		
	Major Surgery – (Eastside Hospital) Addition	Pastega House Addition/ Parking Lot #3	Hospital Parking Structure	Cancer Center Annex / Parking Lot #4	Mechanical Infrastructure Building (Non-Habitable Space)
b. Design Standards & Design Variety Menus					
1. Encroachments	NA	NA	NA	NA	NA
2. Loading/Service Facilities	NA	NA	NA	NA	YES
3. Roof-mounted Equipment	YES	YES	NA	YES	YES
4. Sign Standards	NA	NA	SIGN	SIGN	NA
5. Lighting Standards	YES	YES	YES	YES	YES
6. Windows					
a) Ground Floor Windows and Doors	YES	YES	NO	YES	NO
1) Window Treatment	YES	YES	NO	YES	NO
2) Window Type					
a. Opacity of greater than 60% prohibited	NO	NO	NO	NO	NO
b. Ground floor windows shall allow views from adjacent sidewalks	NO	NO	NO	NO	NO
b) Commercial Stories above Ground Floor	YES	NA	NO	YES	NA
c) NC Special Window Provisions	NA	NA	NA	NA	NA
7. Design Variety Menu					
a) Building Walls	NU	YES	NU	NU	YES
b) Maximum Wall Segments	YES	YES	YES	NU	NU
c) Entrances	E	E	YES	YES	NU
d) Base Treatments	NU	YES	YES	YES	YES

"YES" = Complies outright; and/or is expected to comply when reviewed for building permit; and/or can be applied as one of the required menu items under LDC 4.10.70.01.d1-4 and/or LDC 4.10.70.03b
"NO" = Does not comply; variance being requested. See Table 2.2
"NA" = Not applicable; the standard(s) will not be applied or do(es) not apply to this project.
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	Expand Existing Structure		New Buildings/Facilities		
	Major Surgery – (Eastside Hospital) Addition	Pastega House Addition/ Parking Lot #3	Hospital Parking Structure	Cancer Center Annex / Parking Lot #4	Mechanical Infrastructure Building (Non-Habitable Space)
e) Top Treatments	YES	NU	NU	YES	YES

"YES" = Complies outright; and/or is expected to comply when reviewed for building permit; and/or can be applied as one of the required menu items under LDC 4.10.70.01.d1-4 and/or LDC 4.10.70.03b
"NO" = Does not comply; variance being requested. See Table 2.2
"NA" = Not applicable; the standard(s) will not be applied or do(es) not apply to this project.
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"SIGN" = All signs to be per Section 5.8 & Attachment J.

TABLE "2.2" SUMMARY OF REQUESTED VARIANCES & COMPENSATING BENEFITS		
PROJECT	LDC VARIANCE	DESCRIPTION OF VARIANCE/ COMPENSATING BENEFITS
All	4.0.60.n	**Variance:** Existing GSRMC campus fails to meet the required block perimeter as follows: Campus is not comprised of complete blocks encircled by a network of streets; interior block formed by NW Samaritan Drive and NW Elks Drive is 5,795'. This is a result of existing development patterns approved under previous land use decisions in and around the campus. **Compensating Benefit:** Extensive pedestrian network that connects all buildings on campus with all parking areas, public right-of-way, and each other.
Elks Drive/Highway 99 Intersection Improvements Cancer Center Annex and Mechanical Infrastructure Building NOTE: This variation was denied by the Planning Commission in Order 2014-056. See Condition # 4.	4.14.70.04 4.10.70.02.f	**Variance:** All cut/fill and lot grading standards are to be waived. **Compensating Benefit:** The purpose of the Landslide and Hillside Development Standards include, in part- a) Protect human life, health, and property; b) Reduce damage and loss of life from the natural hazards of steep slopes, landslide risk areas, and landslide-related areas; c) Implement the landslide and hillside development requirements of statewide Planning Goal 7 – which relates to areas subject to natural disasters and hazards; d) Implement the landslide hazard and hillside provisions in article 4 of the comprehensive plan The site assessments and geotechnical reports prepared for constructed projects on the GSRMC Campus have documented two relevant facts- 1) There are no actual landslide risk areas or landslide debris runout areas on the property. 2) Standard design and construction techniques assure that a landslide risk is not created on property owned by others. The grading that has occurred on the GSRMC property for all of these past projects beginning in 1975, exceed the standards in LDC 4.14.70.04, but at the same time that work validate the facts stated above. Therefore as the purpose of the Hillside Development Standards is met by an existing development pattern and processes, the compensating benefit for the requested variance is continuing that pattern and process which demonstrates compliance.

TABLE "2.2" SUMMARY OF REQUESTED VARIANCES & COMPENSATING BENEFITS		
PROJECT	LDC VARIANCE	DESCRIPTION OF VARIANCE/ COMPENSATING BENEFITS
Cancer Center Annex and Hospital	Table 4.7-1	**Variance:** Maximum Attached sign height – 20' above finish grade, excepting Signs B1-6 and B1-30 on the southeasterly face of the Cancer Center Annex. Maximum attached sign area per freestanding structure – 100 square feet, Signs B1-6 and B1-30 on the southeasterly face of the Cancer Center Annex. Maximum attached sign area per each sign – 32 square feet, excepting Signs B1-6 and B1-30 on the southeasterly face of the Cancer Center Annex. **Compensating Benefit:** The compensating benefit for this variance is that the new cancer center will be recognizable to patients and guests and allow easier accessibility to the services offered.
Hospital Parking Structure	4.10.70.05.b.6.(a) 4.10.70.05.b.6.(b)	**Variance:** The new Parking Structure will not contain windows and/or glass doors along 60 percent of the length of the first floor nor have 20% window coverage on stories above ground floor. **Compensating Benefit:** The two new Parking Structures are intended for people to park their cars inside and then walk to other facilities on the campus. They are intended to be unoccupied the majority of the time. They are not intended to be structures at which pedestrians will linger and there will be no workspaces into which pedestrians will be able to look. Therefore, the structures will not be provided with windows. The compensating benefit of providing these parking structures in this manner is a compact development form that makes most efficient use of space and resources.

TABLE "2.2" SUMMARY OF REQUESTED VARIANCES & COMPENSATING BENEFITS		
PROJECT	LDC VARIANCE	DESCRIPTION OF VARIANCE/ COMPENSATING BENEFITS
Mechanical Infrastructure Building	4.10.70.05.a.2 4.10.70.05.b.6.(a)	**Variance:** The Mechanical Infrastructure Building will not contain windows and/or glass doors along 60 percent of the length of the first floor; neither will it be provided with pedestrian amenities. **Compensating Benefit:** The Mechanical Infrastructure Building is a non-habitable space constructed to house mechanical infrastructure equipment that will serve the Hospital. It is intended to be unoccupied the vast majority of the time, except for the occasional visit by an employee to perform service and/or maintenance on the equipment. It is not visible from the public right-of-way, is not intended to be structures at which pedestrians will linger and will not have workspaces into which pedestrians will be able to look. Therefore, the building will not be provided with windows or pedestrian amenities. The compensating benefit of constructing this building in this manner is a compact development form that makes most efficient use of space and resources.
Major Surgery Addition, Pastega House Addition and Cancer Center Annex	4.10.70.05.b.6.2 (a) and (b)	**Variance:** The Major Surgery and Cancer Center Annex ground floor windows will not allow views into the work areas. **Compensating Benefit:** The purpose of the buildings is to provide either temporary residential housing or medical services for people. As such, a certain amount of privacy is appropriate for such a building use. There is no intent for pedestrians to linger about the buildings, nor is there any work space on the inside into which pedestrians may view. The compensating benefit is the applicant's ability to provide service to its clients while respecting and accommodating their need for privacy.
Maximum Structure Height	2.18, 4.6	**Variance:** Previously approved maximum structure heights by planning area are: A:120 foot max; B: No building allowed; C: No building allowed; D: 40 foot max; E: 58 foot maximum. **Compensating Benefit:** This application does not propose any change to the previously approved maximum structure heights. The compensating benefit is that the existing development pattern is maintained and a compact development form continues. An overall lot coverage of 41.9% comparted to the 50% and 70% maximums in the RS-3.5 and RS-9 zones is the compensating benefit.

TABLE "2.2" SUMMARY OF REQUESTED VARIANCES & COMPENSATING BENEFITS		
PROJECT	LDC VARIANCE	DESCRIPTION OF VARIANCE/ COMPENSATING BENEFITS
As indicated on Attachments I and I-A	4.0.130.c	**Variance:** Use of water quality manhole in lieu of surface treatment facilities. **Compensating Benefit:** Terrain and proximity of existing public improvements to storm water discharge points preclude the use of surface treatment facilities in all instances. The compensating benefit is a facility that exceeds the Corvallis Storm Water Master Plan requirements for 70% of TSS removal by 10% for a total TSS removal of 80%.
Pastega House Addition	4.10.70.04.a.1 4.10.70.02.a 4.10.70.02.b 4.10.70.02.c	**Variance:** ◆ Parking and vehicle circulation location to sides of building and between building and adjacent streets. ◆ Street frontage setback exceeds RS-9 zone maximum. ◆ Entrance not oriented to street and exceeds 200 feet. **Compensating Benefit:** The Pastega House was approved, permitted and constructed prior to the adoption of the Pedestrian Oriented Design Standards. The proposed addition to the Pastega House does not require any modification to the existing structure with respect to location and orientation of the entrance. Parking beside and behind the facility has been anticipated in the GSRMC Master Plan. As a specific compensating benefit, the Applicant proposes a covered walkway connecting the existing Samaritan Regional Cancer Center to the Cancer Center Annex as shown on Figure 8-2.

Table 2.3
Trip Generation Comparison

Constructed Phase 1 Projects Approved Through Modification PLD11-00007	ITE Use Classification	Floor Area Sq. Ft.	(a) Trip Generation			"Not" Constructed Phase 1 Projects Approved Through PLD11-00007	ITE Use Classification	Floor Area Sq. Ft.	(b) Trip Generation Increase (Decrease)			Projects as Proposed in Modified Phase 1 Under PLD14-00003	ITE Use Classification	Proposed Incremental Increase (Decrease) in Floor Area Over that approved Under PLD11-00007 Sq. Ft.	(c) Trip Generation Increase (Decrease)		
			AM Peak Hour	PM Peak Hour	Weekday				AM Peak Hour	PM Peak Hour	Weekday				AM Peak Hour	PM Peak Hour	Weekday
Electrical Infrastructure Building	Hospital	3,000	3	3	40	Hospital Infrastructure Support Building	Hospital	2,400	2	2	32	Mechanical Infrastructure Space	Hospital	0	0	0	0
						Cancer Center – Phase 1 Annex	Medical Office	17,300	40	60	626	Cancer Center –Annex	Medical Office	5,530	13	19	200
Major Surgery (Eastside Hospital) Addition	Hospital	4,000	4	5	66							Major Surgery (Eastside Hospital) Addition	Hospital	14,200	16	16	234
Ambulatory Services Building	Medical Office	44,000	101	152	1590							Ambulatory Services Building, Floor Area Correction	Medical Office	(1,403)	(3)	(5)	(50)
West Tower – Phase 1	Hospital	43,700	49	50	722												
West Tower – Phase 2	Hospital	2,240	3	3	36							West Tower – Final TI's	Hospital	13,960	16	16	230
MOB No. 1 – (Cascade View)	Medical Office	23,982	55	83	866												
						Hospital Cafeteria Expansion	Hospital	5,400	6	6	90	Hospital Cafeteria Expansion, remove from Projects	Hospital	(5,400)	(6)	(6)	(90)
						Engineering Building Remodel	General Office	2,600	4	4	28	Engineering Building Remodel, Removed from Projects	General Office	(2,600)	(4)	(4)	(28)
						Neville Building First Floor Vacation	Medical Office	(3,328)	(8)	(12)	(120)	Building First Floor Vacation, Removed from Projects	Medical Office	3,328	8	12	120
												Pastega House Addition	Motel	7,100	7	6	78
Trip Sub Totals		**-**	**215**	**296**	**3320**			**-**	**44**	**60**	**656**			**-**	**47**	**54**	**694**
Total Trips Approved Under PLD11-00007 (a) + (b)									259	356	3976						
Additional Trips Requested Under PLD14-00003 (c) – (b)															3	(6)	38
Total Phase 1 Tripe Requested under PLD14-00003 (a) + (c)															262	350	4,014

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 1 - Introduction

1.1 Introduction

The Good Samaritan Regional Medical Center (GSRMC) is located on the higher elevations in the northeastern part of Corvallis. The campus is bounded by Highway 99W to the East, Elks Drive to the South, the City limits to the North, and generally by Satinwood Street to the West. The location is shown on the Vicinity Map, Figure 1-1.

The property is generally zoned PD (RS3.5) with a small area of PD (RS-9) in the southeast corner. All of the property has a comprehensive plan designation of public institutional with the exception of the two small remnant parcels west of the Satinwood Street right-of-way which are zoned MUC and a portion of the site at the southeast corner of the site which is designated MD (Residential – Medium Density). Figures 1-2 and 1-3 depict the campus land use designations.

Figures 1-4 and 1-4a shows the configuration of existing lots of record and tax lots within the campus boundary. Figures 1-5, 1-6 and 1-7 illustrate existing uses, facility addresses, and facility names.

Existing land uses adjacent to the campus boundary include single-family residential to the East and West, medical office and group care facilities to the South, and farmed property (in Benton County) to the North, as shown on Figure 1-5.

A conceptual development plan was approved for the campus in 1997 under Case PDM 97-9; since that time numerous modification requests and detailed development plans have been approved. These approvals and the status of past conditions of approval are detailed in Section 9 and shown graphically in Figure 9-1. On February 21, 2007, under Case PLD 05-00022 and by Order 2007-022, the Corvallis Planning Commission approved a Major Modification to the Conceptual Development Plan and approved Phase 1 of the Detailed Development Plan, subject to Conditions of Approval for case titled "Good Samaritan Regional Medical Center Campus Master Plan." Further, on July 1, 2009, under case PLD09-00002 and by Order 2009-00028, the Corvallis Planning Commission approved the hospital West Tower modification to the Phase 1 Detailed Development Plan, also subject to Conditions of Approval for the cased titled "Good Samaritan Regional Medical Center Campus Master Plan". Most recently, on September 13, 2010, a Minor Planned Development Modification under Case PLD10-00011 and by Order 2010-47 was approved for the Cafeteria Expansion, on January 20, 2011, a Major Planned Development Modification under Case PLD10-00013 and by Order 2011-02 was approved for the Major Surgery Center, and on January 5, 2012, a Major Planned Development Modification under Case PLD11-0007 and by Order 2012-001 was approved for the Cancer Center Annex Phase 1. This Campus Master Plan Modification has been prepared to recognize the needs of changing facility requirements in the dynamic health care industry.

The facility improvements proposed herein are expected to be constructed over time and generally in multiple phases to the limiting floor area criteria proposed herein. The improvements and their approximate order of construction and relative time frames for completion are detailed in Section 8 – Implementation Plan.

This Master Plan Modification is based upon the Land Development Code effective December 31, 2006 and its subsequent revisions.

1.2 Requested Action

The applicant's request approval of this revision to PLD05-00022, PLD09-00022, PLD10-00013, and PLD11-00007 as a Detailed Development Plan Modification for Phase 1 projects, for the purpose of changing the Schedule of Projects by Priority – Table 4.1, and other related changes to the Campus Master Plan.

This Major Modification includes the following basic changes to Cases PLD05-00022, PLD09-00002, PLD10-00013, and PLD11-00007.

1) Moves Good Samaritan Hospital Cafeteria Expansion, and Engineering Building Remodel, from Phase 1 to Phase 2 (informational only) of the CMP.

2) Modifies status of Parking Lot No. 2, MOB No. 1 (Cascade View), and Elks Dr./9th/99W Intersection/NCAP Multi-Use Path – Financial Security to "COMPLETED."

3) Moves Parking Lot No. 3, Pastega House Addition, Major Surgery (Eastside Hospital) Addition, 800 square feet of infill space to the existing Mental Health Building and Hospital West Tower – Tenant Improvement work from Phase 2 to Phase 1 of the CMP.

4) Adds Elks Dr./9th/99W Intersection/NCAP Multi-Use Path – Construction to Phase 1 of the CMP.

5) Revises the start dates for Parking Lot No. 4 to June 2014 and Cancer Center Annex to September 2014. Revises area of Cancer Center Annex in Phase 1 from 17,300 sq. ft. to 22,830 sq. ft. Removes reference to Cancer Center Annex phased construction.

6) Increases the size of the Major Surgery (Eastside Hospital) Addition Project in Phase 1 of the CMP from 12,000 square feet to 14,200 square feet.

7) Decreases the completed size of the Ambulatory Surgery Building in Phase 1 of the CMP from 44,000 sq. ft. to 42,597 sq. ft.

8) Removes the Neville Building First Floor Vacation from Phase 1 of the CMP.

9) Removes the Traffic Impact Analysis, the Neville Building First Floor Remodel and the new Same Day Center from Phase 2 of the CMP.

10) Adds traffic signal improvements at Elks and 99W to Phase 1 of the CMP.

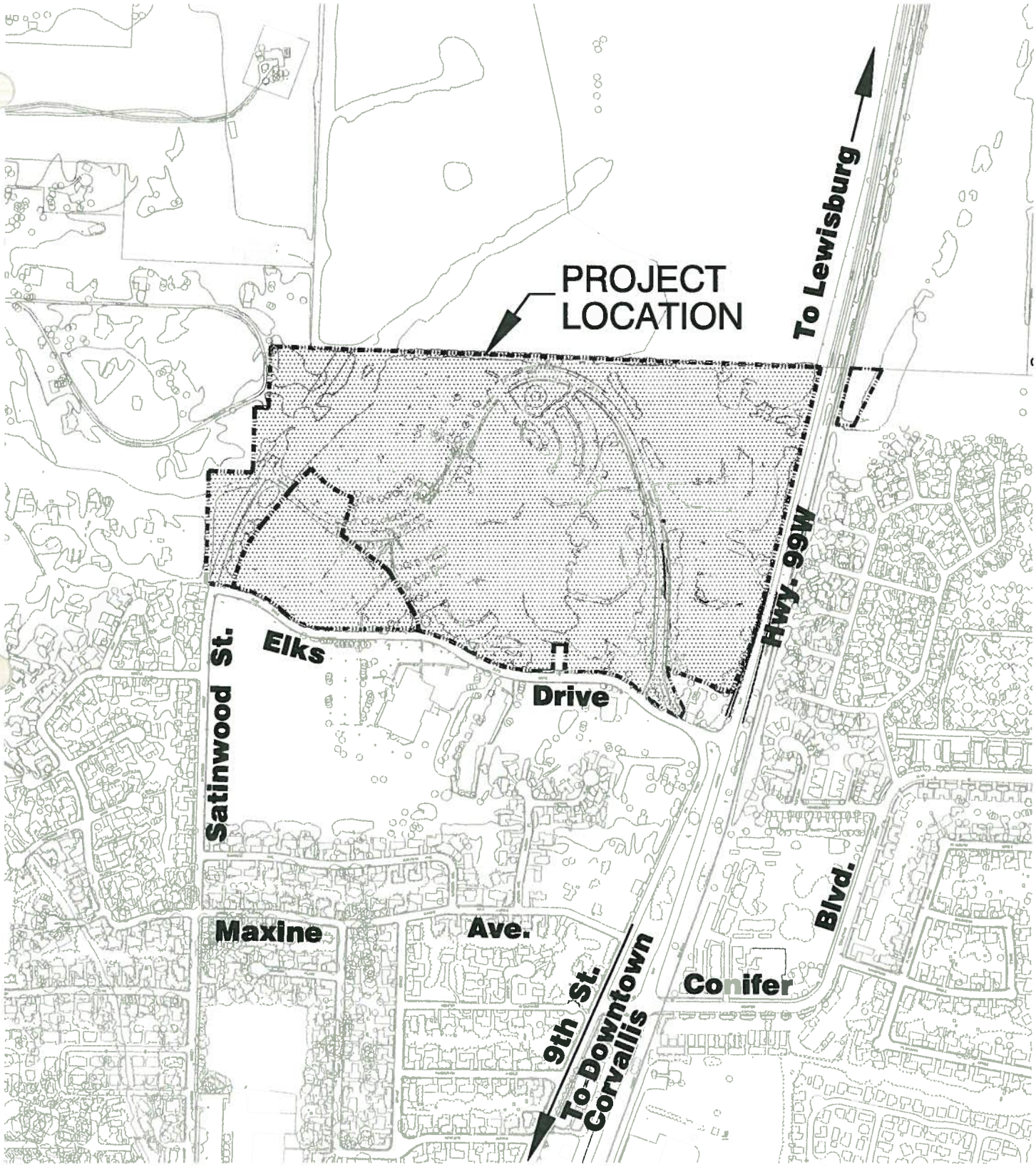
11) Moves Satinwood Extension from the end of Phase 3 to the end of Phase 2; removes NCAP Multi-Use Path as a separate project.

12) Removes all other 5 year -10 year Projects from the CMP (Traffic Impact Analysis, Good Samaritan Hospital - South Tower, Parking Lot No. 4, MOB Nos. 4 & 5).

The purpose of the Master Plan and requested approvals is to allow the projects identified within the detailed development plan to proceed in whole or in part without further discretionary land use action subject to those projects being developed at the locations shown and under the development standards proposed herein. The applicants acknowledge that any projects not within the master plan criteria would require separate detailed development plan applications and subsequent review under the applicable requirements of the Land Development Code.

The text, tables, figures, and illustrations contained in the CMP are revised to document the requested modification. The effective period of this approval is to be consistent with current LDC Sections 2.5.40.09 and 2.5.50.09 in relationship to LDC multi-phase development timelines.

This modification request is for the *(Detailed Development Plan Approval for Phase 1) Capital Improvement Programs* only. Text, tables, figures, and illustrations submitted herewith which include Phase 2 projects are informational only.

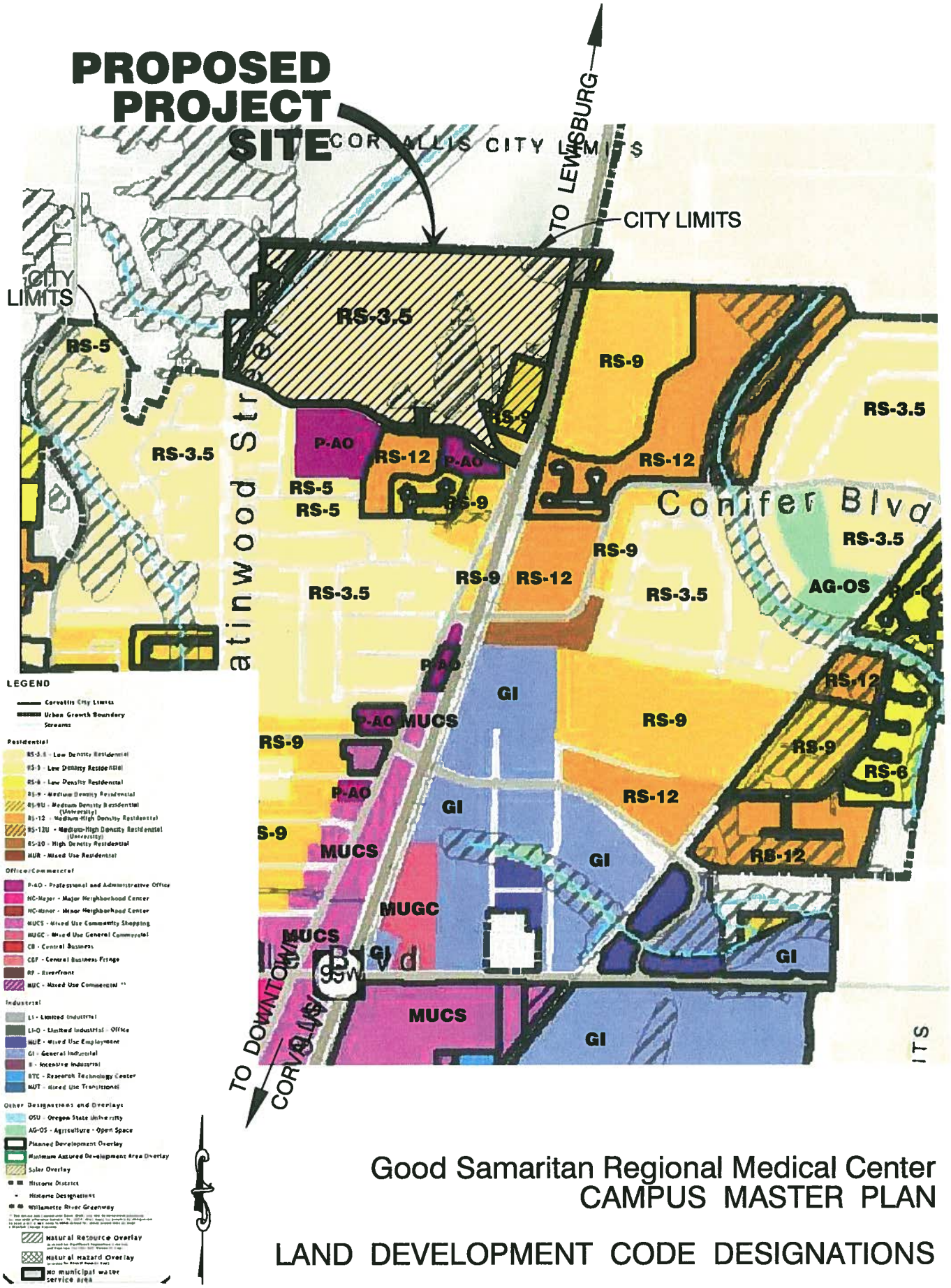


Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN

VICINITY MAP

0 300 600 1200
SCALE IN FEET

Figure 1-1
October 3, 2014



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN

LAND DEVELOPMENT CODE DESIGNATIONS

0 300 600 1200

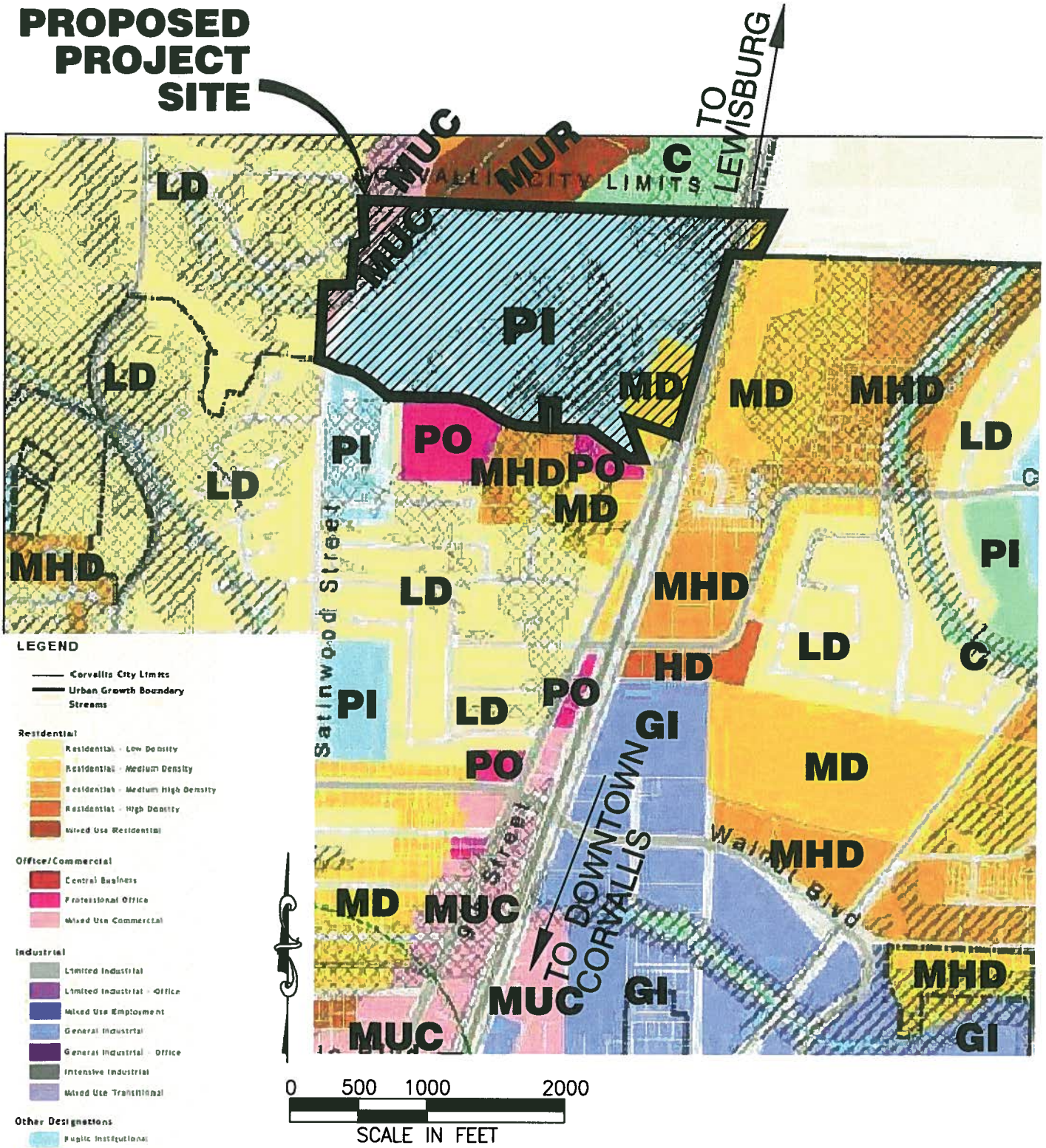
SCALE IN FEET

FIGURE 1-2

October 03, 2014

DEVCO engineering inc.

Corvallis Oregon



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN

COMPREHENSIVE PLAN DESIGNATIONS

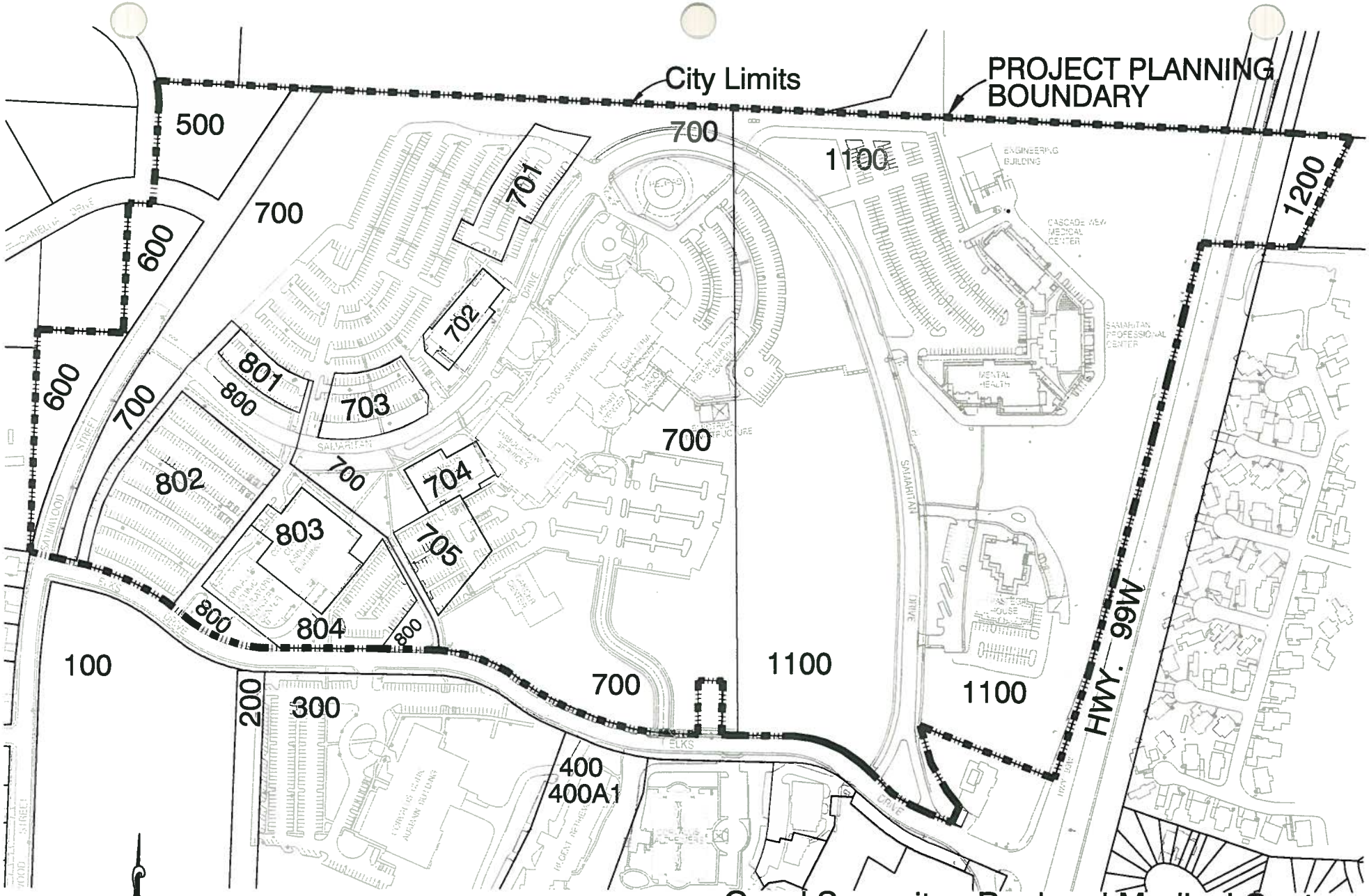
DEVCO engineering inc.
Corvallis Oregon
(541) 757-6991

FIGURE 1-3
October 03, 2014

0 300 600 1200
SCALE IN FEET

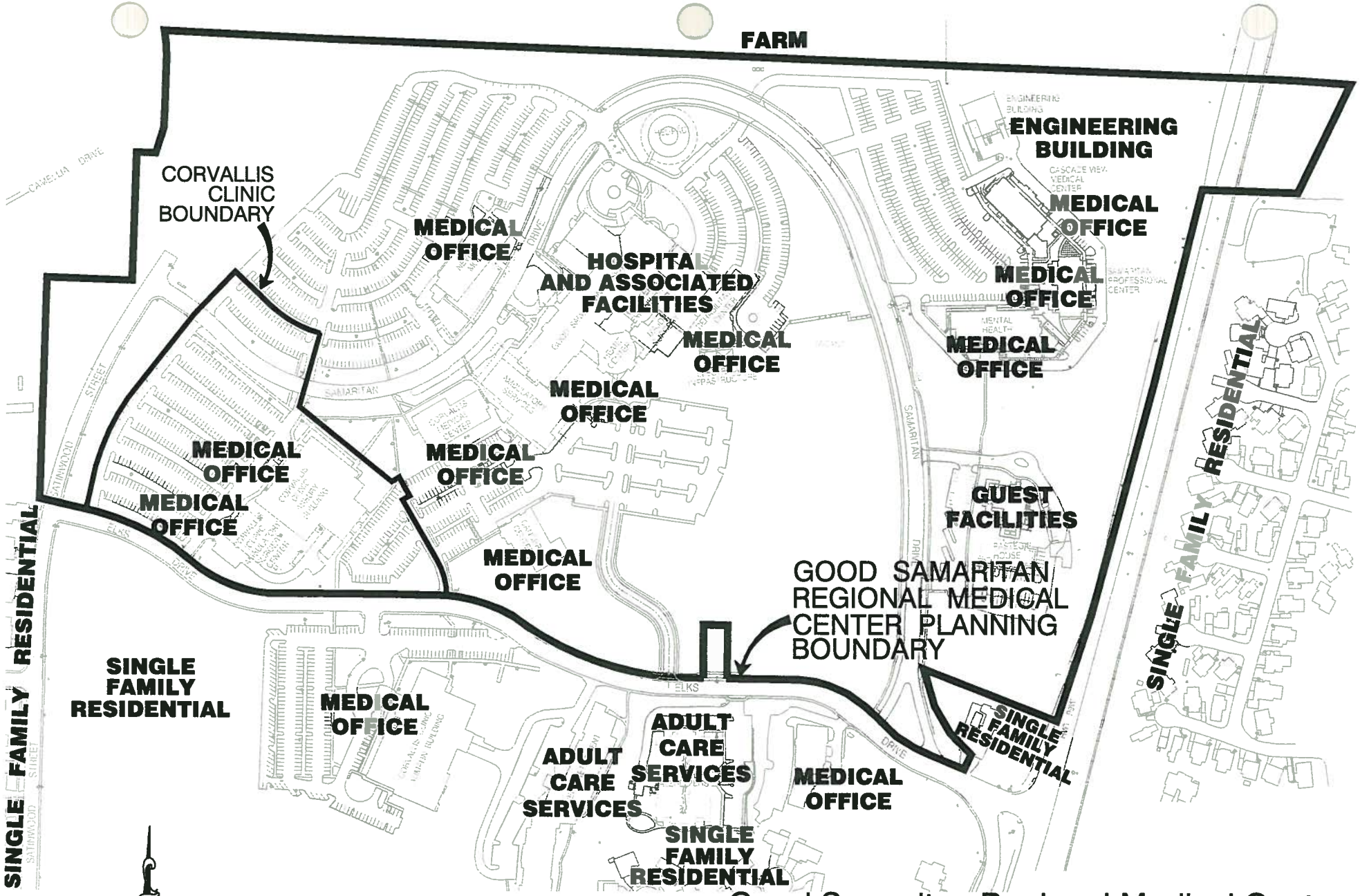
Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING LOTS OF RECORD

FIGURE 1-4
October 03, 2014



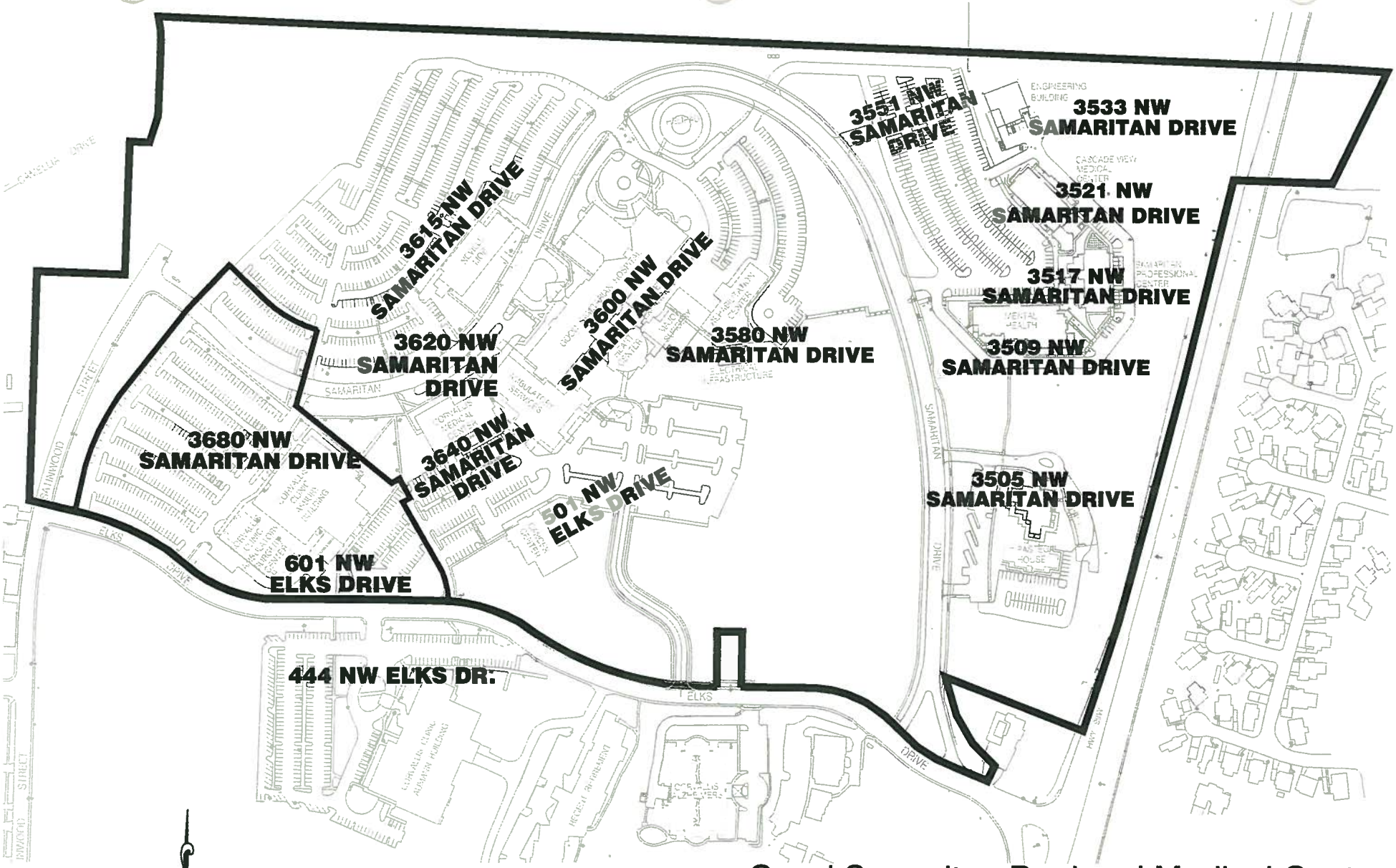
Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING TAX LOTS

FIGURE 1-4A
October 03, 2014

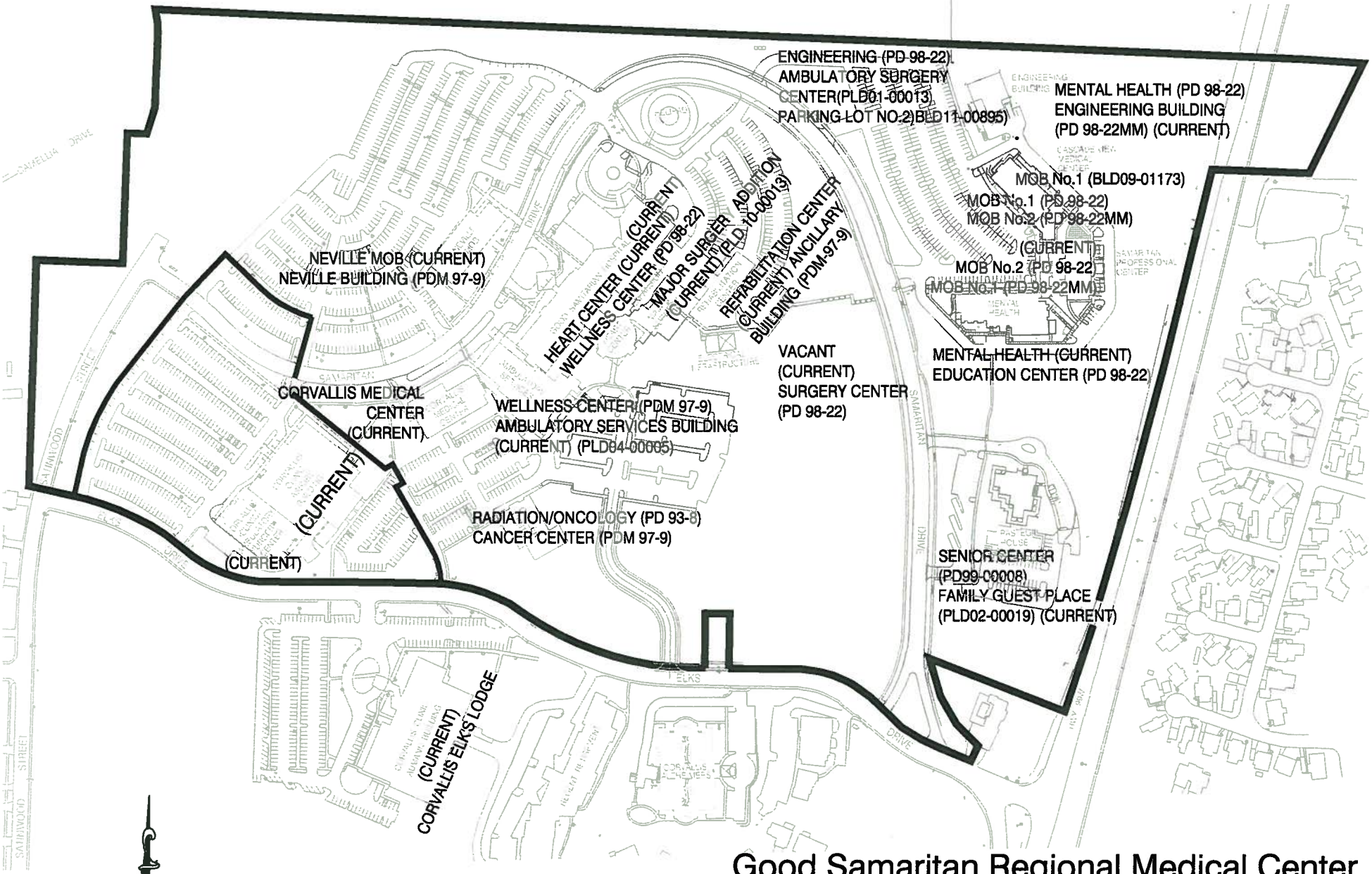


Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING FACILITIES AND SURROUNDING USES

FIGURE 1-5
October 03, 2014



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
ADDRESSES OF EXISTING FACILITIES
FIGURE 1-6
October 03, 2014



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
NAMES OF EXISTING FACILITIES, PAST AND PRESENT

FIGURE 1-7

October 03, 2014

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 2 - Principles and Policies

2.1 Guiding Principles

Mission Statement of Samaritan Health Services

Believing that there is an authority greater than any individual or institution, we affirm God's love and mercy through a commitment to care for persons and provide for their health needs to the best of our ability.

We believe that God has called us to respect the rights and dignity of each individual and to treat persons with fairness and mercy. Our conduct of business and care at all levels of the organization will be honest and fair; free from personal profit or favoritism. We will care for persons based on their need regardless of age, race, creed, sex, diagnosis, or ability to pay.

Recognizing God's mercy, we will respect the quality of life as well as existence of life, and remember that individuals have a right to die with dignity as well as live with dignity.

We believe that God made us stewards of all creation, and expects us to exercise that stewardship in all our caring activities. We are committed to supporting the well-being of every person, including their spiritual and social needs as well as their physical and emotional needs. This wholistic approach includes preventative health care and health maintenance as well as the treatment and healing of illnesses.

Our stewardship to patients and families includes providing the best possible trained staff and employees committed to sharing their love and concern as well as their skills, and providing the best technology and resources for the patients' comfort, diagnosis and treatment in the healing process.

Our stewardship to employees, volunteers and staff includes encouraging their continued training and recognizing them for their unique contributions to the care of the sick. Each member of the health care team is special in our mission.

Our stewardship to the community includes our commitment to use our resources to help meet the needs of those in the community. We will use the unique skills, intelligence and understanding of each employee to improve the health needs of the community. We will cooperate with other agencies and those who see the betterment of the community. In all of our activities, we will listen to the people and respond to their needs.

Mission Statement of the Corvallis Clinic

Mission, Vision, Values

As a multi-specialty, health care team with an ongoing tradition of excellence, The Corvallis Clinic provides accessible, high quality, coordinated health services.

Vision
To be a leader in the delivery of patient-centered health care:

- By forming a partnership between our patients and staff, ensuring greater choice and involvement in decision making; and
- By providing access to the latest medical advances through the innovative use of emerging technology.

- Furthermore, to be recognized in the community as a dynamic resource which joins cooperatively with others to improve the health and quality of life for all.

Core Values

Service - We believe in serving our patients and staff in a way that makes each individual feel important; treating them with care and respect as we would want to be treated ourselves; and providing a personal touch as we interact.

Quality Care - We believe in delivering the highest standards of quality health care. Our professionals and support staff are knowledgeable and remain current in their specialty areas, delivering optimal health care services.

Teamwork - We believe that health care is best delivered through a team approach. Our team includes the patient, physician and all support staff. Each person contributes as a member of the team, accomplishing more than any individual can alone. Mutual trust, flexibility, and cooperation are essential.

Integrity - We believe it is our responsibility to communicate honestly with our patients in order to provide affordable health care while maintaining the highest standards of quality.

Health & Wellness - We believe not only in helping people who are ill, but also in promoting improved health and quality of life among the people in our community.

Physician Leadership - We believe that effective, quality health care should be determined primarily by physicians and other health care professionals working cooperatively with patients.

Critical Success Factors

In order to be successful we will:

- Meet our patients' needs, respect their values, and exceed their expectations.
- Operate as a smooth, functional, integrated system.
- Recruit, support and retain the best-qualified employees.
- Strive to be the high quality, affordable provider, where professionals collaborate with patients to direct programs and drive clinical improvements.
- Work as a team to coordinate health care services and achieve the most successful outcomes for our patients.
- Collaborate with other providers and communities who share our values and enhance our mission of health care delivery.
- Maintain a strong, stable financial position to achieve our mission and vision.
- Evaluate our performance continually against clearly stated benchmarks.
- Provide education on healthy lifestyles.
- Develop information channels that enhance communication between health providers and patients.

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 3 - Campus Planning Areas

3.1 Campus Planning Areas

The GSRMC campus planning area boundaries are proposed as shown in Figure 3-1 and Attachment "B". The planning areas are proposed as depicted based upon three criteria:

- Property ownership
- Orientation to existing transportation corridors
- Transitions to the campus core from adjacent neighborhoods

Area "A" is the core campus area with structures oriented to Elks Drive and/or internally to Samaritan Drive. This area continues the taller more intense development begun under previous approvals, as well as existing and proposed facilities which will transition in building scale between the one and two-story medical office and group care facilities to the south of Elks Drive to the two and five-story more intensive development in the campus core.

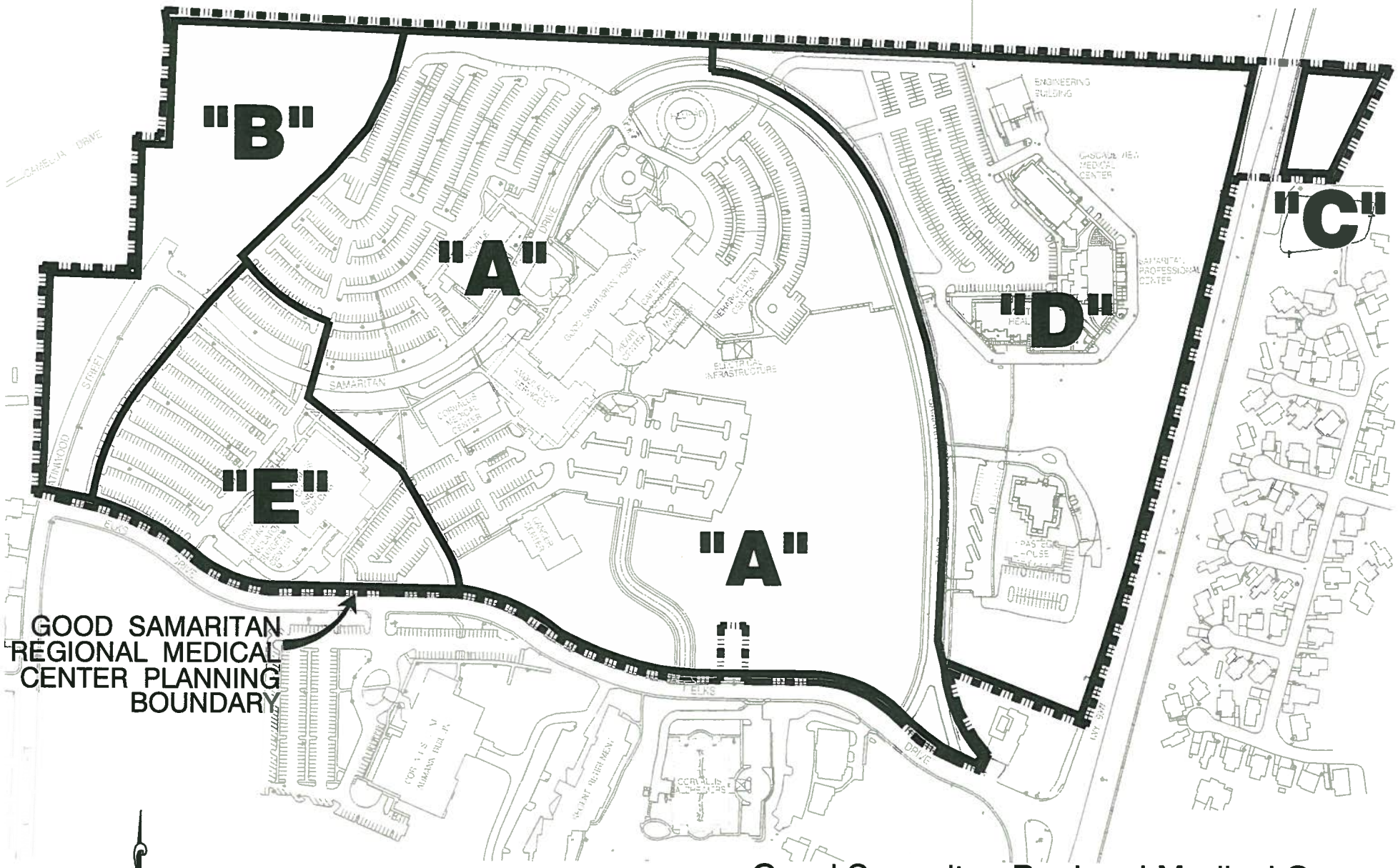
Area "B" is undeveloped with the exception of Satinwood Street and is proposed to remain as an open space buffer to the residential properties to the West.

Area "C" is existing open space and is proposed to remain as such.

Area "D" is oriented to an existing internal circulation pattern with access to Samaritan Drive. The one and two-story existing and proposed facilities transition in building scale from the residential neighborhood to the East to the two to five-story more intensive development in the campus core, Area "A".

Area "E" is owned by a separate entity and with the exception of a new parking structure, all development is proposed to be continued within the limits of the existing building footprint. The Asbury Building is proposed to expand a maximum of one additional floor, from three to four floors.

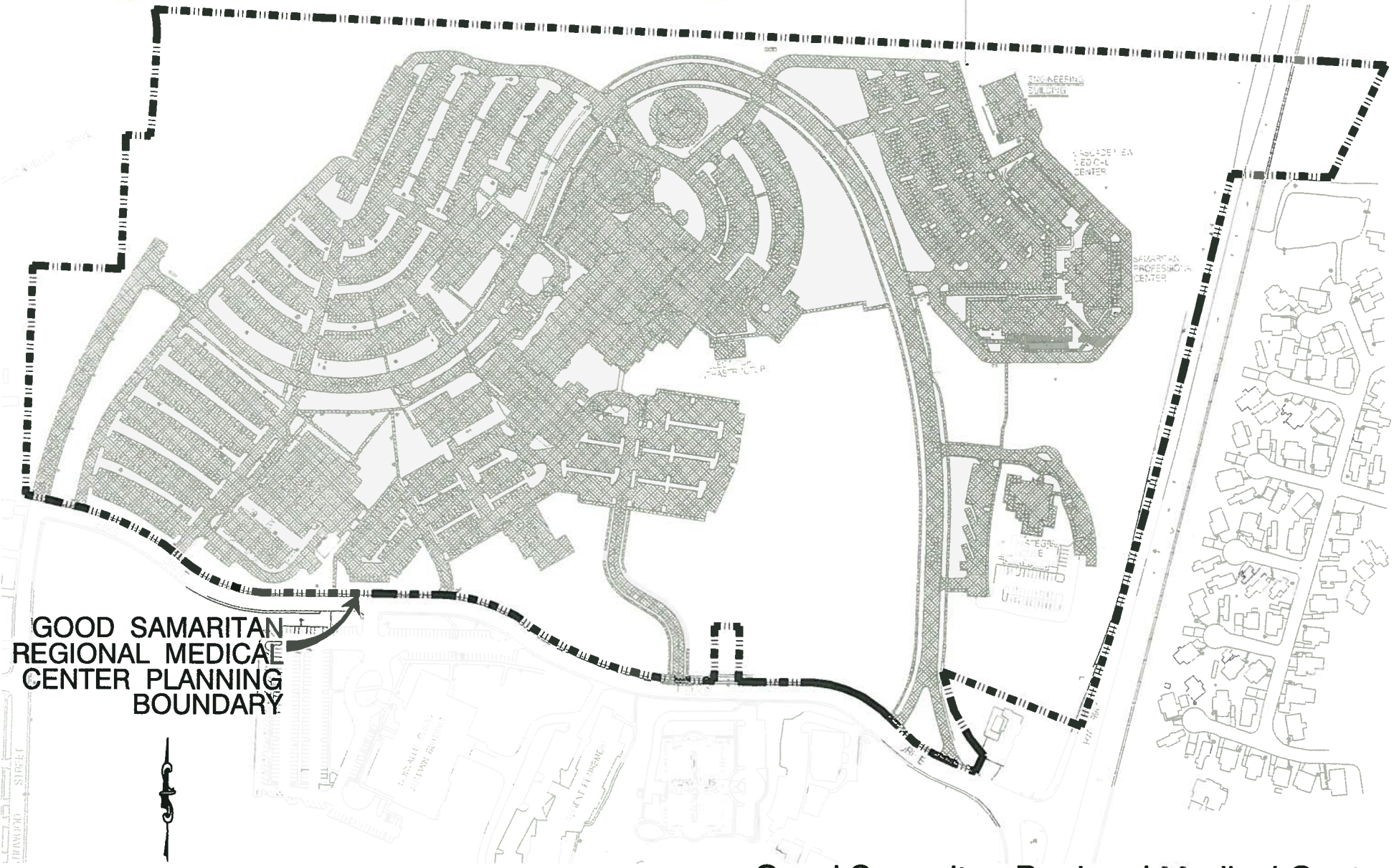
The development proposed for each planning area is show graphically in Attachments "C" through "E" and discussed in the sections which follow. The standards for all development are detailed in Section 5 – Development Standards and Guidelines.



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
PROPOSED CAMPUS PLANNING AREAS

FIGURE 3-1

October 03, 2014



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SCALE IN FEET

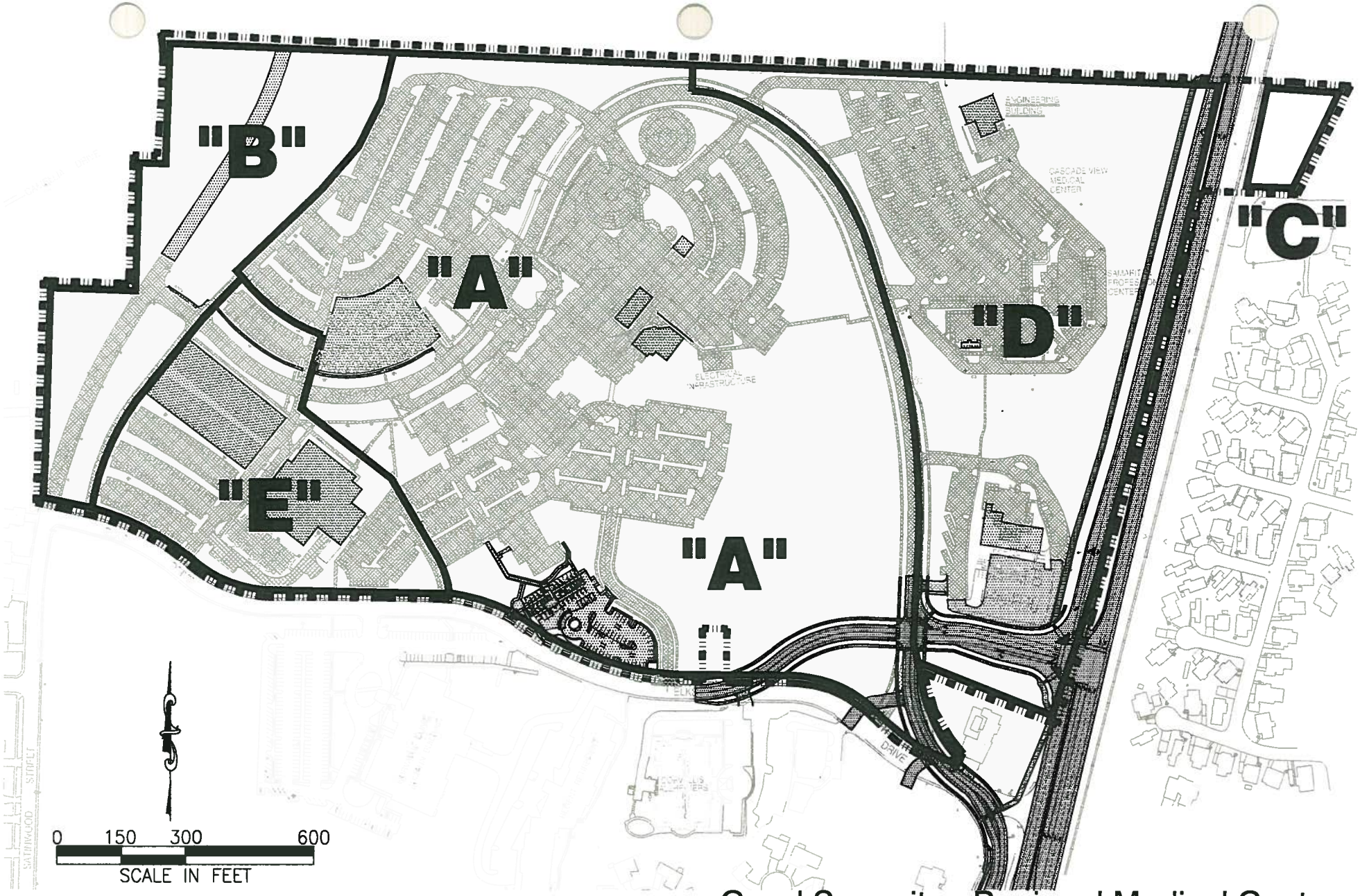
IMPERVIOUS AREAS

LANDSCAPED AND UNDEVELOPED AREAS

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING CAMPUS LAND USE AND OPEN SPACE

FIGURE 3-2

October 03, 2014



IMPERVIOUS AREAS

LANDSCAPED AND UNDEVELOPED AREAS

PROPOSED IMPERVIOUS AREAS

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
PROPOSED CAMPUS LAND USE AND OPEN SPACE

FIGURE 3-3
October 03, 2014

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 4 - Facility Needs

4.1 Need

The facilities included in the Capital Improvement Program are proposed based upon current identified needs and the experience of over thirty years of medical service at this location. There are many objective and subjective need factors which have been considered in bringing forth the CIP. These include, in part, hospital room census, population growth, population aging, technological advances, and research collaboration, funding sources, changes in the insurance industry, and new regulations by our governmental entities. Factually, some of these needs are demonstrated by the following:

- Population grown in the Samaritan Health Services area of Benton, Lincoln and Linn counties

2002	2005	2007	2010	2011	2012
228,604	233,548	239,250	248,285	250,026	250,941

- Intensive Care Unit patient days

2002	2005	2007	2010	2011	2012
6,833	7,928	2889	3,382	3,148	3,091

- Emergency Department visits

2002	2005	2007	2010	2011	2012
17,745	17,826	20,664	21,942	23,123	22,679

The existing facilities on the GSRMC campus are being utilized to their fullest extent; there is no available floor space within which health services of any type could be expanded.

4.2 Permitted Uses on the GSRMC Campus

The use classifications listed below are intended to be consistent with the definitions contained in LDC Chapter 3.0 as these uses pertain to providing and supporting health-related services.

4.2.1 Uses Permitted Outright

a. Planning Area "A"

1. Professional and Administrative Services
2. Major Services; Hospital and Helipad only
3. Essential Services
4. Parking
5. Public Safety
6. Business Support Services
7. Eating; Sit-down only
8. Medical Services
9. Physical Fitness Center; Indoor
10. Research Services
11. Transient Habitation
12. Group Care; Day Care, Commercial Facility

13. Colocated/attached wireless telecommunication facilities on structures that do not increase the height of existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft for all other antennas, subject to the standards in LDC[4] Chapter 4.9.

b. Planning Area "B"
   1. Essential Services

c. Planning Area "C"
   1. Essential Services

d. Planning Area "D"
   1. Same as Area "A", plus "Light Storage and Distribution." Excluding "Major Services, Hospital and Helipad only."

e. Planning Area "E"
   1. Same as Area "A", excluding "Transient Habitation" and "Major Services, Hospital and Helipad only."

4.2.2 Conditional Uses Allowed Through Discretionary Review under LDC[4] Chapter 2.5, Planned Development

1. Any use that is "normal and incidental" to a hospital use type not permitted outright under 4.2.1. above.

4.3 The Capital Improvement Program

The Capital Improvement Program (CIP) proposed in this master plan is listed by major project name and priority in Table"4.1". The implementation plan in Section 8 and the Project Summaries in the Appendix detail concurrent related improvements which will occur with each major project.

For the Master Plan, "Building Floor Area" is measured to the dominant wall surface at the *inside* face of exterior walls, with *no* deductions for building ancillary areas, interior structural elements, or the like.

This CIP relates to the past conceptual development plan approval which includes the 9 years from 1997 to 2006 in this way.

- "Actual" constructed building floor area on the GSRMC campus

1997	357,600 s.f.
2007	498,744 s.f.
Increase	140,144 s.f. (39%)

- Building floor area approved under Good Samaritan Regional Medical Center Campus Master Plan, PLD05-00022; Order 2007-022 as modified through PLD11-00007; Order No. 2012-011.

Present to 2-year CIP		**Present to 10-year CIP**	
2007	498,744 s.f.		
2011	650,444 s.f.	2017	845,544 s.f.
Increase	142,694 s.f. (28.6%)	Increase	337,794 s.f. (67.7%)

- Proposed incremental change in approved building area under this Master Plan Modification, PLD14-00003.

Phase 1 CIP

2007	498,744 s.f.
End of Phase 1	674,641 s.f.
Increase	24,197 s.f. (3.72%)

Ultimately, the many factors which have been considered to determine needs will also impact the actual amount of building floor area constructed under this Master Plan.

4.4 Project Priority

Table "4.1" lists each project included in the CIP by name and likely start date with any required priority relative to succeeding projects. For the purposes of this schedule, Traffic Impact Study updates are considered separate projects. These TIS updates are critical to establish the actual time or "trigger points" for certain Highway 99W improvements. Where prioritized no succeeding project is to be occupied without the priority project being completed, or in the case of a public improvement project completed or financial security; otherwise a major planned development modification shall be made to this Master Plan to allow the succeeding project to go forward of a priority project.

4.5 Public Infrastructure

4.5.a.1 Streets

The Traffic Impact Study (TIS) submitted separately with this plan analyzes the vehicle transportation network in the vicinity of campus. The TIS recommends the following major transportation system improvements:

- Phase 1 CIP

The traffic resulting from the construction of the Phase 1 facilities at the Good Samaritan Regional Medical Center (GSRMC) campus in Corvallis, Oregon, will lead to three intersections exceeding operational standards as set by the City of Corvallis or the Oregon Department of Transportation. Mitigations for the intersections of NW Elks Drive at NW Samaritan Drive and NW Elks Drive at Highway 99W were previously identified and are required as part of the previously-approved hospital

expansions. The following additional improvement projects are recommended to mitigate the impacts of the currently-proposed development on the GSRMC campus:

- Convert NW Conifer Boulevard to one-way (eastbound) operation only. Provide dual-left-turn lanes for both the eastbound and westbound approaches on NW Conifer Boulevard at Highway 99W. Provide a dedicated westbound right-tum lane on NW Conifer Boulevard at Highway 99W.

- With the proposed mitigations, each of the study area intersections is projected to have sufficient capacity through year 2020.

- Traffic signal warrants were examined and found to be met under existing conditions for the intersection of Highway 99W at NW Elks Drive. Installation of a traffic signal is therefore recommended as soon as ODOT will allow signalization of this intersection.

- Highway turn lane improvements are anticipated with the intersection realignment. The actual highway turn lane configuration will be determined by the City and ODOT at the time of permit application.

4.5.a.2 NCAP Multi-Use Path

The North Corvallis Area Plan (NCAP) includes a 12-foot wide multi-use path running along the west side of Highway 99W. Based upon an ultimate four lane highway as modified by NCAP Figure 5.4 and Table 5.2, the ROW width for Highway 99W as a Parkway is estimated at 170 feet from the railroad tracks. The actual ROW line and the multi-use path will be established with development of the Elks Drive/9th/Highway 99W intersection improvements.

The path location will conform as closely as possible to that which provides for planned Highway 99W improvements specified within the North Corvallis Area Plan. NCAP Highway 99W improvements may be varied to accommodate a multi-use path location that avoids existing and planned improvements associated with the Pastega House and Parking Lot No. 3. Highway 99W cross sections will be reviewed during design of the path and cut or fill slopes no steeper than 3H to 1V are desirable but steeper slopes may be required.

4.5.b Water

The backbone public water system on the GSRMC campus is connected to the city's second level water system, which is served by the second level North Hills reservoir and pump station. The City's water distribution system facility plan does not call for any second level improvements in the GSRMC campus area through 80,000-population growth.

The system analysis included in the Appendix of this report shows that sufficient fire flow capacity exists to support the Phase 1 CIP. All available fire flows exceed the 3000 GPM requirement for Type 1A and 1B construction as noted in Table B105.1 of the current Oregon Fire Code.

There are no new backbone waterline extensions required under the proposed CIP, however, the relocation of portions of the existing system may be required to accommodate certain projects.

Minor water line extensions will be required to support individual building fire or domestic services. Any waterline related work would be designed and constructed in accordance with applicable City of Corvallis Land Development Code[1] and Public Works Standards at the time of construction. Public utility easements will be given to the City as required. GSRMC will provide its own maintenance of private waterlines on the Campus.

4.5.c Sanitary Sewer

The GSRMC campus is located in the north 9th basin. The City's Wastewater Utility Master Plan identified some basin improvements, for which construction by the City was completed during the summer of 2006. The GSRMC Campus is served by a combination of public and private sanitary sewer lines. GSRMC will provide its own maintenance on the private lines.

The system analysis included in the Appendix of this report shows that sufficient flow capacity exists in backbone system throughout the campus and to downstream collection facilities to support the Phase 1 CIP. However, the existing public sanitary sewer system located in NW Satinwood Street will be reaching capacity or near capacity by CMP build-out. As noted on the Project Summary sheets in the Appendix and as captured in Table 8.3, CMP Consistency Checklist, each new permit application for a building project in Sewer Basin 1 will require an update of the public sanitary sewer capacity calculations to assure sufficient line capacity is available. Should some public sewer line replacement in Satinwood Street be required, the limits of that replacement are indicated on Attachment "H-2".

There are no extensions of the backbone system required under the proposed CIP. Some mainline taps for private sewer laterals may be required.

4.5.d Storm Drainage

Storm water detention and storm water quality facilities are proposed to be constructed in substantial conformance with LDC Chapter 4.0.130, the City Stormwater Master Plan, and King County Surface Water Design Manual on a project-by-project basis utilizing the facilities and lands designated on Attachments "I" and I-A". To the maximum extent possible, detention and water quality facilities will be above grade and utilize natural materials and terrain. However, due to existing improvements and terrain, it is planned that some underground detention and mechanical water quality structures will be required. See Section 5.7 for discussion on Development Standards and Guidelines related to public infrastructure.

The land areas indicated on Attachments "I" and "I-A" for new detention and water quality facilities are realistically sized based upon current standards and criteria generally to represent the areas which would be disturbed by the installation of these systems.

Terrain and existing improvements will not allow the consolidation of storm drainage from all campus planning areas into a central water quality or detention facility. To the extent practical, some of the new buildings and parking lots in Areas "A" are consolidated in this manner but is not possible for all.

Table 4.2 which quantified by percentage the target amounts of storm water facilities by type for the proposed CIP has been deleted as Attachments "I" and "I-A" are specific by project with respect to the types of storm water facilities to be provided.

Detention facilities shall be designed to maximize ground water infiltration.

Table "4.1" SCHEDULE OF PROJECTS BY PRIORITY

Project Name	Campus Planning Area	Proposed New Floor Area	Likely Start Date	Likely Occupancy Date	PLANNING AREA				
					A	B	C	D	E
♦ Phase 1									
Electrical Infrastructure Building	A	3,000	Completed						
West Tower – Phase 1	A	43,700	Completed						
Major Surgery (Eastside Hospital) Addition		4,000	Completed						
West Tower – Phase 2	A	2,240	Completed						
Parking Lot No. 1	A		Completed						
Ambulatory Services Building	A	42,597	Completed						
Parking Lot No. 2	A,D		Completed						
MOB No. 1 – (Cascade View)	D	23,982	Completed						
Elks Dr. /9th/99W Intersection with NCAP multi-use path(1) Financial Security			Completed						
Parking Lot No. 4 (Cancer Center Annex)	C,A		June '14	June '15	YES(1)				
Cancer Center Annex	C,A	22,830	Sept '14	Nov '15					
Elks Dr. /9th/99W Intersection with NCAP multi-use path Construction			May '15	Feb '16	Yes			Yes	
Elks/99W Traffic Signal (5)			May '15	Feb '16	Yes			Yes	
West Tower – Final TI's	A	13,960	June '16	Dec '16					
Parking Lot No. 3 (Pastega Addition)	D		Sep '16	May '17	YES(3)			YES	
Pastega House Addition	D	7,100	Sep '16	May '17					
Hospital Parking Structure	A		Jan '19	June '20	YES(6)				
Major Surgery (Eastside Hospital) Addition	A	14,200	Jan '19	Jun '20					
Mental Health Building Infill	D	800	TBD	TBD					
Mechanical Infrastructure Building	A	2,400	TBD	TBD					
Sub Total		180,809							

"YES" - THE INDICATED PROJECT WILL BE COMPLETED AND ACCEPTED PRIOR TO THE OCCUPANCY OF ANY SUCCEEDING PROJECTS IN THE PRIORITY PLANNING AREA.
"TBD" –CONSTRUCTION START DATES ARE NOW KNOWN.
"BLANK" – SEE section 4.4 narrative.
(1) PRIORITY APPLIES TO CANCER CENTER –ANNEX ONLY
(2) NOT COUNTED AS NEW FLOOR AREA.
(3) PRIORITY APPLIES TO PASTEGA HOUSE ADDITION ONLY
(4) PRIORITY APPLIES TO ASBURY BUILDING ADDITION ONLY
(5) WHEN WARRANTS ARE MET
(6) PRIORITY APPLIES TO MAJOR SURGERY ADDITIONAL ONLY, HOWEVER, AT GSRMC'S DISCRETION, PARKING STRUCTURE MAY BE CONSTRUCTED SOONER TO A SIZE THAT TOTAL CAMPUS PARKING SPACES DO NOT EXCEEED LDC MAXIMUMS.

Table "4.1" SCHEDULE OF PROJECTS BY PRIORITY

Project Name	Campus Planning Area	Proposed New Floor Area	Likely Start Date	Likely Occupancy Date	A	B	C	D	E
Hospital Cafeteria Expansion	A	5,400	TBD	TBD					
Engineering Building Remodel	D	2,600(2)	TBD	TBD					
Asbury Parking Structure	E		TBD	TBD					YES(4)
Asbury Building	E	40,000	TBD	TBD					
When Needed									
Satinwood Extension	ALL		Upon Northern Completion						
Conifer/9th/99W and Walnut/99W Intersections			TBD	TBD	TBD	TBD	TBD	TBD	TBD
Subtotal		48,000							
TOTAL		228,809							

INFORMATIONAL ONLY

"YES" - THE INDICATED PROJECT WILL BE COMPLETED AND ACCEPTED PRIOR TO THE OCCUPANCY OF ANY SUCCEEDING PROJECTS IN THE PRIORITY PLANNING AREA.
"TBD" –CONSTRUCTION START DATES ARE NOW KNOWN.
"BLANK" – SEE section 4.4 narrative.
(1) PRIORITY APPLIES TO CANCER CENTER –ANNEX ONLY
(2) NOT COUNTED AS NEW FLOOR AREA.
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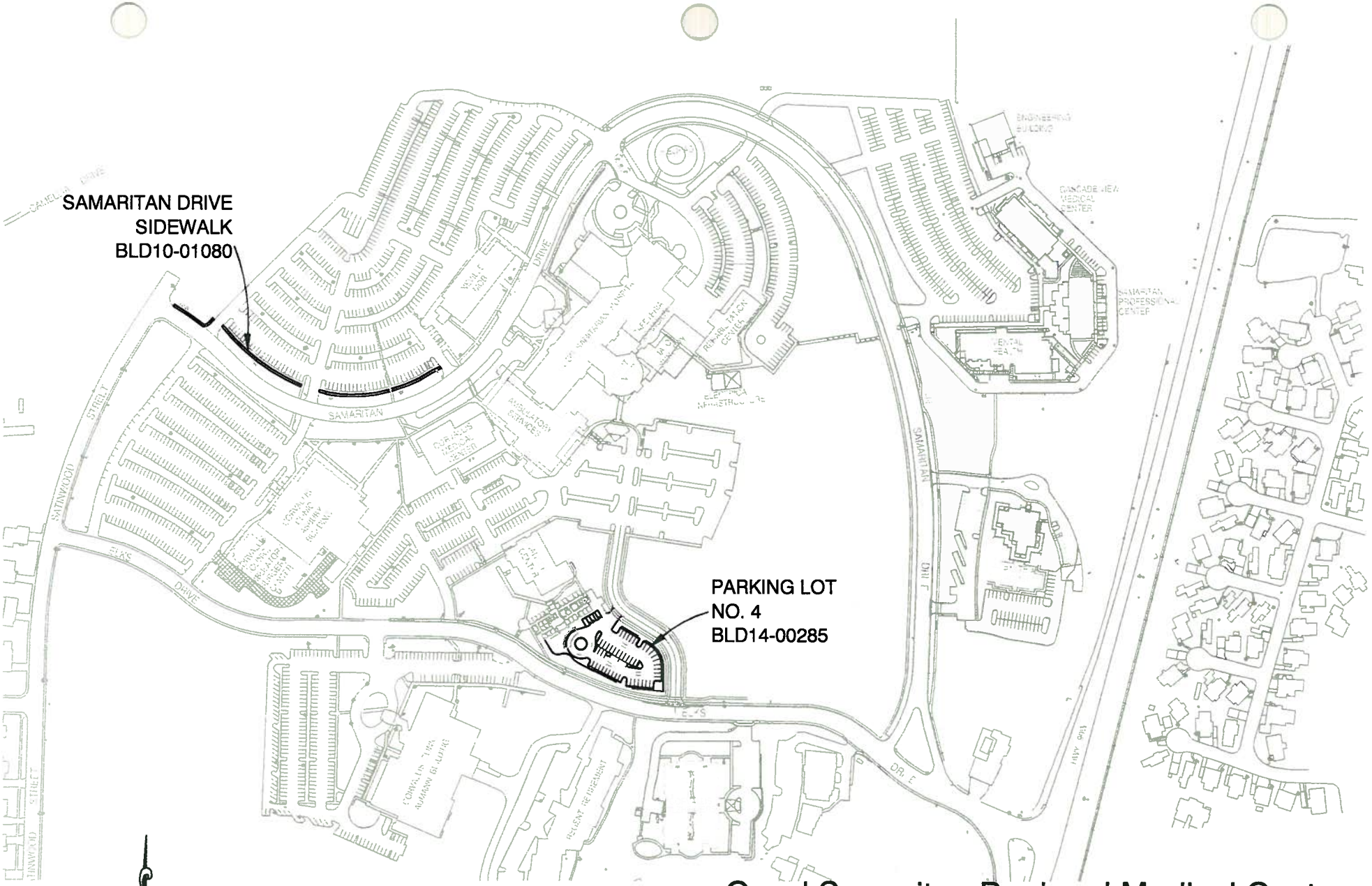

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SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
PROJECTS IN-PROGRESS

FIGURE 4-1
October 03, 2014

Architecture

5.1.1 Introduction

The Campus Master Plan includes architectural design guidelines to provide a path for future development on the campus. The development on the Good Samaritan Regional Medical Center (GSRMC) campus has evolved into groupings of buildings in three of the five planning areas, each having a relatively distinct treatment of land and structure development. Within the planning areas, common design features, materials and color palettes are proposed to ensure that campus development occurs in a cohesive and aesthetically pleasing approach.

The GSRMC planning committee established for specific projects will review all proposed new construction and remodel projects. The Architect of Record will work with the project planning committee to establish project goals, program requirements, scope, and design parameters, within the guidelines established in the Campus Master Plan. Specific exceptions may be described during the early planning process for individual projects.

5.1.2 General Standards

Setbacks and Building Heights

Setbacks and building heights will meet the development standards in Table "5.1".

Site Building Coverage

Site development area and lot coverage shall target the area quantities and percentages by program phase as stated in Table "5.2". The aggregate of Green Area for planning areas shall be no less than 58.1% under the full build out scenario presented herein.

Building Design

The following design standards shall be required for all buildings designed for human occupation on the GSRMC Campus:

Building Entrances

The main building entrance shall be clearly defined by recess or projection, and shall be framed by a covered entryway of at least 500 square feet in size with a minimum 8′ vertical clearance from the sidewalk, and

Pedestrian Connections

All new exterior doors shall connect to pedestrian paths that are connected to the campus-wide pedestrian network.

Exterior Finish Materials

All buildings designed for human occupancy shall incorporate "Carib" or "Forest Blend" red earth-toned brick as at least a portion of the finished façade materials, with the exception of parking structures, which may utilize tile as an exterior wall material in place of the brick treatment. Windows shall be tinted Low-E glass thermal windows to complement existing window glazing.

The following design standards shall be required for all buildings on the GSRMC Campus:

Roof-Mounted Equipment

All roof-mounted equipment, with the exception of antennae and wireless telecommunication facilities, shall be screened from view at ground level within a distance of ¼ mile from the building on which it is mounted. Screening features shall be at least equal in height to the equipment, compatible with roof lines, and constructed of materials used in the building's exterior construction. Screening features include such elements as a parapet, wall, or other sight-blocking feature, etc. The roof-mounted equipment shall be painted to match the roof. An antenna is allowed to project up to 10 feet above the height of the building on which it is mounted. Wireless telecommunication facilities shall be located consistent with all applicable requirements of the Land Development Code[1] related to these facilities.

5.1.2.A Planning Area "A"

Planning Area "A" comprises the Good Samaritan Hospital and Rehabilitation Center, the Corvallis Medical Center, the Neville Medical Office Building, the Ambulatory Service Building, Electrical Infrastructure Building, the Samaritan Regional Cancer Center (SRCC), and surrounding open areas and parking fields oriented about Samaritan Drive. Future development in Planning Area "A" will complement the existing character and uses, and include expansions to the Hospital, a new Annex to the Samaritan Regional Cancer Center, a parking structure, open space areas, and other campus services and facilities.

Site Design:

Within Planning Area "A", new structures in the northern portion of the area are proposed to continue the more intense development initiated under previous plans. The dense development provides a more resource-efficient land use pattern, and facilitates efficient circulation between buildings. Site design guidelines listed below may be incorporated (though not all are required to be included) in new projects. New structures in the southern portion of the area are proposed with landscaped open spaces to complement the existing character developed at the Samaritan Regional Cancer Center.

Open space landscaped with a combination of vertical trees, shrubs, hedges, grasses and groundcover, as described later in this section. Pedestrian corridors connecting building entrances to other buildings and parking areas are to be incorporated as described in the Campus Landscape Standards Section 5.

Standards for street trees, landscaping around parking areas, screening of trash enclosures and at-grade equipment, ground cover materials, irrigation, and preservation of existing trees are described in the Campus Landscape Standards in Section 5.

Lot coverage shall not exceed 41.9% of the total land area within the planning area. Refer to Summary of Proposed Development Standards. Standards for parking areas are described in Section 5.

Neighborhood Impact:

Planning Area "A" is bounded on two sides by Planning Areas "D" and "E" comprised of one, two and three-story structures that provide the desired transition to surrounding neighborhoods. The north edge of the planning area is bounded by farmlands beyond the City limits.

The new structures proposed for the southern portion of this area will transition in scale between structures in the northern portion and the single-story Aumann Building and group care facilities along the south side of Elks Drive.

Measures to be addressed for new projects include:

- Exterior site and building lighting will be designed to not spill over onto adjacent or abutting properties and the fixture glare will be shielded from adjacent or abutting properties.

- Minimizing impact on traffic movement on abutting streets. Refer to Transportation Demand Management Plan.

- Appropriate treatment for parking and open spaces. Refer to parking guidelines in Section 6 and Campus Landscape Standards.

Building Design:

5.1.2.A.1 Good Samaritan Hospital

The campus Planning Area "A" is dominated by the Hospital, which is cut into the hillside with on-grade entrances to four of the six levels. Expansions have been completed on all sides of the structure throughout the projected Capital Improvement Programs (CIP); an additional expansion is planned to be constructed on an existing portion of the east side of the building. For new construction, concrete structural elements are boldly expressed. Large window areas are recessed between red earth-tone brick bays on upper floors to complement the existing building style, while meeting program, building and energy code

requirements. Glass canopies supported on steel frames form bright, protected drop-off areas at new public entrances.
Design characteristics in new construction (though not all are required) include:

- Multi-story additions limited in height to 120 feet above grade or match the height of the existing hospital, whichever is less.
- Simple building forms to accommodate flexible and effective use of space.
- Building entrances with projecting canopies.
- Flat roofs to maximize usable space, with either stepped parapets or a cornice treatment.
- Metal panel accent wall surfaces, service area ceiling/soffits, and screening of new rooftop mechanical equipment.
- "Carib" and/or "Forest Blend" red earth-toned brick to complement existing brick bays.
- Split-faced concrete masonry units at accent walls.
- Stucco wall finishes (synthetic stucco finishes are prohibited).
- Structural elements expressed in cast-in-place concrete or pre-cast concrete.
- Thermal windows, bronze tinted Low-E glass to complement existing window glazing, set in dark bronze aluminum frames with thermal breaks.
- Direct links to pedestrian paths and transitional open spaces.
- Exterior façade shall include at least 20 percent window coverage.

Energy Efficiency:

A comprehensive planning approach will be conducted to maximize the sustainable and energy efficiency design project goals. Measures to be addressed for new projects include:

- Selection of glazing for good day lighting performance.
- Selection of energy efficient building systems and equipment.
- Selection of building materials that promotes heat retention and storage capabilities.

5.1.2.A.2 Ambulatory Services Building (ASB):

This project has been completed.

5.1.2.A.3 Parking Structure:

The maximum four-story parking structure is planned to be located directly south of the Neville Building and adjacent to Samaritan Drive. The vertical surfaces will comprise predominantly pre-cast concrete panel components.

Design characteristics in new construction (though not all are required) include:

- Overall building height limited to 74 feet above grade.
- Simple building forms for efficient parking and ramp planning.
- Red earth-toned brick and/or tile as accents in exterior wall surfaces, corresponding to structural bays.

- Flat roof for parking, with stepped parapet offsets corresponding to structural bays.
- Painted metal grilles in some window bay openings.

5.1.2.A.4 Electrical Infrastructure Buildings:

This project has been completed.

5.1.2.A.5 Mechanical Infrastructure Building:

The mechanical infrastructure building will be a non-habitable spaces providing space for cooling tower facilities. Its locations are is selected interior to the campus to be close to the facilities it serves to allow for efficient maintenance access and not be visible from any adjacent public ways.

Design characteristics in new construction:

- Overall height limited to 24' above grade.
- Simple rectangular or square building form to efficiently house equipment.
- No public entrance, no public access.
- Flat roof covered with natural materials where required; each structure may have no or only partial roof covering.
- No windows.
- Precast or cast-in-place concrete wall elements.

Energy Efficiency:

Not applicable.

5.1.2.A.6 Cancer Center Annex:

The existing single story Samaritan Regional Cancer Center (SRCC) is proposed to have a new three-story Annex constructed. The three -story structure is set into the hillside, potentially accommodating on-grade access at two floors. The ground floor and 1st floor of the new building will have a concrete base with red earth-toned brick and regularly spaced windows above. The 2nd floor will have brick to the window sill line with continuous storefront windows and composite metal panels above.

Design characteristics in new construction (though not all are required to be included) include:

- New buildings limited in height to 60 feet above grade, additions to existing building limited to height of existing building.

- Building entrances with projecting canopies and protected drop-off areas.

- The roof will be a combination of flat and sloped sections with mechanical equipment screens reflecting the character of the adjacent Oncology building.

- Red earth-toned brick to complement surrounding structures.
- Windows will be insulated green tinted low-E glass in thermal break clear anodized aluminum frames.
- Direct links to pedestrian paths and transitional open spaces.
- A minimum of 60 percent of the length and 25 percent of the first 12 ft. in height from the adjacent grade of any street-facing ground floor facade shall contain windows and/or glass doors. Ground floor windows shall be framed by bulkheads, piers, and sills such as are used in a recessed window, where applicable. Ground floor windows shall also have a Top Treatment such as a hood, awning, or a storefront cornice separating the ground floor from the second story. Alternatively, all ground floor windows shall provide a minimum three-in.-wide trim or recession. An exception may be granted if the façade is neither adjacent to a street nor open to customers or the public.
- Each façade on stories above the ground floor that faces a street or other area accessible to the public shall include at least 20 percent window coverage. An exception may be granted if the façade is neither adjacent to a street nor open to customers or the public.
- Building walls in excess of 30′ in length will not exceed a height/width ratio of 1:3 without a change in height of at least 4′.

Energy Efficiency:

A comprehensive planning approach will be conducted to maximize the sustainable and energy efficiency design project goals. Measures to be addressed for new projects include:

- Selection of trees and plant materials that provide shade in summer and weather protection.
- Selection of glazing for good day lighting performance.
- Sun control projections at windows including eaves, canopies and light shelves along south and west sides of structures.
- Selection of energy efficient building systems and equipment.

Selection of building materials that promotes heat retention and storage capabilities.

5.1.2.B Planning Area "B"

Planning Area "B" includes the open space buffer on Satinwood Street. No structures are planned for this area.

5.1.2.C Planning Area "C"

Planning Area "C" includes the existing open areas on the east side of Highway 99W. No structures are planned for this area.

5.1.2.D Planning Area "D"

Planning Area "D" comprises the Engineering Building, Samaritan Professional Center, Mental Health Center, Mario Pastega House, Cascade View Medical Office Building, and the open areas and parking fields, located between Samaritan Drive and Highway 99W. Future development in this planning area includes construction of any additions to the Mario Pastega House, surface parking lot and development of landscaped open spaces.

Site Design:

Within Planning Area "D", structures have been constructed with landscaped open spaces to complement the existing character developed at the Samaritan Professional Center, the Mental Health Center and the Mario Pastega House. Site design guidelines listed below may be incorporated (though not all are required) in new projects.

Open space landscaped with a combination of vertical trees, shrubs, hedges, grasses and groundcover, as described later in this section. Pedestrian corridors connecting building entrances to other buildings and parking areas are to be incorporated as described in the Campus Landscape Standards. A multi-use trail along Highway 99W and consistent with the North Corvallis Area Plan is also part of the pedestrian and bicycle circulation system. The path construction is associated with the Elks Drive/9th/99W Intersection as discussed in Section 4.5.

Standards for street trees, landscaping around parking areas, screening of trash enclosures and grade equipment, ground cover materials, irrigation, and preservation of existing trees are described in the Campus Landscape Standards.

Lot coverage shall not exceed 38.5% (RS3.5 zone) or 51.2% (RS9 zone) of the total land area within the planning areas. Refer to Summary of Proposed Development Standards. Standards for parking areas are described in Section 5.

Neighborhood Impact:

Planning Area "D" is bounded to the west by Planning Area "A", farmlands beyond the City limits to the north, and a residential neighborhood east of Highway 99W. Structures in this area will transition in scale between the residential neighborhood to the east and the taller buildings in Planning Area "A".

Measures to be addressed for new projects include:

- Exterior site and building lighting will be designed to not spill over onto adjacent or abutting properties and the fixture glare will be shielded from adjacent or abutting properties. Minimizing impact on traffic movement on abutting streets. Refer to Transportation Demand Management Plan.

- Appropriate treatment for parking and open spaces. Refer to parking guidelines in Section 6 and Campus Landscape Standards.

Building Design:

5.1.2.D.1 Medical Office Building 1:

This project has been completed.

5.1.2.D.2 Mario Pastega House Addition:

The new addition will be built along the south of the existing structure on an existing flat landscaped area. The single-story structure will be predominantly clad with red earth-toned brick and white painted cement board clapboards, with punched windows. A sloped roof with architectural style asphalt shingles will cap the addition, matching the existing roof style.

Design characteristics in new construction (though not all are required) include:

- Overall building height limited to 30 feet above grade or match the height of the existing building, whichever is less.

- Simple building forms to promote flexible and effective use of space.

- Recesses or extensions in exterior wall surfaces corresponding to program requirements and structure, to occur at a minimum of 30 foot intervals.

- Horizontal accent bands of brick, tile or pre-cast concrete.

- Flat and sloped roofs with architectural style 4-tab asphalt shingles with slate appearance, and offsets corresponding to program elements.

- Painted cement board clapboard wall surfaces at rooftop mechanical equipment screens.

- Red earth-toned brick to complement surrounding structures.

- Thermal windows, green tinted Low-E glass, set in white painted aluminum frames with thermal breaks to match existing.

- Direct links to pedestrian paths and transitional open spaces.

- A minimum of 60 percent of the length and 25 percent of the first 12 ft. in height from the adjacent grade of any street-facing ground floor facade shall contain windows and/or glass doors. Ground floor windows shall be framed by bulkheads, piers, and sills such as are used in a recessed window, where applicable. Ground floor windows shall also have a Top Treatment such as a hood, awning, or a storefront cornice separating the ground floor from the second story. Alternatively, all ground floor windows shall provide a minimum three-in.-wide trim or recession.

- Building walls in excess of 30 ft. in length shall not exceed a height/width ratio of 1:3 without a change in height of at least four ft.

- A recognizable Base Treatment consisting of either thicker walls; Integrally textured materials; integrally colored and patterned materials; lighter or darker colored materials, mullions, or panels; detailing such as scoring, ribbing, moldings, or ornamentation; or planters integral to the building.

- Building Articulation - All facades will contain both horizontal and vertical building design / articulation elements along the face of each façade at a minimum spacing of 30 feet, to consist of the following elements:

    - Offsets or breaks in roof elevation by a minimum of 3 feet or more in height,
    - Extensions or recesses of at least 2 feet, with an 8 foot minimum average width, and
    - Contrasting building materials that provide a visual change. Windows do not qualify as a contrasting building material for the purpose of this standard.

Energy Efficiency:

A comprehensive planning approach will be conducted to maximize the sustainable and energy efficiency design project goals.

Measures to be addressed for new projects include:

- Selection of trees and plant materials that provide shade in summer and weather protection.
- Selection of glazing for good day lighting performance.
- Sun control projections at windows including eaves, canopies and light shelves along south and west sides of structures.
- Selection of energy efficient building systems and equipment.
- Selection of building materials that promotes heat retention and storage capabilities.

5.1.2.E Planning Area "E"

Planning Area "E" comprises the Corvallis Clinic Asbury Building and Ambulatory Surgery Center, open areas and parking fields along the north side of Elks Drive. Future development in this planning area includes the single-story addition to the Asbury Building, a parking structure and development of landscaped open spaces.

Site Design:

Within Planning Area "E", new construction is limited to the vertical expansion of the Asbury Building, and a new parking structure within the limits of existing on-grade parking to the west. Site design guidelines listed below may be incorporated (though not all are required to be included) in new projects.

Open space landscaped with a combination of vertical trees, shrubs, hedges, grasses and groundcover, as described later in this section. Pedestrian corridors connecting building entrances to other buildings and parking areas are to be incorporated as described in the Campus Landscape Standards.

Standards for street trees, landscaping around parking areas, screening of trash enclosures and at-grade equipment, ground cover materials, irrigation, and preservation of existing trees are described in the Campus Landscape Standards.

Impervious surface shall not exceed 65.4% of the total land area within the planning areas. Refer to Summary of Proposed Development Standards. Standards for planning parking areas are described in Section 5.

Neighborhood Impact:

Planning Area "E" is bounded to the north and east by Planning Areas "A", Satinwood Street and Planning Area "B" to the west, and the Corvallis Clinic Aumann Building south of Elks Drive. The new structures proposed for this area will transition in scale between structures in Planning Areas "A" and the single-story Aumann Building along the south side of Elks Drive. Measures to be addressed for new projects include:

- Exterior site and building lighting will be designed to not spill over onto adjacent or abutting properties and the fixture glare will be shielded from adjacent or abutting properties. Minimizing impact on traffic movement on abutting streets. Refer to Transportation Demand Management Plan.

- Appropriate treatment for parking and open spaces. Refer to parking guidelines in Section 6 and Campus Landscape Standards.

5.1.2.E.1 Asbury Building Addition:

The single-story vertical expansion planned for the Asbury Building is limited to the existing building footprint. The added floor will predominantly be clad with red earth-toned brick with large windows recessed between horizontal bands of painted cement board clapboard panels, to match existing.

Design characteristics in new construction (though not all are required) include:

- Overall building height limited to 58 feet above grade.
- Simple building forms to accommodate flexible and effective use of space.
- Recesses in exterior wall surfaces at approximately 30-foot intervals, corresponding to building entrances program elements.
- Flat roofs to maximize usable space, with offset corresponding to structural bays and program elements.
- Painted cement board clapboard wall surfaces at rooftop mechanical equipment screening.
- "Carib" and/or "Forest Blend" red earth-toned brick to complement existing brick.
- Thermal windows, bronze tinted Low-E glass to complement existing window glazing, set in dark bronze aluminum frames with thermal breaks to match existing.
- Building Articulation -- All facades will contain both horizontal and vertical building design / articulation elements along the face of each façade at a minimum spacing of 30 feet, to consist of the following elements:
    - Offsets or breaks in roof elevation by a minimum of 3 feet or more in height,
    - Extensions or recesses of at least 2 feet, with an 8 foot minimum average width, and
    - Contrasting building materials that provide a visual change. Windows do not qualify as a contrasting building material for the purpose of this standard.

<u>Energy Efficiency:</u>

A comprehensive planning approach will be conducted to maximize the sustainable and energy efficiency design project goals. Measures to be addressed for new projects include:

- Sun control projections at windows including eaves, canopies and light shelves along south and west sides of structure.
- Selection of energy efficient building systems and equipment.
- Selection of building materials that promote heat retention and storage capabilities

5.1.2.E.2 Parking Structure:

The three-story parking structure is planned to be located directly northwest of the Asbury Building. The vertical surfaces comprise predominantly pre-cast concrete panel components. Accent bands of red earth-toned brick and tile may be integrated with the concrete panel system to add interest and scale, complementing the brick on the adjacent building.

Design characteristics in new construction (though not all are required) include:

- Overall building height limited to 52 feet above grade.
- Simple building forms for efficient parking and ramp planning.
- Red earth-toned brick and/or tile in exterior wall surfaces, corresponding to structural bays.
- Flat roof for parking, with stepped parapet offsets corresponding to structural bays.
- Painted metal grilles in window bay openings.
- Horizontal accent band of brick, tile or pre-cast concrete at base of building.
- Building Articulation -- All facades will contain both horizontal and vertical building design / articulation elements along the face of each façade at a minimum spacing of 30 feet, to consist of the following elements:
    - Offsets or breaks in roof elevation by a minimum of 3 feet or more in height,
    - Extensions or recesses of at least 2 feet, with an 8 foot minimum average width, and
    - Contrasting building materials that provide a visual change. Windows do not qualify as a contrasting building material for the purpose of this standard.
- Ground floor to be constructed of different materials than upper floors.

5.2 Landscape Standards

5.2.1 Introduction

Landscaping, buffering, and screening will be provided on a project-by-project basis as described in Section 8 to comply with LDC Chapter 4.2 and the following site and project specific supplemental standards.

The total of the target quantities for landscaping and open space improvements by project as listed in Table "8.2" is based upon the following ratios:

Building:	Landscape target area = 0.5 x new building floor area
Parking Lot:	Landscape target area = 0.5 new impervious area
Parking Structure:	Landscape target area = 0.5 footprint area

5.2.2 General Landscaping Adjacent to Buildings

- Description: Area adjacent to other properties and uses. Considered the front yard of the facility. The goal for this area is to provide a separation from the street. The landscaped area is typically used to provide screening and a visual amenity for visitors both inside and outside the building. This landscaping also helps to provide an identity to the overall campus.

- Basic Elements:
  Landscaping
  Lawn
  Sidewalks
  Street Trees
  Parking Screening
  Flowering Plantings
  Irrigation

5.2.3 Building Entrance Landscaping

- Description: The front or main entrance to a medical building, featuring the main pedestrian entrance, vehicular drop-off areas, directional signs, and waiting areas. This is a critical element for setting the mood of a visitor entering the facility. The diversity of uses and busy nature make it difficult to provide a soothing environment, so the goal is to make this area comfortable, safe, and easy to navigate, while providing a positive experience for users.

- Basic Elements:
  Landscaping
  Color Perennials
  Potted Plants
  Trash Receptacles
  Irrigation
  Bike Racks
  Benches

- Additional Elements:
  Decorative Paving
  Artwork
  Tables and Chairs
  Sidewalks
  Signage

5.2.4 Pedestrian Corridors

- Description: Major pedestrian pathways through the site. These corridors are used both as routes from parking lots to buildings and for recreational exercise. The landscaping in these areas will help give identity to the overall campus and be the most common interaction with the campus landscape. These areas should be well lit, universally accessible, and have adequate signage to lead visitors to their destination.

- Basic Elements:
  Benches
  Signage
  Trash Cans
  Landscaping
  Irrigation

5.2.5 Parking Lot Landscaping and Upgrade Existing Parking Lot Landscaping

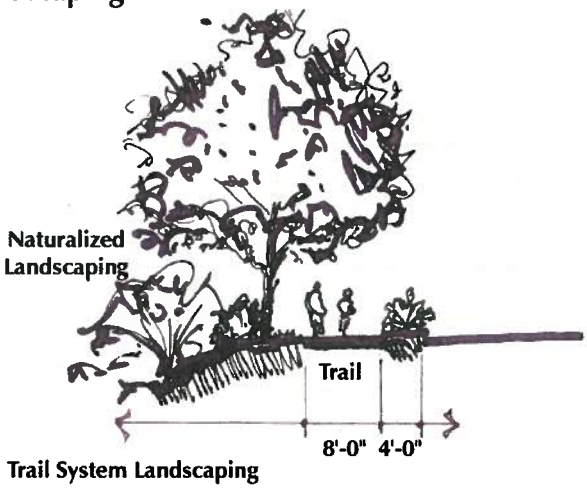
- Description: Landscaping and trees in parking islands and surrounding parking lot areas. This landscaping can shade pavement from the sun and provide a pleasant experience for visitors the moment they exit their vehicles. This landscaping also screens the parking lot from buildings.

- New Parking Lots: Landscaping within new parking lot areas shall comply with all applicable parking lot landscaping requirements in the Land Development Code[1], with the exception of parking provided within parking structures. No parking lot landscaping shall be required within parking structures.

- Upgrades to Existing Parking Lots: Where required by Figures 8-13 through 8-32, upgrades to existing parking lots shall consist of providing automatic irrigation systems to all existing landscape areas and providing landscape materials, including trees and shrubs, in adequate number and location to comply with parking lot tree, parking lot screening, and other applicable LDC requirements, to the maximum extent practicable. However, in no instance shall the upgrade of existing parking lot landscaping require the loss of existing parking spaces on the site.

- Basic Elements: New and upgraded parking lots shall include the following basic elements:
  Landscaping
  Pedestrian Walkways
  Pedestrian Crosswalks
  Paving
  Shade Trees
  Evergreen Screening

5.2.6 Trail System Landscaping



- Description: Accessible nature trails and open space on the campus can provide a welcome outdoor experience for stress relief, as well as exercise. These trails often lead through natural areas. Landscaping along these trails is more naturalized, with native plants and soft stormwater treatments.

- Basic Elements

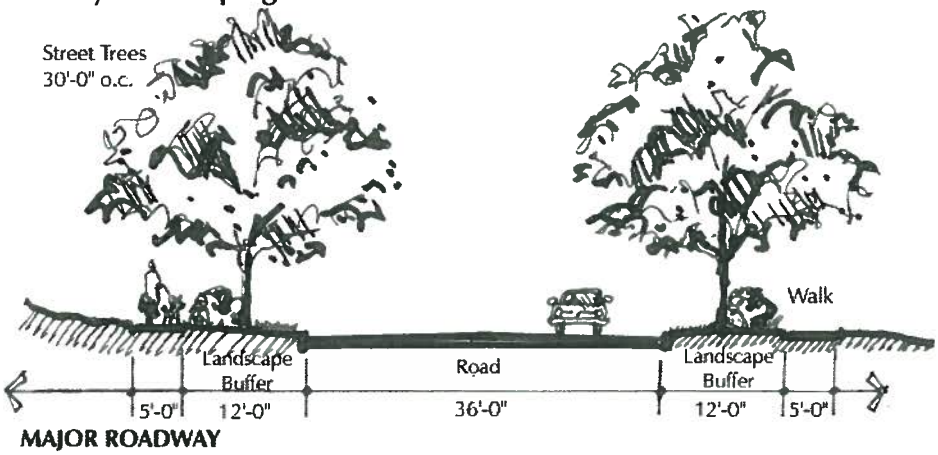
Landscaping	Benches
Entrance and directional signage	Trails
Trash Cans	Fencing

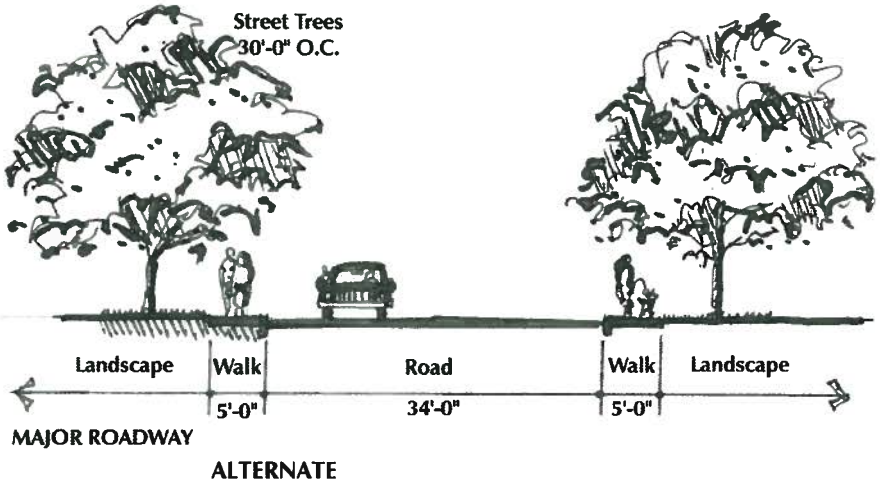
5.2.7 Enhanced Nature Preserve

- Description: Enhanced Nature Preserve areas are large, natural, often wooded areas that provide a visual amenity from the road and from building windows. These natural areas are enhanced by adding nature trails and thinning trees in areas to add views and pockets of sunlight. Invasive species should be removed and native plant species added.

- Basic Elements:
  Native Plants
  Trail Systems

5.2.8 Major Roadway Landscaping Section





- Description: Landscape area along the main hospital drive and road bordering the campus. These main roadways set the stage of the campus experience. The landscape should therefore reflect the overall campus identity.

- Requirements: The Major Roadways on the GSRMC campus are Samaritan Drive, Elks Drive, and Satinwood Street. Upgrades to these streets to provide setback sidewalks and 12-foot-wide planter strips shall occur in conjunction with development, as specified in Figures 8-17 through 8-32, with the addition of construction of a separated sidewalk, a 12-foot wide planter strip, and installation of street trees along the west side of Satinwood Street from Elks Drive to Satinwood Street's current northern terminus.

  Wherever 12-foot-wide planter strips are existing or proposed, and where trees have not been planted, large canopy street trees shall be installed at a 50 foot on-center maximum spacing. The only exception to this requirement shall be the south side of Samaritan Drive, adjacent to the helipad. In this area, between the two access drives,

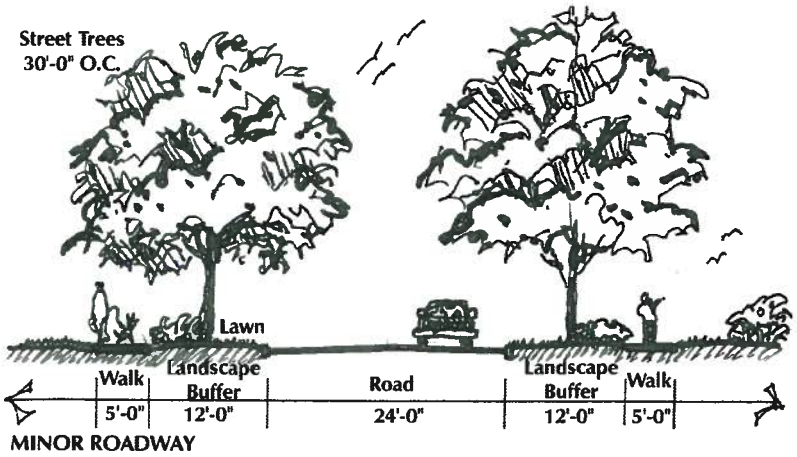
no street trees shall be planted, so as not to conflict with helicopter operations at the adjacent helipad.

Existing curbside sidewalks shall be relocated in compliance with the 12-foot-wide planter strip requirement, as proposed in Figures 8-17 through 8-32, unless one of two exceptions is warranted: 1) The applicant demonstrates that relocation of the sidewalk to a setback configuration will endanger existing significant trees (8 inches or greater in diameter). This shall be demonstrated by submittal, and City review and approval, of a report by a certified arborist. The report will be reviewed and approved or denied by the Planning Division Manager. Alterations to the 12-foot requirement that would result in a setback sidewalk with a planter strip less than 12 feet in width should be considered superior to the continuation of curbside sidewalk along these roadways. 2) The applicant demonstrates, to the satisfaction of the City Engineer, that existing topographic constraints would not allow provision of the standard 12-foot-wide planter strip and setback sidewalk. Alterations to the 12-foot requirement that would result in a setback sidewalk with a planter strip less than 12 feet in width should be considered superior to the continuation of curbside sidewalk along these roadways.

- Basic Elements:

- Large Canopy Street Trees, where possible @ 50′ O.C.
  Medium Canopy Street Trees, where large canopy trees not feasible @ 30′ O.C.
  Landscaping
  Sidewalks
  Trash Cans
  Benches
  Bike Racks

5.2.9 Campus/Minor Roadway Landscaping



- Description: Roadways that feed off the Major Roadways and connect parking lots and add vehicular circulation routes throughout the campus.

- Requirements: The Minor Roadway on the GSRMC campus is the new road connecting Elks Drive to Surface Parking Lot #1/Hospital Parking Structure. This road shall be constructed with 12-foot-wide planter strips and setback sidewalks on both sides, as generally indicated in Figure 8-15. Street trees used were large canopy trees, planted at a maximum spacing of 50 feet on-center.

- Basic Elements:
  Large Canopy Street Tree @ 50′ O.C.
  Landscaping
  Sidewalks
  Benches
  Lighting
  Bike Racks

5.2.9.A Alternate Locations in lieu of street tree planting

If planting strips are not provided on Arterial, Collector, and Neighborhood Collector Streets, and equivalent number if the required large and required medium canopy trees shall be provided in other locations within common open space tracts on the site, or within the front yard setback areas of the parcels and lots adjacent to the street. Such plantings in-lieu-of street trees shall be in addition to the mitigation trees required in Section 4.12.60.

5.2.10 Screening and Buffering

- Description: A landscaped screen around the campus perimeter, between use areas around trash enclosures; and at-grade equipment, to block unpleasant adjacent views. Screening and buffering is often used to meet city codes to visually separate use areas.

  Screening and buffering where proposed will use these design elements and at a minimum comply with LDC Chapter 4.2 requirements.

- Requirements: Required landscape screening and buffering treatments, as shown in Figures 8-17 through 8-32 shall consist of the following:

  Along the eastern and southern perimeters of the campus, along Highway 99W and Elks Drive, landscape buffering consisting of a balance of low-lying groundcover and shrubs, and vertical shrubs and trees shall be used to buffer, but not screen, views of the GSRMC campus.

  Along the northern boundary of the campus, landscape screening shall be provided consisting of evergreen vegetation that will achieve a height of at least 40 feet at maturity. This vegetative screen shall be planted in sufficient density to be at least 80 percent opaque at maturity. To facilitate the rapid growth of this landscape screen, trees shall be a minimum 2″ caliper at the time of planting.

- Basic Elements:

Evergreen Trees
Tall, Evergreen Shrubs
Landscape Walls

5.2.11 Minor Healing Garden

- Description: Outdoor and courtyard garden spaces in hospitals that are specifically designated as healing gardens by the hospital administration and designer. They include elements that are created to specifically address issues related to providing therapeutic outcomes.

- Basic Elements:

Minor Healing Garden

Landscaping
Paving
Street trees
Lighting
Landscape Screening
Fencing
Entrance and directional signs
Trash cans
Seating areas
Tables
Artwork
Sun/shade areas
Wide, looping paths

5.2.12 Major Healing Garden – A larger and more detailed Healing Garden

- Includes all basic elements above and:

Water Feature
Covered Areas
High End Sculpture
Umbrellas
Decorative Paving
Arbor or Trellis

5.2.14 Landscape Materials

A. Plants

Plant Quality and Installation:

1. All plants and planting materials shall meet or exceed the specifications of federal, state and county laws requiring inspection for plant disease and control.

2. Quality definitions, grading tolerances, and caliper-to-height ratios shall be no less than minimums specified in American Standards for Nursery Stock, published by American Association of Nurserymen. Provide healthy nursery stock, well branched and rooted, full foliage when in leaf, free of disease, injury, insects, weeds, and weed roots. Do not use cold storage plants.

3. Landscape Contractor shall be licensed in the State of Oregon

4. Plant Names: Plants shall be true to name and one of each bundle or lot shall be tagged with the common and botanical name and size of the plants in accordance with the standards of practice of the American Association of Nurserymen

5. Prohibited Plants: all listed on USDA and ODA noxious plant list and listed in the city of Corvallis standards

Plant Layout:

1. Design must accommodate the mature size of plants selected

2. Design must consider the organization, usage, and circulation patterns of the area

3. Plants shall be grouped with like water requirements on same irrigation zones

Standard Plant Material List:

1. See 'Standard Plant Materials' Section

B. TURF

Type

1. Seed shall be Oregon certified quality or better. Minimum germination of seed shall be not less than 90 percent. Minimum purity shall be at least 98 percent.

2. Provide the following certified grass seed mixture, or approved equal: Hobbs & Hopkins Pro-Time #303

3. Sod shall be Provided by JB Sod (rolled not pieced) , or approved equal

Layout and Installation

1. Grass will be seeded between March 15th and October 15th as soil conditions permit.

C. SOIL

1. Utilize existing topsoil where suitable. Separate topsoil from subsoil and store during excavation and construction and protect from contamination. Topsoil must be clean, fertile, friable, natural loam or obtained from existing material on site, free of debris, roots, stones, weeds, contaminants, and grass.

2. Protect existing topsoil and subsoil from compaction during construction. Alleviate all unavoidable soil compaction before topsoil placement or irrigation system installation.

3. Spread compost mulch at a minimum depth of two (2) inches in all planting beds. Till into topsoil to a minimum depth of 6 inches. Spread compost mulch at a minimum depth of two (2) inches in all sod areas. Till into topsoil to a minimum depth of 4 inches.

D. IRRIGATION

1. Provide an efficient and fully automatic irrigation system for all planting areas.

2. Minimum performance criteria for system coverage is head to head.

3. Contractor should exercise professional judgment in selection, location, height and angle of sprinkler heads to minimize overspray and run-off.

4. Zone lawn and shrub separately. Zone different exposures, different plant requirements and different precipitation rates separately.

5. Sleeves are required under all hard surfaces for mainline and lateral routing. Extend sleeves 12" beyond edge of pavements to link all planting areas.

6. Locate valve boxes in plant bed areas where possible.

7. Gang valve boxes adjacent to each other where possible.

8. Provide reduced scale copy of irrigation plan, encased in plastic, for attachment to inside of controller door, for hospital reference.

E. PLANT PROTECTION

General Protection

1. Damage to existing turf, shrubs, and trees is the contractor's responsibility to repair or replace with like size and identical species or cultivar of plant materials.

2. Parking or driving on all lawn areas is prohibited unless unavoidable. If vehicle access on lawn areas is necessary, protective material of load bearing capacity sufficient to prevent compaction or rutting of the soil- such as plywood or geotextile fabric, will be placed in the turf. Use of these areas shall be limited, and protective material shall be removed as soon as possible to prevent damage to lawn area.

3. All construction debris shall be removed from shrub beds and landscape areas on a daily basis.

4. Construction staging areas shall be placed on hardscape areas away from public access and shall be secured.

Tree Protection

1. Construction fences shall be placed around existing trees to prevent any root damage. Fences will be placed 5' from the drip line to prevent soil compaction or material storage in the root zone. Any entry or storage in the root protection zone shall be prohibited.

2. The health of existing trees in the construction zone shall be accessed by an arborist before construction commences.

F. SITE FURNISHINGS

Suggested Preferred Products

(Additional manufacturers and styles can be considered upon request)

1. <u>Trash Receptacles</u>

   a. Fairweather : TR-1 Trash Receptacle, with Black Powder Coated Steel Top
   Or TR-8 Trash Receptacle, Steel Rod Receptacle, Black Powder Coated
   By Fairweather Site Furnishings
   Distributed by:
   Sitelines
   626 128th Street, SW #104A
   Everett, WA 98204
   (800)-541-0869

b. Victor Stanley: NSDC-(24)36 Steelsites Litter Receptacle
Fabricated Black Metal Receptacle
www.victorstanley.com
Victor Stanley, Inc.
P.O. Drawer 330
Dunkirk, Maryland 20754
(800)368-2573

c. Wabash Valley: LR300(S)
Black Metal Receptacle
www.wabashvalley.com
Wabash Valley Manufacturing, Inc.
505 E. Main Street
Silver Lake, IN 46982
(800)253.8619

2. Benches

a. Equiparc EP 1690 and Equiparc EP 1691
Wood and Aluminum Benches with/without back

www.equiparc.com
Head Office and Sales Office
190, route 133, Sabrevois (Quebec)
(450)-346-1882

b. Landscape Forms: Austin Bench
Wood seat, with back and arms, or without
www.landscapeforms.com
Sales Office
(503)-292-9102

c. BRP Enterprises Manchester Collection MC101-72-MF
Metal with Black powder coat finish
www.brponline.com
P.O. Box 80813
Lincoln, NE 68501
(888)-438-5311

d. Victor Stanley: Framers Modern Bench FM-324
Wood back and seat with Metal Components
www.victorstanley.com
Victor Stanley, Inc.
P.O. Drawer 330
Dunkirk, Maryland 20754
(800)368-2573

3. Bicycle Racks
Current City of Corvallis Standard

G. LIGHTING

1. Any lighting required for new campus projects, or to update existing campus areas will meet the Land Development Code Requirements[1]. Lighting will be supplied at levels appropriate for safety, access, and visual orientation while being fully shielded from adjacent properties.

H. STANDARD PLANT MATERIALS LIST

1. CAMPUS STREET TREES: (3" Caliper)

Acer rubrum 'Scarsen'	Scarlet Sentinel Maple
Acer rubrum 'Red Sunset'	Red Sunset Maple
Fraxinus pennsylvanica 'Summit'	Summit Ash
Gleditsia triacanthos 'Shademaster'	Shademaster Honey Locust
Pyrus calleryana	Chanticleer Pear
Ulmus 'Frontier'	Frontier Elm

2. CAMPUS TREES: (2" Caliper or 7-8' ht.)

Acer truncatum x A.plat.'Keithsform'	Norwegian Maple
Acer platanoides '	Crimson Sentry'/Crimson Sentry Maple
Betula jacquemontii	Jacquemontii Birch
Calocedrus decurrens	Incense Cedar
Cercidiphyllum japonicum	Katsura Tree
Chamaecyparis nootkatensis	Alaska Cedar
Gleditsia triacanthos 'Skyline'	Skyline Honey Locust
Liquidanbar styraciflua 'Worplesdon'	Worplesdon Sweetgum
Pinus flexilis 'Vandewolf's Pyramid'	Vandewolf's Pyramid Pine
Prunus species	Flowering Cherrys
Thujia plicata 'Hogans'	Hogan Cedar

3. ORNAMENTAL GARDEN/ COURTYARD/ BUILDING ENTRANCE PLANTINGS:

Trees: *(1 ½" min. caliper or 4-5')*

Acer circinatum	Vine Maple
Acer palmatum varieties	Japanese Maples
Cornus species	Dogwoods
Magnolia species	Magnolias
Malus species	Crabapples
Pinus strobes 'Fastigiata'	Columnar White Pine

Prunus species	Flowering Cherry's
Stewartia pseudocamillia	Japanese Stewartia
Styrax japonica	Japanese Snowbell Tree
Tsuga canadensis 'Sargentii'	Weeping Canadian Hemlock
Tsuga mertensiana	Mountain Hemlock

Shrubs: *(Large shrubs 5 gal., medium 3 gal., small 2 gal.)*

Aucuba japonica	Japanese Acuba
Berberis thun. atro 'Crimson Pigmy'	Crimson Pigmy Barberry
Camelia species	Camelias
Chamaecyparis o. 'Gracilis'	Slender Hinoki
Cistus purpureus	Purple Rock Rose
Cornus sericea 'Kelseyi'	Kelsey Redosier Dogwood
Daphne odora	Fragrant Daphne
Euonymous alata	Winged Spindle Bush
Euonymus japonica	Japanese Euonymus
Fatsia japonica	Japanese Fatsia
Hydrangea species	Hydrangeas
Ilex crenata 'Convexa'	Convex Leaf Japanese Holly
Lonicera pileata	Privet Honeysuckle
Magnolia stellata	Star Magnolia
Mahonia aquifolium 'Hans'	Hans Compact Oregon Grape
Mahonia bealei	Leatherleaf Mahonia
Nandina domestica	Heavenly Bamboo varieties
Phlormium tenax 'Rubra'	New Zealand Flax
Pinus strobes 'Nana'	Dwarf White Pine
Rhodo. species	Rhododendrons & Azaleas
Rosa species	Rose varieties
Sarcococca humilis 'Hookeriana'	Sarcococca
Viburnum davidii	Davids Viburnum

Ground Covers: *(1 gal. max tri-space @ 24" o.c. or 4" pots max. tri-space @ 18" o.c.)*

Archtostayphylos uva-ursi	Kinnickinnick
Ceonothus gloriosus	Pt. Reyes Creeper
Euonymus fortunei 'Colorata'	Purple Leaf Wintercreeper
Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf
Pachysandra terminallis	Pachysandra
Polystictum munitum	Western Sword Fern
Vinca minor	Dwarf Periwinkle
Climbing Vine species	

Perennials: *(1 gal. minimum)*

Agapanthos	
Euphorbia polychrome	
Euphorbia rigida	
Dwarf Tulips	
Hemercalllis sp.	Day Lilies
Lavendula augustifolia	English Lavender
Rosmarinus officenallis	Rosemary
Rudbeckia fulgida	Cone Flower

Ornamental Grasses: *(1 gal. minimum)*

Carex morrowii 'expalida'	Japanese Sedge
Carex morrowii 'varigata'	Varigated Japanese Sedge
Calimagrostis arund. 'Karl Foerster'	Karl Foerster's Feather Reed Grass
Hadonechloa macar 'aureola'	Hakone Grass
Helictotrichon sempervirens	Blue Oat Grass
Miscanthus species	
Panicum varigatum 'Hanense Herms'	Red Switch Grass
Pennisetum alopecuroides 'Hamelns'	Hamelns Fountain Grass

4. FOUNDATION PLANTINGS:

(Large shrubs 5 gal., medium 3 gal., small 2 gal., ground covers 1 gal. max tri- space @ 24" o.c. or 4" pots max. tri-space @ 18" o.c.)

Archtostaphylos uva-ursi	Kinnickinnick
Berberis thun. atro 'Crimson Pigmy'	Crimson Pigmy Barberry
Carex morrowii 'expalida'	Japanese Sedge
Carex morrowii 'varigata'	Varigated Japanese Sedge
Cornus sericea 'Kelseyi'	Kelsey Redosier Dogwood
Chamaecyparis o. 'Gracilis'	Slender Hinoki
Euonymous alata "Compacta'	Winged Spindle Bush
Euonymus fortunei 'Colorata'	Purple Leaf Wintercreeper
Hemercalllis sp.	Day Lilies
Ilex crenata 'Convexa'	Convex Leaf Japanese Holly
Magnolia stellata	Star Magnolia
Mahonia aquifolium 'Compacta'	Compact Oregon Grape
Pachysandra terminallis	Pachysandra
Pennisetum alopecuroides 'Hamelns'	Hamelns Fountain Grass
Pieris japonica 'Mountain Fire'	Mt. Fire Japanese Andromeda
Polystichum munitum	Western Sword Fern

Nandina domestica	Heavenly Bamboo varieties
Rhodo. species	Rhododendrons & Azaleas
Rosa 'Meidiland'	Meidiland Roses Scarlet & White
Viburnum davidii	Davids Viburnum
Vinca minor	Dwarf Periwinkle

5. PARKING LOT PLANTINGS:

Trees: (2" caliper @ 30 feet o.c.)

Acer species	
Gleditsia tri. 'Shademaster'	Shademaster Honey Locust
Gleditsia tri. 'Skyline'	Skyline Honey Locust

Shrubs & Ground Covers:
(Large shrubs 5 gal., medium 3 gal., small 2 gal., ground covers 1 gal. max tri-space @ 24" o.c. or 4" pots max. tri-space @ 18" o.c.)

Archtostaphylos uva-ursi	Kinnickinnick
Berberis thun. 'Atropurpurea'	Red Japanese Barberry
Berberis thun. atro 'Crimson Pigmy'	Crimson Pigmy Barberry
Cottoneaster dammeri 'Lowfast'	Lowfast Cotoneaster
Euonymus fortunei 'Colorata'	Purple Leaf Wintercreeper
Euonymous alata 'Compacta'	Winged Spindle Bush
Ilex crenata 'Convexa'	Convex Leaf Japanese Holly
Mahonia aquifolium 'Compacta'	Compact Oregon Grape
Pinus mugo mugho	Mugo Pine
Prunus laurocerasus 'Zabeliana'	Zabels Cherry Laurel
Turf Lawn	Blended Lawn Seed
Viburnum davidii	Davids Viburnum
Viburnum tinus	Tinus Viburnum

6. SCREENING & BUFFERING PLANTINGS:
(Large shrubs 7 gal., medium 5 gal., small 3 gal.)

Aucuba japonica	Japanese Aucuba
Calocedrus decurrens	Incense Cedar
Chamaecyparis o. 'Gracillis'	Slender Hinoki
Euonymus japonica	Japanese Euonymus
Ilex cornuta	Chinese Holly
Myrica californica	Wax Leaf Myrtle
Pinus strobes 'Fastigiata'	Columnar White Pine
Prunus laurocerasus 'Schipkaensis'	Skip Cherry Laurel
Prunus lusitanica	Portugese Laurel
Thujia occidentallis	Arborvitae
Thujia plicata 'Hogans'	Hogans Cedar

7. NATIVE PLANTINGS:

Trees: *(1 ½" min. caliper or 6-7')*

Acer circinatum	Vine Maple
Acer macrophyllum	Bigleaf Maple
Amelachier canadensis	Shadblow Serviceberry
Cornus nutallii	Western Dogwood
Pseudotsuga menziesii	Douglas Fir
Fraxinus latifolia	Oregon Ash
Thujia plicata	Red Cedar
Tsuga mertensiana	Mountain Hemlock

Shrubs & Ground Covers:
(Large shrubs 5 gal., medium 3 gal., small 2 gal., ground covers 1 gal. max tri-space @ 24" o.c. or 4" pots max. tri-space @ 18" o.c.)

Arctostaphylos uva-ursi	Kinnickinnick
Cornus sericea 'Isanti'	Istanti Red Twig Dogwood
Cornus sericea 'Kelseyi'	Dwarf Redosier Dogwood
Deschamsia caespitosa	Tufted Hair Gras
Gaultheria shallon	Salal
Holodiscus discolor	Oceanspray
Mahonia nervosa	Low Oregon Grape
Oemlaria cerasiformis	Indian Plum
Physocarpus capitatus	Ninebark
Polystictum munitum	Western Sword Fern
Rubus parviflorus	Thimbleberry
Rubus spetabilis	Salmonberry
Symphoricarpos albus	Snowberry
Vaccinium ovatum	Evergreen Huckleberry

8. OPEN SPACE PLANTINGS:

Seeded Wildflower Mixes
Ornamental Grass Mass Plantings
Colorful Waves of Plants
Seeded Lawn Mixes
Naturalized Plantings at Perimeter

5.3 Existing Trees

Each project with potential impact on significant (per City of Corvallis Land Development Code definition) existing trees shall be accompanied by an arborist's tree preservation and construction practices or removal report.

The arborist's report shall include or reference the following basic items:

- Confirmation the proposed project is consistent with the location and development indicated in the Significant Vegetation Management Plan.
- Discussion of the arborist's participation in the programming and early design stages of the project.
- Confirmation the design and construction limits of the project have considered alternate construction methods and materials, which would minimize the impact on existing trees.
- Construction practices for the preservation of any trees to be saved which may be impacted by the construction activities.
- Protection measures along the construction boundary for trees to be saved.
- Identification and remediation measures for any trees observed within the specific project limits which present a potential safety hazard to people or property, or which have been determined to be in conflict with the project thus requiring removal.

5.4 Earthwork

Per the Condition of Approval No. 4 (Order 2014-056): "The proposed variation to the grading area limitations in LDC Section 4.14.70.04 is granted, in order to fully implement all projects approved as part of this CMP revision. However, unless previously approved as a variation (such as with the Cancer Center Annex), each building project shall comply with the Maximum Allowed Cut Depth and Fill Height standards, including allowances to exceed those standards based on extenuating conditions."

5.5 Parking

Off-street motor vehicle, bicycle parking and access will be constructed on a project-by-project basis as described in Sections 6 and 8, in accordance with LDC Chapter 4.1 with the following exceptions:

A. Off-street parking requirements, LDC Section 4.1.30, with respect to total spaces required are considered satisfied based upon the construction phasing program presented in Section 6 – Parking. Thus, for compliance with this requirement a shortage in one planning area is not a code violation when the aggregate for the whole campus is in compliance.

B. Standards for off-site loading facilities, LDC 4.1.60, are satisfied by existing on-site facilities and this sub-section will not apply.

5.6 Circulation

Pedestrian, bicycle, and vehicle circulation improvements will be provided on a project-by-project basis, in accordance with LDC Chapter 4.0, per the implementation schedule in Section 8 and as shown on Figures 8-1 through 8-9.

For those areas along Samaritan Drive and Elks Drive where there is no sidewalk or the existing sidewalk is curbside, the new or upgraded sidewalk shall be setback a minimum of 6′ to a maximum of 12′ (12′ is preferred) where such setback does not adversely affect existing vegetation as determined by the arborist's report.

5.7 Public Infrastructure

Improvements required with development will be constructed on a project-by-project basis as described in Sections 4.5 and 8. All improvements will be constructed in accordance with the requirements of LDC Chapter 4.0, with the exception that all block perimeter standards are waived. Public easements as requested for public access or public utilities and right-of-way dedications such as those indicated on Attachments "G" and will be provided as needed.

Public Streets will be constructed in accordance with this Master Plan, the City of Corvallis transportation system plan and the established procedures for public improvements by private contract (PIPC).

Storm water facilities will be constructed in substantial accordance with LDC Chapter 4.5 4.0.130, the City of Corvallis Storm Water Master Plan, the King County Surface Water Design Manual, and the City's PIPC's procedures. Preference will be given to surface type storm water treatment facilities where existing terrain allows such consideration and existing improvements would not be adversely impacted. Mechanical water quality facilities such as Contech CDS System (see Appendix) which meet the Corvallis Storm Water Master Plan goal of 80% total suspended solid removal will be allowed where terrain and existing or new improvements require such, and where indicated on Attachments "I and I-A".

Sanitary sewer and waterline extensions will be constructed as approved by the City Engineer and in accordance with the City's PIPC procedures.

Highway improvements and storm water discharges to highway right-of-way will be subject to Oregon Department of Transportation (ODOT) review and permitting.

5.8 Signage

Signs will be constructed on a project-by-project basis as described in Section 8 and as shown on Attachments "J" and "J-2" in accordance with LDC Chapter 4.7 with the following exceptions:

A) A freestanding sign exemption area shall be created within the boundary indicated on Attachments "J".

- All freestanding signs within the exemption area which do not exceed 9'-0" above finish or maximum area of 90 square feet shall be permitted without a request to the City for a variance or detail development plan modification. There will be no minimum separation requirement between signs.

B) Those building faces or building elevations so indicated as "no attached signed on building faces" on Attachments "J" will not be permitted unless the attached sign is exempt from the LDC Chapter 4.7 regulations as stated in LDC Section 4.7.70.

C) Those building faces or building elevations so indicated as "limited attached signs on indicated building faces" on Attachments "J" and "J-2" shall be permitted signs or banners under the following criteria:

- Maximum attached sign height – 20' above finish grade, excepting signs B1-6 and B1-30 on the southeasterly face of the Cancer Center Annex.
- Maximum attached sign area per freestanding structure – 100 square feet, excepting signs B1-6 and B1-30 on the southeasterly face of the Cancer Center Annex.
- Maximum attached sign area per each sign – 32 square feet, excepting signs B1-6 and B1-30 on the southeasterly face of the Cancer Center Annex.
- Banners to comply with LDC Section 4.7.80.05.

D) Free Standing "Way Finding Signs" in the limited areas at the Elks/9th/Samaritan Drive Intersection shall be installed as required to provide direction to major campus facilities and complement the street/directional signs in the public right of way. The signs shall have maximum sign face size of 7'x 3' and a maximum height of 5' above ground. These signs shall be approved by the city engineer. Private signs within the right-of-way shall have a license to occupy the right-of-way.

E) Any new freestanding signs outside the sign exemption area and not shown on Attachments "J" shall require a detail development plan modification.

F) Existing signs designated to be relocated as shown on Attachments "J" shall be permitted.

G) Existing sign copy or legends shall be permitted to change as needed with individual project implementation. Individual sign copy or legend shall be coordinated as appropriate based upon location to identify all the facilities, regardless of ownership, within the campus planning boundary.

H) Vision clearance requirements shall be met at all sign locations.

5.9 Solar Access

The solar access requirements per LDC Chapter 4.6 are waived.

5.10 Transit

Bus shelters and transit stops will be constructed in accordance with City of Corvallis standard construction specifications and details, and per Figures 8-10 through 8-12. Safe, convenient pedestrian walkways are to be provided between the buildings and the transit stop, per LDC Chapter 4.0.50.

5.11 Exterior Lighting

Exterior site and building lighting will be designed to not spill over onto adjacent or abutting properties and the fixture glare will be shielded from adjacent or abutting properties, in accordance with the LDC Chapter 4.2.80. Street lighting for public streets shall be provided as approved by the City Engineer.

5.12 Dimensional Criteria

Lot Size
Any new "lot of record" proposed to be legally created within the campus planning boundary and within the approved time frame of this Master Plan shall meet the land division requirements of LDC Chapter 4.4 and shall be adequate in size to fulfill the dimension and open space and parking requirements of this Master Plan.

Consolidation of any existing tax lots will be accomplished if required by building code under a particular project application for a building permit.

Setbacks[1] from existing lots and parcels, public street right-of-way, back of private street sidewalk or City limits line.

Front Yard	20 foot minimum abutting public or private street
Rear Yard	25 foot minimum
Side Yard (interior and building to building)	8 foot minimum
Corner Lot	20 foot on side abutting public or private street

Lot Coverage[1]

Campus Planning Area	"A"	50% maximum
	"B"	0% maximum
	"C"	0% maximum
	"D"	50% maximum
	"E"	70% maximum

Green Area[1]

Campus Planning Area	"A"	50% minimum
	"B"	100% minimum
	"C"	100% minimum
	"D"	50.0% minimum
	"E"	30.0% minimum
Composite of areas "A", "C", "D" and "E"		60.0% minimum
Composite of all areas		58.1% minimum

Height of Buildings[1]

Campus Planning Area	"A"	120 foot maximum
	"B"	No building allowed
	"C"	No building allowed
	"D"	40 foot maximum
	"E"	58 foot maximum

[1] As defined in LDC Chapter 1.6

5.13 Pedestrian-Oriented Development

5.13.1 Introduction

The Campus Master Plan incorporates by this reference, with the exceptions noted below, the Pedestrian Oriented Design Standards of LDC Chapter 4.10 for all new Phase 1 projects which qualify. Those qualifying projects being:

- Cancer Center Annex
- Pastega House Addition
- Hospital Parking Structure
- Major Surgery Addition
- Mechanical Infrastructure Addition

The West Tower final T.I.'s and the Mental Health Building Infill do not qualify. The West Towner final T.I.'s do not involve any new exterior construction, and the Mental Health Building Infill is exempt due to its size under LDC 4.10.70.01.b.2.

Table 2.1, "PODS Compliance", which is included in the narrative section of this Plan, indicates by standard the expected level of PODS compliance or incorporation of the PODS standard into each project. For those standards which are not expected to be met, a variance is listed and requested in Table 2.2, "Summary of Requested Variances and Compensating Benefits, which follows Table 2.1.

Vehicle Circulation

Off-street parking or vehicular circulation shall not be placed between buildings and the street(s) toward which the building is oriented. Unless otherwise noted, parking lots shall be placed to the rear of buildings.

Corner Parcels - Parking areas shall not be located within 30 ft. of a roadway intersection, as measured from the center of the curb radius to the edge of the parking area's curb or wheel stop.

Parking Lot Access - Commercial driveway approaches shall be used to access parking lots from public streets. Parking lot approaches shall be located no closer than 50 ft. from local street intersections, as measured from the intersection of two rights-of-way lines. Approaches on collector and arterial streets shall comply with parking lot approach standards provided in Chapter 4.1 - Parking, Loading, and Access Requirements.

TABLE "5.1" COMPARISON OF PROPOSED DEVELOPMENT WITH RS 3.5 DISTRICT STANDARDS			
DEVELOPMENT STANDARD		**CURRENT RS 3.5 DISTRICT**	**PROPOSED**
	CAMPUS PLANNING AREA		
Lot Area	All	8,000 s.f. minimum	Exceeds minimum
Lot Width	All	65 ft. minimum average	Exceeds minimum
Setbacks			
Front yard	All	15 ft. minimum	Exceeds minimum
Rear yard	All	25 ft. minimum	Exceeds minimum
Side yard (interior)	All	8 ft. minimum	Exceeds minimum
Corner	All	20 ft. on side abutting street	Exceeds minimum
Structure Height	"A"	30 ft. maximum	120 ft. maximum **Variance requested**
	"B"	30 ft. maximum	N/A
	"C"	30 ft. maximum	N/A
	"D"	30 ft. maximum	40 ft. maximum **Variance requested**
	"E"	30 ft. maximum	58 ft. maximum **Variance requested**
Lot Coverage	"A"	50% maximum	45.0% maximum
	"B"	50% maximum	0.0% maximum
Lot Coverage	"C"	50% maximum	0% maximum
	"D"	50% maximum	38.9% maximum
	"E"	50% maximum	65.4% maximum(1)

TABLE "5.1" COMPARISON OF PROPOSED DEVELOPMENT WITH RS 3.5 DISTRICT STANDARDS			
DEVELOPMENT STANDARD		**CURRENT RS 3.5 DISTRICT**	**PROPOSED**
	CAMPUS PLANNING AREA		
Off-street Parking	All	LDC Chapter 4.1	GSRMC Master Plan Section 5.4

(1) No variance requested as aggregate total of lot coverage within the zone is less than 50%.

TABLE"5.1A" COMPARISON OF PROPOSED DEVELOPMENT WITH RS-9 DISTRICT STANDARDS			
DEVELOPMENT STANDARD		**CURRENT RS 9 DISTRICT**	**PROPOSED**
	CAMPUS PLANNING AREA		
Lot Area	"D"	3,500 sq. ft.	Exceeds minimum
Lot Width	"D"	75 ft.	Exceeds minimum
Setbacks			
Front yard	"D"	10 ft. minimum, 25ft. maximum	Exceeds Maximum Variance Requested
Rear yard	"D"	5 ft. minimum + usable yard	Exceeds minimum
Side yard (interior)	"D"	5 ft. minimum	Exceeds minimum
Corner	"D"	20 ft. on side abutting street	Exceeds minimum
Structure Height	"D"	30 ft. maximum	30 ft. maximum
Lot Coverage	"D"	70% maximum	51.2% maximum
Off-street Parking	"D"	LDC Chapter 4.1	GSRMC Section 5.4

5.14 Natural Features Protections - General

With the exception of the development proposed in Planning Area "A", all new development is proposed at locations where the earth has been graded to new contours under previous land use approvals. This approach minimizes the impact to existing natural features.

Figures 5-1 through 5-4 show the natural features inventoried by the City of Corvallis on the GSRMC campus.

Except as noted below, the improvements proposed under this Master Plan have no impact on protected Natural Features.

5.15 Steep Slopes

The site contains areas of steep slopes (>= 15%), located primarily in the northeast corner of the site and also scattered sporadically throughout the interior of the site. The apex of the site runs generally from the southwest to the northeast, along an axis that contains the Good Samaritan Hospital; the site generally slopes to the west and east from there. The slopes at the northeast corner range from 15% to >35% in the northeasterly direction, while the interior sloped areas are, with a few very small exceptions, all in the 15%-35% range. NW Samaritan Drive is bordered on the north and northwest sides by a narrow slope that is >35% steep. Figure 5-2 shows a graphic depiction of the steeply sloped areas on the site.

Projects in Planning Areas "A", and "D" will occur in identified steep slope areas. However, the proposed projects are typical of development in these areas which has already occurred on steep slopes.

All of these steep slope areas are underlain by dense stable material which provides more than adequate foundation stability for the proposed construction to meet or exceed all applicable building code requirements for hospitals and related facilities. Further, no out of the ordinary construction solutions are necessary for the structures proposed in this master plan.

All earthwork and drainage-related work on the projects proposed for these planning areas will be accomplished in accordance with a site-specific geotechnical investigation and the applicable provisions of the LDC and the City's current building code, except that maximum grading cuts and fill are to be per Section 5.4.

5.16 Significant Vegetation

The site contains three separate areas of Significant Vegetation: a large 6.55-acre stand of Douglas Fir trees on the east side of Planning Area "A" that is identified as Partially Protected Significant Vegetation – 4 (PPSV-4) on the City's Natural Features map; a second large 3.56-acre stand of Douglas Fir trees at the northeast corner of Planning Area "D" that is identified as Highly Protected Significant Vegetation (HPSV) on the City's Natural Features map; and one small 0.14-acre stand of Douglas Fir trees at the west side of Planning Area "D" that is also identified as Highly Protected Significant Vegetation (HPSV) on the City's Natural

Features map. Figure 5-10 shows a graphic depiction of the Significant Vegetation areas on the site.

Private development is prohibited in both HPSV areas located in Area "D". Projects proposed in Area "A" will have some impact on the PPSV-4 area. The PPSV-4 area will be encroached upon by the proposed building, parking lot, and storm water facility construction shown on Attachments "C" through "I-A". Encroachments will be made as permitted under significant vegetation management plan(s) and supplements per LDC Section 4.12.

As an offset to the impacts to the PPSV-4 tree grove, a conservation easement more than 200% larger than required by the LDC is proposed in the Significant Vegetation Plan, included in the Appendix.

5.17 Riparian Corridors

The site contains a Highly Protected Riparian Corridor, located in Planning Area "B"; Figure 5-5 shows a graphic depiction of the location of this riparian corridor. Development is prohibited in this area.

5.18 Wetlands

Planning Area "B" contains Highly Protected Proximate Wetlands; however, private development in this area is prohibited. Satinwood Street is expected to be extended to the north through the Planning Area "B" area some time beyond the horizon of this master plan. There is no development proposed in this plan which would force that street extension. Hydrology to this area will be maintained. Storm water discharges from existing improvements will not be altered and any new storm water discharges will be subject to LDC requirements for detention and water quality.

Planning Area "D" contains a small area of locally non-significant wetland. This wetland may be impacted by the Elks Drive/Highway 99 intersection project. If so, State and Federal fill/removal permits will be obtained.

TABLE "5.2" –PHASE 1 CIP "LOT COVERAGE AND GREEN AREA INVENTORY"

May 14, 2014

	GSRMC CAMPUS PLANNING AREAS A, B,C,D,E, AND F								
GSRMC Campus Planning Area Designation	**Zoning**	**Existing Total Land Area in Square Feet**	**Existing Building Footprint in Square Feet**	**Existing Green Area[(1)(2)] in Square Feet [(2)] (Percent of Total Land)**	**Existing Lot Coverage[(1)(3)] Area in Square Feet (Percent of Total Land)**	**Proposed Increase in Building Footprint in Square Feet**	**Proposed Increase in Parking and Access[(7)]**	**Resultant Green Area [(2)] (Percent of Total Land)**	**Resultant Lot Coverage[(3)] (Percent of Total Land)**
"A"	RS 3.5	1,808,063	170,974	1,097,904 (60.7)	710,159 (39.3)	56,080[(6)]	47,754	994,070 (55.0)	813,993 (45.0)
"B"	RS 3.5	284,603[(4)]	-0-	284,603(100.0)	-0-	-0-	-0-	284,603 (100.0)	-0-
"C"	RS - 9	26,335	-0-	26,335 (100)	-0-	-0-	-0-	26,335 (100)	-0-
"D"	RS – 3.5	754,876	57,129	475,985 (63.1)	278,891 (36.9)	-0-	14,762	461,223 (61.1)	293,653 (38.9)
	RS – 9	181,190	6,848	162,797 (89.8)	18,393 (10.2)	7,100	67,302	88.395 (48.8)	92,795 (51.2)
"E"	RS – 3.5	345,431	46,993	119,456 (34.6)	225,975 (65.4)	-0-	-0-	119,456 (34.6)	225,975 (65.4)
TOTAL		**3,400,498[(5)]**	**281,316[(1)]**	**2,167,080 (63.7) [(1)(3)]**	**1,233,418 (36.3) [(1)(3)]**	**63,180**	**129,818 (7)**	**1.974,082 (58.1)**	**1,426,416 (41.9)**

NOTES:

(1) Existing areas lot coverage areas, and existing green areas are all updated based on existing as-constructed conditions.
(2) Green Area as defined in LDC 1.6 of the current Land Development Code.
(3) Lot coverage as defined in LDC 1.6 of the current Land Development Code.
(4) Excludes existing Satinwood public street right-of-way.
(5) Total land area and planning area increments updated to match the current Benton County Tax Assessor records, less that portion of Tax Lot 1100 which is actually Highway 99 W and railroad right- of-way [(78.91 acres = 3,437,319 s.f.) less 36,821 s.f. = 3,400,498 s.f.]
(6) Includes proposed parking structure.
(7) Includes Elk Drive/Highway 99 intersection improvements.

TABLE "5.3" – PHASE 1 CIP " GREEN AREA AND LANDSCAPING INVENTORY"

May 14, 2014

				RS 3.5			RS - 9		
GSRMC Campus Planning Area Designation	**Zoning**	**Existing Total Land Area in Square Feet(1)**	**Resultant Green Area(1) (Percent of Total Land) Square Feet**	**Existing LDC Protected Vegetation Square Feet**	**Existing Landscaping Square Feet**	**Total of Existing Protected Vegetation and Existing Landscaping Square Feet**	**GSRMC Master Plan Protected Vegetation(7) Square Feet**	**Existing Landscaping Square Feet**	**Total of Protected and Existing Landscaping Square Feet**
"A"	RS 3.5	1,808,063	994,070 (55.0)	170,100 (2)	276,573(4) 46,092(6)	492,765	⇦	⇦	⇦
"B"	RS 3.5	284,603	284,603	-0-	-0-	-0-	⇦	⇦	⇦
"C"	RS – 9	26,335		⇨	⇨	⇨	26,335	-0-	26,335(100%)(7)
"D"	RS – 3.5	754,876	461,223 (61.1)	107,783(3)	44,500 (5)	152,283 (20.2%)	⇦	⇦	⇦
	RS – 9	181,190	162,797 (89.8)	⇨	⇨	⇨	-0-	9,469 (5.2%)	9,469 (5.2%)
"E"	RS – 3.5	345,431	119,456 (34.6)	-0-	59,945(6)	59,945 (17.4%)	⇦	⇦	⇦
TOTAL		RS 3.5 2,796,973 RS 9 207,525 TOTAL 3,400,498(1)	1,974,082 (58.1) (1)	277,883	427,110	704,993 (20.7)(7)	26,335	9,469	35,804 (17.2%) (7)

NOTES:

(1) From Table 5.2
(2) PPSV 4 Conservation Easement Area= 170,000 square feet
(3) HPSV (100% x 162,478) less area impacted by Elks Drive/HWY 99W Intersection (54,695sf) = 107,783
(4) Documented in Building Permits BLD07-00238; BLD07-01041; and BLD10-00757.
(5) Documented in Building Permits BLD07-00238; and BLD09-01173.
(6) Existing parking lot planters not included in (4) and (5) above, and not impacted by any Phase 1 CIP Projects.
(7) In the property the 15% landscape minimum is met by existing landscaping and existing vegetation projects, therefore no proposed landscaping per master plan requirements is included in the calculations.

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 6 - Parking

6.1 Vehicle Parking

Off-street parking facilities are proposed to be constructed in accordance with the development standards of Section 6 and with the implementation as indicated in Section 8 and on Table "8.1".

The following Table "6.1" relates parking requirements to specific building projects and provides the framework for the parking portion of the implementation plan. Table 6.2 summarizes total parking demand by project chronology on the Samaritan owned property (Planning Areas A, B, C, and D) and compares existing and proposed Phase 1 parking to LDC standards.

At present there are 1,833 existing parking spaces campus-wide. The LDC required number of spaces is 1,895 spaces. The LDC standard is not met due to the allowed reduction in Planning Area "E" under Order 2005-109 (PLD05-00009).

Under the proposed implementation plan (Table 8.1) at the end of the Phase 1 CIP, the number of existing parking spaces proposed in planning areas A, B, C, and D exceed the LDC required number by approximately 40 spaces. This narrowing of the gap between spaces provided and LDC minimums is in part due to the success of previous Transportation Demand Management (TDM) Plan measures discussed in Section 7.

The development of vehicle parking as proposed in the implementation plan includes the following premises:

- All new surface parking is proposed to be developed in areas disturbed by construction activities under previous land use approvals. (Parking Lots 3 and 4).

- Each campus planning area will not necessarily provide the LDC required number of spaces within its boundary. but The aggregate number of spaces in planning areas A, B, C, and D will comply somewhere between the LDC minimums and maximums as each proposed project is constructed. The parking in Planning Area "E" will remain below standard as no projects are proposed for that area.

- Parking Lot No. 3 in the Phase 1 CIP is proposed to be constructed before the parking garage in order to provide some on-campus parking opportunity for those vehicles displaced by the garage construction.

- The parking structure planned for Area "A" is located centrally to serve the hospital, Corvallis Medical Center and the Neville Building. This is also a location in which the structure will be well screened from views from public right-of-way.

  The ultimate size of the parking structure for Phase 1 CIP planning period will be coordinated with the effectiveness of the TDM Plan.

- The Asbury parking structure will be constructed concurrent with any further addition to the Asbury building with the exception that any Asbury building project with an un-expired land use approval may be completed under the conditions of that approval.

  Planning Area "E" is under separate ownership and thus, additional parking required for the Asbury addition(s) are planned to meet LDC requirements within the boundary of Area "E".

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The Asbury parking structure has been sited to be away from the Satinwood neighborhood while providing close pedestrian connectivity to the Asbury building entrance. The existing Satinwood Street trees and the landscape screening and buffering proposed in the implementation plan will mitigate any visual impact from the Satinwood neighborhood.

6.1.a Loading Facilities

Off-street loading facilities presently exist in Planning Areas "A", "D" and "E" and function to serve all the facilities within the campus boundary.

Good Samaritan Hospital in Area "A" has large truck loading and unloading facilities at service level along the northeast side of the building.

The Engineering Building and the Regional Mental Health Facility, both located in Area "D", have delivery truck loading facilities along their southerly and easterly sides respectively.

Supplies for those facilities on campus without loading areas are typically delivered by small vehicle from stock delivered to the hospital or storage building. As this internal delivery system is in place no other off-street loading facilities are proposed.

The Asbury building, in Area "E", has a delivery truck loading facility and turnaround at the lower level of the southerly facing portion of the building.

6.1.b Temporary Vehicle Parking

During the course of a given project it may be necessary to construct temporary parking spaces adjacent to the structure under construction in order to assure adequate patient access to medical facilities. These temporary spaces are proposed to be constructed under the standards of Section 6 with the following understanding:

- No parking lot landscaping or street trees will be required.
- The temporary parking spaces will be removed and the disturbed area restored to like or better condition prior to the issuance of a final certificate of occupancy.

6.2 Bicycle Parking

Bicycle parking will be provided on a project-by-project basis as stated in the implementation plan Table 8.1). Bicycle parking will be upgraded by planning area so that each planning area provides the minimum code compliant bicycle parking.

6.3 Upgrading Existing Parking Lots

As part of the effort to meet the parking requirements of this Master Plan and to promote the efficient use of facilities, the applicants shall at any time be permitted to upgrade existing parking lots in order to improve the efficiency of those parking areas. Upgraded parking lots shall meet the development standards of Section 5.

With the upgrade of any existing parking lot, the related parking lot landscaping shall also be upgraded to meet the development standards of Section 5.

TABLE "6.1" – PHASE 1 CIP

GSRMC CAMPUS PLANNING AREAS A, B,C,D,E, AND F "BUILDING AREA AND PARKING INVENTORY"

GSRMC Campus Planning Area Designation	Building	Existing Floor Area in Square Feet[1]	Proposed Floor Area in Square Feet	Total Floor Area in Square Feet	LDC Minimum-Required Parking Spaces	LDC Allowed Reduction for Transit Availability [8]	LDC Allowed Reduction for Bicycle Parking [9]		LDC Maximum Allowed Total Parking Spaces	Existing Parking Spaces	Proposed Parking Spaces	Total Existing and Proposed Parking Spaces
"A"	Hospital (3600 NW Samaritan Dr.)											
	Prior to Heart Institute Addition	193,430			193 [3]					↓		
	2001 Heart Institute Addition	38,842			39 [3]					↓		
	2001 Cafeteria Expansion	1,350			1 [3]					134		
	Rehabilitation Center (3580 NW Samaritan Drive)											
	Original (1980)	9,991			50 [4]					↓		
	1998 Addition	12,040			60 [4]					158		
	Corvallis Medical Center (3640 NW Samaritan Drive)											
	Original (1976)	26,996			135 [4]					↓		
	1995 Remodel	2,610			13 [4]					50		
	Neville Building (3615 NW Samaritan Drive)											
	Original (1988)	25,724			129 (4)					↓		
	1998 Addition	6,093			30 [4]					571[14]		
	Electrical Infrastructure Building [12]	3,000			0[12]							
	West Tower Addition to Hospital – Phase 1, Phase 2 and TI Improvement	**45,940 Phase 1-2**	**13,960 – TI**	**59,900**	**60[3]**						**0**	
	Ambulatory Services Building	42,597			213[4]					50		
	Major Surgery (Eastside Hospital) Addition, *Completed 2012*	4000			4 [3]					0		
	Hospital Parking Structure										**360 [11]**	

1) Documented under previous building permits and land use approvals.
2) Approved but not yet constructed.
3) Calculated for hospital use at 1 space per 1,000 SF of floor area
4) Calculated for medical office building use at 1 space per 200 SF of floor area
5) Calculated for Warehouse use at 1 space per 5,000 SF of floor area.
6) Calculated for lodging use at 1 space per Guest Room.
7) Calculated for Professional Office use at 1 space per 400 sq. ft. of floor area.

8) Reduction not taken.
9) Reduction not taken.
10) Existing less than minimum required per Order 2005-109 (PL005-00009)
11) Maximum increase in spaces from new parking structure
12) Mechanical/Electrical equipment space not habitable

(13) Deficiency of parking in Planning Area C approved under PLD05-00022 as this parking area is contiguous with a portion of Planning Area A Parking. Planning Area A Parking exceeds the minimum standard and the combination of Planning Areas A, B, C, and D also exceed the minimum standard.
(14) Updated count of existing parking spaces, increase due to reconfiguration of RV spaces.
(15) Reduction in spaces due to access reconfiguration for Ambulatory Services Building as approved under BLD07-01041.

TABLE "6.1" –PHASE 1 CIP

GSRMC CAMPUS PLANNING AREAS A, B,C,D,E, AND F "BUILDING AREA AND PARKING INVENTORY"

GSRMC Campus Planning Area Designation	Building	Existing Floor Area in Square Feet[1]	Proposed Floor Area in Square Feet	Total Floor Area in Square Feet	LDC Minimum-Required Parking Spaces	LDC Allowed Reduction for Transit Availability [8]	LDC Allowed Reduction for Bicycle Parking [9]		LDC Maximum Allowed Total Parking Spaces	Existing Parking Spaces	Proposed Parking Spaces	Total Existing and Proposed Parking Spaces
	Major Surgery (Eastside Hospital) Addition		**14,200**		**14 [3]**						**1**	
	Mechanical Infrastructure Support Building		**2,400**		**0[12]**						**0**	
A"	Regional Cancer Center (501 NW Elks Dr.)											
	Original (1994)	10,880			54[4]					71		
"A"	Cancer Center - Annex		22,830		114[4]						54	
"A"	**AREA "A" TOTAL**	**423,493**	**53,390**	**476,883**	**1,109**				**1,442**	**1,034[14]**	**414**	**1,448**
"B"	**AREA "B" TOTAL**	**-0-**	**-0-**	**-0-**	**-0-**				**-0-**	**-0-**	**-0-**	**-0-**
"C"												
"C"	**AREA "C" TOTAL**	**-0-**	**-0-**	**-0-**	**-0-**				**-0-**	**-0-**	**-0-**	**-0-**

1) Documented under previous building permits and land use approvals.
2) Approved but not yet constructed.
3) Calculated for hospital use at 1 space per 1,000 SF of floor area
4) Calculated for medical office building use at 1 space per 200 SF of floor area
5) Calculated for Warehouse use at 1 space per 5,000 SF of floor area.
6) Calculated for lodging use at 1 space per Guest Room.
7) Calculated for Professional Office use at 1 space per 400 sq. ft. of floor area.

8) Reduction not taken.
9) Reduction not taken.
10) Existing less than minimum required per Order 2005-109 (PL005-00009)
11) Maximum increase in spaces from new parking structure
12) Mechanical/Electrical equipment space not habitable

(13) Deficiency of parking in Planning Area C approved under PLD05-00022 as this parking area is contiguous with a portion of Planning Area A Parking. Planning Area A Parking exceeds the minimum standard and the combination of Planning Areas A, B, C, and D also exceed the minimum standard.
(14) Updated count of existing parking spaces, increase due to reconfiguration of RV spaces.
(15) Reduction in spaces due to access reconfiguration for Ambulatory Services Building as approved under BLD07-01041.

DEVCO engineering inc.

TABLE "6.1" –PHASE 1 CIP

GSRMC CAMPUS PLANNING AREAS A, B,C,D,E, AND F "BUILDING AREA AND PARKING INVENTORY"

GSRMC Campus Planning Area Designation	Building	Existing Floor Area in Square Feet[1]	Proposed Floor Area in Square Feet	Total Floor Area in Square Feet	LDC Minimum-Required Parking	LDC Allowed Reduction for Transit Availability [8]	LDC Allowed Reduction for Bicycle Parking [9]		LDC Maximum Allowed Total Parking Spaces	Existing Parking Spaces	Proposed Parking Spaces	Total Existing and Proposed Parking Spaces
"D"	Engineering Building (3533 NW Samaritan Drive)	6,400			2[5]					↓		
	Mental Health (3509 NW Samaritan Drive)	17,974 11,803			18[3] 59[4]					↓		
	Mental Health Addition	1,182 3,370			1[3] 19[4]					↓		
	Mental Health Addition		**800**		**4[4]**					↓	**0**	
	Samaritan Professional Center (3517 NW Samaritan Drive)	22,056			110[4]					227		
	Mario Pastega House (3505 NW Samaritan Drive)	**6,700**			**12[6]**					**32**		
	New MOB No. 1 (Cascade View)	23,982			120[4]					129		
	Pastega House Addition		7,100		13[6]						59	
"D"	**AREA "D" TOTAL**	**88,915**	**7,900**	**96,815**	**358**				**465**	**388**	**59**	**447**
SUBTOTAL	**AREAS "A", "B", "C" & "D"**	**512,408**	**61,290**	**573,698**	**1,467**				**1,907**	**1,422**	**473**	**1,895**

1) Documented under previous building permits and land use approvals.
2) Approved but not yet constructed.
3) Calculated for hospital use at 1 space per 1,000 SF of floor area
4) Calculated for medical office building use at 1 space per 200 SF of floor area
5) Calculated for Warehouse use at 1 space per 5,000 SF of floor area.
6) Calculated for lodging use at 1 space per Guest Room.
7) Calculated for Professional Office use at 1 space per 400 sq. ft. of floor area.

8) Reduction not taken.
9) Reduction not taken.
10) Existing less than minimum required per Order 2005-109 (PL005-00009)
11) Maximum increase in spaces from new parking structure
12) Mechanical/Electrical equipment space not habitable

(13) Deficiency of parking in Planning Area C approved under PLD05-00022 as this parking area is contiguous with a portion of Planning Area A Parking. Planning Area A Parking exceeds the minimum standard and the combination of Planning Areas A, B, C, and D also exceed the minimum standard.
(14) Updated count of existing parking spaces, increase due to reconfiguration of RV spaces.
(15) Reduction in spaces due to access reconfiguration for Ambulatory Services Building as approved under BLD07-01041.

TABLE "6.1" –PHASE 1 CIP

GSRMC CAMPUS PLANNING AREAS A, B,C,D,E, AND F "BUILDING AREA AND PARKING INVENTORY"

GSRMC Campus Planning Area Designation	Building	Existing Floor Area in Square Feet[1]	Proposed Floor Area in Square Feet	Total Floor Area in Square Feet	LDC Minimum Required Parking Spaces	LDC Allowed Reduction for Transit Availability [8]	LDC Allowed Reduction for Bicycle Parking [9]		LDC Maximum Allowed Total Parking Spaces	Existing Parking Spaces	Proposed Parking Spaces	Total Existing and Proposed Parking Spaces
"E"	Corvallis Clinic (3680 NW Samaritan Drive)											
	Original (1976)	74,177 [2]			371[4]					↓		
	1982 Addition	13,800 [2]			69[4]					↓		
	Chemotherapy Center (pending)	1,300 [9]			7[4]					↓		
	MRI Suite (2005)	1,500 [9]			7[4]					↓		
	ASC	10,166			51[4]					↓		
"E"	**AREA "E" TOTAL**	**100,943**	**-0-**	**100,943**	**505**				**657**	**411[10]**	**-0-**	**411**
	AREAS A,B,C,D, & E	**613,351**	**61,290**	**674,641**	**1,972**				**2,563**	**1,833**	**473**	**2,306**

1) Documented under previous building permits and land use approvals.
2) Approved but not yet constructed.
3) Calculated for hospital use at 1 space per 1,000 SF of floor area
4) Calculated for medical office building use at 1 space per 200 SF of floor area
5) Calculated for Warehouse use at 1 space per 5,000 SF of floor area.
6) Calculated for lodging use at 1 space per Guest Room.
7) Calculated for Professional Office use at 1 space per 400 sq. ft. of floor area.

8) Reduction not taken.
9) Reduction not taken.
10) Existing less than minimum required per Order 2005-109 (PL005-00009)
11) Maximum increase in spaces from new parking structure
12) Mechanical/Electrical equipment space not habitable

(13) Deficiency of parking in Planning Area C approved under PLD05-00022 as this parking area is contiguous with a portion of Planning Area A Parking. Planning Area A Parking exceeds the minimum standard and the combination of Planning Areas A, B, C, and D also exceed the minimum standard.
(14) Updated count of existing parking spaces, increase due to reconfiguration of RV spaces.
(15) Reduction in spaces due to access reconfiguration for Ambulatory Services Building as approved under BLD07-01041.

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PROJECT: GSRMC Master Plan Parking Inventory Synopsis	PROJECT NO. 2012-401	DESIGN: LEH	DATE: 03 October 2014

TABLE 6.2
PARKING INVENTORY SYNOPSIS
(Summarized from Table 6.1)

PLANNING AREAS A, B, C, AND D
(Samaritan Owned Property)

Property	LDC Minimum required without reductions	Aggregate required without reductions	Existing	Proposed	Aggregate existing and proposed
All existing facilities including completed Phase 1 Projects	1,262		1,422		
Additional Phase 1 Projects per Table 4.1:					
Parking Lot No. 4	-			54	
Cancer Center Annex	114	1,376			1,476
West Tower Final TI's	14	1,390			1,476
Parking Lot No. 3	-	-		44	1,520
Pastega House Addition	13	1,403			
Hospital Parking Structure	-			TBD[1]	1,520 minimum
Major Surgery Addition	14	1,417			1,520 minimum
Mental Health Infill	4	1,421			1,520 minimum
Mechanical Infrastructure Building	0	1,421			1,520 minimum

[1] Maximum parking structure spaces will be the difference between LDC required and LDC maximum allowed at the time of permitting for the parking structure.

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 7 - Transportation Demand Management Plan

7.1 Introduction

The basic premise of any Transportation Demand Management (TDM) Plan is to reduce the number of automobile trips to a given location by providing some combination of actions which may include alternates to single passenger trips and the reduction of parking availability at that location. However, as a destination regional medical center in a suburban location which serves a large rural geographic area it is necessary for GSRMC to provide adequate parking for patients, visitors, and staff. It is impossible to predict the patient's travel origin, their limitations and personal support needs when traveling, and which of many specialized services a patient might need in a given trip.

At present the parking on the GSRMC Campus is functioning adequately.

The available parking for the Hospital Campus Planning Areas A through D exceeds the LDC requirement by approximately 3%, at the end of the proposed Phase 1 CIP. The LDC minimum required number of parking spaces is 1,480; 1,520 spaces are proposed without the parking structure. The real time need for the hospital parking structure is expected to be mitigated by the TDM measures discussed below.

7.2 Background

In the recent past the applicants have taken many actions to improve the opportunities for patients, visitors, and staff to utilize alternative transportation modes to and from the GSRMC Campus and within the Campus itself. In part these actions include:

1996/1997	The remainder of Samaritan Drive improved to city street standards with setback sidewalks and bike lanes thus completing connections for bicyclists and pedestrians from Satinwood to Elks Drive.
1999	Bus shelter on the east side of Samaritan Drive to serve Campus Area 4.
2002	Covered walkway which connects Campus Area 4 to Campus Area 1.
1998 to 2002	70 covered bicycle parking spaces to serve various locations on Campus.
2002	Signing and barrier improvements to separate staff and patient/visitor parking.
1999 to 2004	Coordination with City Transit on the planning of bus routes, three routes presently serve the GSRMC Campus.
	New bus shelter on the west side of Samaritan Drive, in the vicinity of the Neville Building Entrance, to accommodate riders on Corvallis Transit Routes 2 and 7.
	16 covered and 16 open bicycle parking spaces in Planning Area "E".
2008-2011	32 covered and 34 open bicycle parking spaces in Planning Area "A". 12 covered bicycle parking spaces in Planning Area "D".

2011 City Transit makes bus fare free to all riders. New bus shelter constructed on the West side of Samaritan Drive, Planning Area "D", to accommodate riders on Corvallis Transit Routes 2 and 7.

8 covered bicycle parking spaces in Planning Area "D".

2012

Presently the Corvallis Transit System does not have any mechanisms in place to track rider origin and destination information. Total ridership is counted but there is not any information available with respect to how many riders specifically ingress and egress at the GSRMC stops.

7.3 Proposed TDM Plan Actions

The applicants propose the following actions over time to further encourage the use of alternative transportation modes.

7.3.1 The construction of an additional 62 bicycle parking spaces (minimum 50% covered) campus wide, which totals 124 spaces above the minimum LDC requirement. Additional spaces to be constructed proportionally with each building project per Figures 8-8 and 8-9.

7.3.2 Periodic reminders in staff and patient newsletters of the availability and advantages of alternative transportation modes, and of the advantages of car-pooling.

7.3.3 Provide showers and changing rooms for bicycle commuters.

The TDM Plan actions listed above are to be instituted under the implementation plan schedule included in Section 8. The intention is that the majority of the TDM Plan measures will be in place as the projects included under the Phase 1 CIP are completed.

7.4 Summary

This TDM plan is based upon the premise that adequate parking will be provided on the GSRMC Campus and will not artificially be reduced to force the use of alternative transportation modes. Samaritan Health Services however, is committed to providing convenience and incentives where possible to encourage the use of alternates to the single rider automobile trip. SHS anticipates this TDM Plan will be a work in progress as circumstances change for Samaritan Health Services and the Corvallis Community as a whole.

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 8- Implementation Plan

8.1 Implementation

Construction of the capital improvements show on Attachments "C", "D" and "E" are proposed on a project-by-project basis based upon the priority schedule Table "4.1" and with the related improvements as indicated on the following Table "8.1".

Concurrent improvements shall be completed as a condition of project occupancy under current Community Development Department procedures for the issuance of temporary and permanent building permits. A performance guarantee consistent with the provisions of LDC 2.4.40.09 shall be provided prior to the issuance of all public improvement by public contract permits. If a GSRMC capital improvement is proposed prior to completion of associated public improvements, plans for the public improvements will be authorized and a Developer's Agreement executed consistent with LDC 2.4.40.09.04 prior to issuance of building permits.

8.2 Consistency Checklist

The Master Plan Consistency Checklist (Table 8.3) is to be submitted with each project application to City Development Services staff to aid Staff Review of the project for compliance with the Master Plan criteria.

Table "8.1"
IMPLEMENTATION SCHEDULE

							CONCURRENT RELATED IMPROVEMENTS (Referenced to Master Plan Sections or Figures and Drawings)						
Project Name	Maximum New Floor Area (Sq. Ft.) Floor Area (Sq. Ft.)	Likely Start Date	Likely Occupancy Date	New Parking Spaces	TDM Measures	Street System	Landscaping and Open Space Table 8.2	Bicycle	Pedestrian	Transit	Storm Water Facilities	Public Waterline	Public Sanitary Sewer
♦ Phase 1													
Electrical Infrastructure Building	3,000	COMPLETED											
West Tower – Phase 1 Occupancy	43,700	COMPLETED											
Major Surgery (Eastside Hospital) Addition	4,000	COMPLETED											
West Tower – Phase 2	2,240	COMPLETED											
Parking Lot No. 1		COMPLETED											
Ambulatory Services Building	42,957	COMPLETED											
Parking Lot No. 2													
MOB No. 1 (Cascade View)	23,982	COMPLETED											
Elks Dr. /9th/99W Intersection and NCAP multi-use path – Financial Security		COMPLETED											
Parking Lot No. 4		June 2014	June 2015	54	None	None	Figure 8-20	None	Figure 8-2	None	⇧	None	None
Cancer Center – Annex	22,830	Sept 2014	Sept 2015		7.3.2 7.3.3	None	Figure 8-21	Figure 8-5	Figure 8-2	None	Attachment I-1	New Services	None
Elks Dr. /9th/99W Intersection and NCAP multi-use path – Construction		May 2014	Sept 2015			Attachment G	Figure 8-27	None	Figure 8-2	None	Attachment I and I-1A	None	None

Table "8.1"
IMPLEMENTATION SCHEDULE

							CONCURRENT RELATED IMPROVEMENTS (Referenced to Master Plan Sections or Figures and Drawings)						
Project Name	Maximum New Floor Area (Sq. Ft.) Floor Area (Sq. Ft.)	Likely Start Date	Likely Occupancy Date	New Parking Spaces	TDM Measures	Street System	Landscaping and Open Space Table 8.2	Bicycle	Pedestrian	Transit	Storm Water Facilities	Public Waterline	Public Sanitary Sewer
Elks/99W Traffic Signal		TBD			None	None	None	None	None	None	None	None	None
West Tower – TI	13,960	June 2015	June 2016		7.3.2, 7.3.3	None	Figure 8-19	None	None	None	None	None	None
Parking Lot No. 3		Sept 2016	May 2017	59	None	None	Figure 8-23	None	Figure 8-2	None	Attachment I	None	None
Pastega House	7,100	Sept. 2015	May 2016		None	None	Figure 8-24	Figure 8-5	None	None	Attachment I-1	None	None
Hospital Parking Structure				362									
Major Surgery (Eastside Hospital) Addition	14,200	Jan 2019	June 2020		7.3.2	None	None	None	None	None	Attachment I	None	None
Mental Health Building In-Fill	800	TBD	TBD		None	None	None	None	None	None	None	None	None
Mechanical Infrastructure Building	2,400	TBD	TBD		None	None	None	None	None	None	None	None	None
♦ Phase 2													
Hospital Cafeteria Expansion	5,400												
Engineering Building Remodel	-0- (New) 2,600 (Remodel)												
As Needed:													
Satinwood Extension	As needed with connection to the North												

PHASE 2 OF THIS TABLE TO BE UPDATED WITH FUTURE DETAILED DEVELOPMENT PLAN APPLICATION

INFORMATIONAL ONLY IN THIS APPLICATION

TABLE "8.2"
LANDSCAPING AND OPEN SPACE WORK ITEMS BY PROJECT

♦ **Previously Completed Landscaping Projects**

Planning Area Designation	Description	Completed Area (Sq. Ft.)
"A"	BLD07-00238 (West Tower Phase 1 and 2)	178,782 s.f.
"A"	BLD07-01041 (ASB/Parking Lot #1)	75,677 s.f.
"A"	BLD10-00757 (Healing Garden)	21,975 s.f.
"D"	BLD 07-000238 (Surface Parking Lot No. 2)	20,500 s.f.
"D"	BLD09-01173 (MOB #1/Cascade View)	24,000 s.f.
	Total Completed Landscaping	**320,934 s.f.**

♦ **Phase 1 CIP**

Planning Area Designation	Description	Target Area (Sq. Ft.)	Completed
"A"	Mechanical Infrastructure Support Buildings (Figure 8-22)	None required	
"A"	West Tower Phase 1 and 2 (Figure 8-13)		
	Required Landscaping Completed Under Previous Projects	78,755	YES
"A" & "D"	Elks Drive/9th/Highway Intersection (Figure 8-27)		
	Street Landscaping	15,000 s.f.	
	Entryway Landscaping	2,000.s.f	
	Total Landscaping	**17,005 s.f.**	**NO**
"A"	Major Surgery (Eastside Hospital) Addition (Figure 8-14)		
	Required Landscaping Completed Under Previous Projects	4,000	YES
"A"	Surface Parking Lot No. 1 with Elks Drive Access (Figure 8-15)		
	Required Landscaping Completed Under Previous Projects	49,648	YES
"A"	West Tower TI (Figure 8-19)	None required	
"A"	Hospital Ambulatory Services Building (Figure 8-16)		
	Required Landscaping Completed Under Previous Projects	44,000	YES

TABLE "8.2"
LANDSCAPING AND OPEN SPACE WORK ITEMS BY PROJECT

Planning Area Designation	Description	Target Area (Sq. Ft.)	Completed
"A"	Surface Parking Lot No. 4 (Figure 8-20)		
	Screening and Buffering	5,300	
	Parking Lot Landscaping	3,700	
	Street Landscaping Along Elks Drive	3,000	
	Total Landscaping	**12,000 s.f.**	**NO**
"A"	Cancer Center Annex (Figure 8-21)		
	Building and Building Entrance Landscaping	5,200	
	Street Landscaping Along Elks Drive	2,900	
	Minor Healing Garden	6,300	
	General Landscaping	13,800	
	Total Landscaping	**28,200 s.f.**	**NO**
"A"	Hospital Parking Structure (Figure 8-30)		
	Screening and Buffering		
	Trail System	5,000	
	Total Landscaping	**5,000 s.f.**	**NO**
"A"	Major Surgery Addition, (Figure 8-25)		
	Required Landscaping Completed Under Previous Projects	14,200 s.f.	YES
"D"	Surface Parking Lot No. 2 with Samaritan Drive Access (Figure 8-17)		
	Required Landscaping Completed Under Previous Projects	20,500 s.f.	YES
"D"	Medical Office Building No. 1 (Cascade View) (Figure 8-18)1		
	Required Landscaping Completed Under Previous Projects	24,000 s.f.	YES
"D"	Pastega House (Figure 8-24)		
	Building Entrance Landscaping	500	
	General Landscaping	3,650	
	Access Drive Landscaping	750	
	Total Landscaping	**4,900 s.f.**	**NO**
"D"	Surface Parking Lot No. 3 (Figure 8-23)		
	Parking Lot Landscaping	4,200	
	Total Landscaping	**4,200 s.f.**	**NO**

TABLE "8.2"
LANDSCAPING AND OPEN SPACE WORK ITEMS BY PROJECT

Planning Area Designation	Description	Target Area (Sq. Ft.)	Completed
"D"	Mental Health Building Infill (Figure 8-26)		
	Required Landscaping Completed Under Previous Projects	800 s.f.	YES
♦ Phase 2 CIP	INFORMATIONAL ONLY		
Planning Area Designation	Description	Target Area (Sq. Ft.)	Completed
"A"	Hospital Cafeteria Expansion (Figure 8-28)	None required	
"D"	Engineering Building Remodel (Figure 8-29)	None required	
"E"	Asbury Parking Structure (Figure 8-31)		
	Screening and Buffering	5,000	
	Pedestrian Corridor Landscaping	4,000	
	Access Drive Landscaping	3,000	
	Street Landscaping Along Elks & Satinwood	5,000	
	Upgrade Existing Parking Lot	8,000	
	Total Landscaping	**25,000 s.f.**	**NO**
"E"	Asbury Building Addition (Figure 8-32)		
	Required Landscaping Completed Under Previous Projects	40,000 s.f.	YES

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TABLE 8.3
GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN
CONSISTENCY CHECKLIST

Prepared by: _____
_____
_____
_____

Date: _____

Appendix No.: _____

Project Description: _____
_____
_____
_____
_____

Project located in Planning Area: _____
Project Address: _____
_____
_____

1. Section 4.2.1 – Permitted Uses

a. Proposed use: _____

b. Is the proposed use permitted outright? ❑ Yes ❑ No

c. If b. is No, attach Planned Development Modification application in accordance with LDC-Chapter 2.5.

2. Section 5 – Adjustments to Standards

a. Does proposed project meet the standards of Section **5**? ❑ Yes ❑ No

b. If a. is No, does the proposed project exceed any of the threshold values for a major or minor planned development project per LDC Chapter 2.5? ❑ Yes ❑ No

c. If b. is No, submit justification calculations.

d. If b. is Yes, attach Planned Development Modification application in accordance with LDC-Chapter 2.5.

3. Section 8 – Implementation

a. Does proposed development including all related earthwork fall within the designated development impact area, as indicated on Attachment Q?
❑ Yes ❑ No

b. If a. is Yes, are required geotechnical and arborist reports attached? ❑ Yes ❑ No

c. If a. is Yes, is the proposed work partially or wholly within an identified Landslide Debris Runout Area, as shown in Figure 5-3? ❑ Yes ❑ No

d. If c. is Yes, does the geotechnical report specifically address the potential for landslide and landslide debris hazard? ❑ Yes ❑ No

e. If d. is No, revise report to address this issue.

f. If d. is Yes, does development proposal comply with all findings and recommendations of the geotechnical report? ❑ Yes ❑ No

g. If a., b., or f. is No, attach Planned Development Modification Application in accordance with LDC Chapter 2.5.

4. Section 5.1.2 – Floor Area

a. Floor area of the proposed project: _____

b. Is the total project floor area equal to or less than the project floor area as stated on Table 4.1? ❑ Yes ❑ No

c. If b. is No, attach Planned Development Modification in accordance with LDC Chapter 2.5.

5. Section 4.3 – Project Priority (Refer to Table 4.1)

a. Does the proposed project require the completion of a "priority" project prior to occupancy? ❑ Yes ❑ No

b. If a. is Yes, which priority project? _____

c. Is the proposed project in the order shown in Table 4.1? ❑ Yes ❑ No
(If No, submit revised Table 4.1 and data showing compliance with narrative section 4.3)

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6. Section 6.1.2 – Setbacks

a. Dimensions from existing lot of record line, public street right-of-way line, city limits line, or private street back of sidewalk.

	Approved	Proposed
Front yard	20′ minimum	
Rear yard	25′ minimum	
Side yard (interior and building to building)	8′ minimum	
Corner	20′ minimum	

b. Does project abut a private street? ❑ Yes ❑ No

c. Does project abut a public street? ❑ Yes ❑ No

d. Does project abut a pedestrian way? ❑ Yes ❑ No

e. Are proposed setback dimensions consistent with the Master Plan criteria? ❑ Yes ❑ No

f. If e. is no, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

7. Section 6.1.2 – Building Height

a. Maximum building height by planning area and structure

Projects by Planning Areas		Approved	Proposed
"A"	Hospital additions	120′(1)	
	Parking Structure	74′	
"D"	Pastega Guest House	30′	
"E"	Asbury Building	58′(2)	
	Parking Structure	52′	

(1) Additions to existing structures to match existing structure height or approved height whichever is less.
(2) Includes fourth floor addition.

b. Is proposed building height consistent with the Master Plan criteria? ❑ Yes ❑ No

c. If b. is no, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

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8. Section 5.10 – Lot Coverage and Open Space

a. Lot coverage by planning area (refer to Table 5.2)

Planning Area	Land Area (sq.ft.)	Existing Lot Coverage (sq.ft.)	Proposed Increase in Lot Coverage (sq.ft.)	Resultant Lot Coverage (sq.ft.)	Resultant Lot Coverage as a Percent of Land Area	Approved Maximum Master Plan Lot Coverage
A	1,808,063	710,159				45.0%
B	284,603	3,340				0%
C	26,335	-0-				0%
D RS-3.5	754,876	278,891				38.9%
D RS-9	181,190	18,393				51.2%
E	345,431	225,975				65.4%

b. Green Area by planning area (refer to Table 5.2)

c. Is proposed resultant lot coverage consistent with Master Plan criteria? ❑ Yes ❑ No

d. Is proposed resultant open space consistent with Master Plan criteria? ❑ Yes ❑ No

e. If c. or d. is no, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

9. Section 5.12 – Roof Mounted Equipment

a. Does the project include roof-mounted equipment, other than antenna and/or wireless telecommunications facilities? ❑ Yes ❑ No

b. If a. is Yes, is the equipment screened from view at ground level within a distance of ¼ mile from the building on which it is mounted? ❑ Yes ❑ No

c. Does the project include antenna and/or wireless telecommunications facilities? ❑ Yes ❑ No

d. If c. is Yes, does the antennae project no more than 10 feet above the height of the building on which it is mounted? ❑ Yes ❑ No

e. If c. is yes, are the wireless telecommunication facilities located consistent with all applicable requirements of the LDC related to these facilities? ❑ Yes ❑ No

f. If b., d., or e. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

10. Section 5.1.2 – Building Entrances – Applies to all buildings designed for human occupancy

a. Does the main building entrance contain public amenities, including the following?
❑ Yes ❑ No

1. A covered entryway of at least 500 square feet in size, and

2. An additional public amenity, including one of the following elements:

A. Sidewalks or walkways at least 8-feet in width along the building's frontage,

B. Mini parks or plazas of at least 500 square feet in areas that including seating areas,

C. Public art such as sculpture, fountain, clock, mural, etc. or

D. Street trees or trees along the building's frontage planted a minimum 3-inch caliper size.

b. Do all new exterior doors connect to pedestrian paths that are connected to the campus-wide pedestrian network? ❑ Yes ❑ No

c. If a. or b. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

11. Section 5.1.2 – Ground Level Windows – Applies to all buildings designed for human occupancy

a. Does the main entrance elevation of a building include at least 25% windows or transparency at the pedestrian level, as measured in relation to the full lineal frontage of the building, excluding areas or buildings not designed for human occupancy?
❑ Yes ❑ No

b. If a. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

12. Section 5.2 – Landscaping

a. Has landscaping for the project been provided in accordance with Section 5.2 and Figures 8-13 through 8-32 as applicable? ❑ Yes ❑ No

b. If a. is No, have the landscape and open space work item areas in Table 8.2 for the project been reduced per Section 5.2.1 due to a reduction in the size of the proposed project?
❑ Yes ❑ No

c. If b. is No, does the proposed landscaping reduce the area of any landscaping or open space work item in Table 8.2 (as may be modified by Section 5.2.1) by 20% or more; or decrease the total of the project's required landscaping by 15% or more; or not meet the minimum requirements of LDC Chapter 4.2? ❑ Yes ❑ No

d. If c. is Yes, attach Major Planned Development Modification application in accordance with LDC Chapter 2.5.

e. If c. is No, attach Minor Planned Development Modification Application, in accordance with LDC Chapter 2.5.

f. If b. is Yes, do proposed street trees, landscaping in new parking lots, and landscaping for screening and buffering comply with applicable LDC requirements and correspond to landscape areas as depicted Figures 8-13 through 8-32 in the Master Plan regardless of the scale of the proposed project, (with the exception that parking lot landscaping shall be adjusted to comply with the configuration of proposed parking lots)?
❑ Yes ❑ No

g. If b. is Yes, do other landscape treatments comply with the following ratios?
❑ Yes ❑ No

Building:	**Landscape target area = 0.5 x new building floor area**
Parking Lot:	**Landscape target area = 0.5 x new impervious area**
Parking Structure:	**Landscape target area = 0.5 x footprint area**

h. If f. or g. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

i. Does a portion of the required landscaping include "nature preserve enhancement" in the wetland area northeast of the current northern terminus of Satinwood Street?
❑ Yes ❑ No

j. If i. is Yes, attach documentation that the proposed enhancement activities are acceptable to the Oregon Division of State Lands (DSL) and the U.S. Army Corps of Engineers (COE).

k. If i. is Yes, are DSL and/or COE permits necessary for the enhancement work?
❑ Yes ❑ No

l. If k. is Yes, provide a copy of the necessary permit(s) prior to the commencement of enhancement activities.

m. Will the proposed development impact existing significant trees (8-inch caliper dbh, or greater) on the site, or is it adjacent to, or within, one of the three tree groves on the site (NW corner of Area B, NE corner of Area D, or eastern edge of Area A?)
❑ Yes ❑ No

n. If m. is Yes, attach a report by a certified arborist that evaluates the potential impacts of the proposed development on significant trees on, or adjacent to, the development site, and which provides recommendations regarding tree preservation measures necessary to ensure that negative impacts to these trees are minimized. This report must be reviewed and must have been approved by Development Services staff prior to issuance of any permit for site work on the development site. Construction will be required to follow the arborist's recommendations regarding tree preservation.

o. Are the following requirements satisfied? ❑ Yes ❑ No

1. Detailed landscape plans are to be submitted for review and approval in conjunction with building permits for projects as described in Figures 8-13 through 8-32.

2. Detailed landscape plans are to contain a specific planting plan (including correct plant names in the Latin format) for proposed landscaping, including trees, shrubs, and groundcover.

3. Irrigation plans for these areas are to be submitted for review and approval. All plans are to be submitted to Development Services staff.

4. Building permits (**excepting erosion control, excavation and grading, and PIPC permits which do not include landscaping and irrigation requirements**) are not to be issued until landscape and irrigation plans have been approved.

p. Are the following requirements satisfied? ❑ Yes ❑ No

1. All required landscaping is to be planted, or financially secured, prior to issuance of a final occupancy permit for the new building.

2. All required landscape areas, with the exception of pedestrian corridor landscaping, trail system landscaping, enhanced nature preserve landscaping, healing gardens, and roof gardens, are to be designed to achieve a minimum of 90% ground coverage within 3 years.

3. A 3-year maintenance bond for all required plantings is to be provided prior to the City's on-site approval of the plantings.

4. The landscape bond is to be submitted to Development Services staff for review.

q. If o. or p. is no, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

13. Section 5.1.2 – Building Articulation

a. Do all facades of new buildings or building additions greater than 5,000 square feet in size (with the exception of building facades that are recessed into the earth), contain both horizontal and vertical building design/articulation elements along the face of each façade at a minimum spacing of 50 feet, consisting of at least one of the following elements? ❑ Yes ❑ No

1. Offsets or breaks in roof elevation by a minimum of 3 feet or more in height,

2. Extensions or recesses of at least 2 feet, with an 8 foot minimum average width, or

3. Contrasting building materials that provide a visual change. Windows do not qualify as contrasting building material for the purpose of this standard.

b. Do all buildings designed for human occupancy red earth-toned brick as at least a portion of the finished façade materials, (with the exception of parking structures, which may utilize tile as an exterior wall material in place of the brick treatment)?
❑ Yes ❑ No

c. Are all windows tinted Low-E glass thermal windows to complement existing window glazing?
❑ Yes ❑ No

d. If a., b., or c. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

14. Section 6.1 – Vehicle Parking

a. Has parking been provided for proposed development consistent with the order described by the Implementation Schedule (Table 8.1) ❑ Yes ❑ No

b. If a. is Yes, is the amount of parking available to serve the proposed development consistent with that shown on the Parking Table (Table 6.1) and the amount of parking indicated on the Implementation Schedule (Table 8.1)? ❑ Yes ❑ No

If Yes, vehicle parking requirements are met.

c. If b. is No, is the amount of available parking within the same Campus Planning Area consistent with the LDC minimum and maximum requirements for "scaled down" development projects that are approved components of the Master Plan?
❑ Yes ❑ No

d. If a. or c. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5

15. Section 6.2 – Bicycle Parking

a. Has bicycle parking for the project been provided with development of each project, in the numbers shown associated with each project, in accordance with Section 6.2 and Figures 8-7 through 8-9? ❑ Yes ❑ No

b. If a. is No, Planned Development Modification approval is required in accordance with LDC Chapter 2.5.

16. Section 5.5 – Pedestrian Circulation

a. Have pedestrian sidewalk, building connection and path improvements for the project been provided in accordance with Section 5.5, project summary sheets in the Appendix and Figures 8-1 through 8-3?
❑ Yes ❑ No

b. For specified project in Planning Area D, have NCAP multi-use path requirements been met?
❑ Yes ❑ No

c. Does the project include the requirement to develop the 8-foot wide multi-use path between Wild Rose Drive and the northern boundary of Planning Area B (with a connection to the western sidewalk along Satinwood Street?) ❑ Yes ❑ No

1. If yes, is the multi-use path constructed of asphalt, concrete, pervious pavement or gravel? ☐ Yes ☐ No

2. If c is Yes, does the multi-use path include removable bollards where it meets Wild Rose Drive and Satinwood Street to prevent vehicular access to the path? ☐ Yes ☐ No

3. If c is Yes, have Parks and Recreation and Fire Department staff reviewed and approved construction details for the path and bollards? ☐ Yes ☐ No

4. If a., b., c., c.1, c.2, or c.3 is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

17. Section 5.10 – Transit

a. Have transit related improvements for the project been provided in accordance with Section 5.9 and Figures 8-10 through 8-12
❑ Yes ❑ No

b. If a. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5

18. Section 7.3 – Transportation Demand Management

a. Are required TDM implementation measures, as shown on Table 8.1, in place prior to the issuance of a final occupancy permit (or equivalent) for the proposed development?
❑ Yes ❑ No

b. If a. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

c. Does the project include the provision of indoor bicycle parking areas, lighting for outdoor bicycle parking areas, and/or showers and changing rooms for bicycle commuters if the project entails the construction of new buildings or expansion of existing buildings on the GSRMC campus? (Such improvements are not required).
❑ Yes ❑ No

d. If c. is No, attach documentation supporting the rationale for the decision. The documentation is to include discussion of such things as expected demand, available floor space, sufficiency of electrical and mechanical facilities to serve, and/or any other relevant consideration.

19. Section 5.1.2 – Utility Equipment and Trash Enclosures

a. Does this project include any "new" at grade utility equipment or trash enclosure additions?
❑ Yes ❑ No

b. If a. is Yes, is screening and buffering in accordance with 5.2.10 proposed? ❑ Yes ❑ No

c. If b. is Yes, describe location and type of screening and buffering: _____
_____
_____

d. If b. is No, attach explanation for deviation to Master Plan standard.

20. Section 5.11 – Exterior Lighting

a. Is any exterior building, parking lot, walkway, or landscape accent lighting included in this project? ❑ Yes ❑ No

b. If a. is Yes, is the lighting necessary to assist emergency aircraft access to the site?
❑ Yes ❑ No

If Yes, lighting is exempt from the following regulations.

c. If b. is No, attach site lighting plans with pole and fixture details, including foot candle contours and cross sections, as needed, to demonstrate that lighting greater than 0.5 foot candles does not spill over onto adjacent or abutting properties, that fixture glare is not visible from adjacent or abutting properties, and indicating that all exterior lighting fixtures are to be full cut-off fixtures.

21. Section 5.7 – Public Infrastructure

a. Does the proposed project require the construction of any public infrastructure?
❑ Yes ❑ No

If Yes, indicate infrastructure included in this project:

- ❑ Public street improvements
- ❑ State highway improvements
- ❑ Water line relocation
- ❑ Fire service
- ❑ Fire hydrant
- ❑ Domestic water service
- ❑ Public storm water improvements
- ❑ Sanitary sewer mainline tap and lateral
- ❑ Streetlights

b. If a. is Yes, have the appropriate ODOT and City Public Works Department permit applications been submitted? ❑ Yes ❑ No

Please note that any plans for public improvements referenced within this Master Plan shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the applicant shall obtain approval of, and permits for, engineered plans for public improvements from the City's Engineering Division. The applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, storm drainage and street lighting improvements are provided. Public improvement plan submittals will be reviewed and approved by the City Engineer under the procedures outline in Land Development Code Section 4.0.90.

c. Is the proposed public infrastructure in accordance with Master Plan criteria? ❑ Yes ❑ No

d. If c. is No, submit explanation and justification to deviate from Master Plan criteria.

e. Does the proposed project require the construction of any stormwater detention/water quality facilities? ❑ Yes ❑ No

If Yes, indicate public or private: ❑ Public ❑ Private

f. If e.is Yes, attach a Storm Water Management Report.

g. Have the target minimums for water quality treatment been attained?
❑ Yes ❑ No

h. If g. is No, attached Planned Development Modification application in accordance with LDC Chapter 2.5 requirements?

i. Does the proposed project require the construction of any new sanitary sewer connections affecting the public sewer in NW Satinwood Street? ❑ Yes ❑ No

j. If i. is Yes, attach updated capacity calculations for the public sanitary sewer located in NW Satinwood Street.

k. Has the capacity of the public sanitary sewer line located in NW Satinwood Street been exceeded with this project? ❑ Yes ❑ No

l. If k. is Yes, submit plans for public improvements to mitigate the development's impacts.

m. Has the drainageway easement in Planning Area B been granted? ❑ Yes ❑ No

n. If m. is No, attach easement.

22. Section 5.8 – Signage

a. Is signage consistent with the signage plan requirements, as specified in Section 5.8 and Attachment J? ❑ Yes ❑ No

b. If a. is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

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23. Section 5.13 – Pedestrian-Oriented Design Standards

Does the project constitute the construction of a new building? ❑ Yes ❑ No

Does the project constitute an addition on to an existing building? ❑ Yes ❑ No

LDC Section 4.10.70.02.a (Street Frontage Setback) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.02.b (Entrances) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.02.c (Parking and Vehicle Circulation) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.02.d (Neighborhood Center) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.02.e (Exception for Enhanced Pedestrian Environment) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.02.f Grading (Cuts and Fills) Does the project comply?
❑ Yes ❑ No ❑ N/A

If any of the above are No, is there an approved variance? ❑ Yes ❑ No ❑ N/A

If there is no variance, attach a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

LDC Section 4.10.70.03.a.1 (Continuous Internal Sidewalks) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.a.2. (Sidewalks along Building Walls) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.a.3 (Separation/Distinction from Driving Surfaces) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.a.4 (Sidewalk Surface Treatment) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.a.5 (Crossings) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.a.6 (Connection to Adjacent Streets) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03a.7 (Planting Strips) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.7.b.1 (Driveway Consolidation) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.7.b.2 (Landscape Buffer) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.7.b.3 (Reduced Parking) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.b.4 (Covered Walkways) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.03.b.5 (Notarized Letter) Does the project comply?
❑ Yes ❑ No ❑ N/A

If any of the above are No, is there an approved variance? ❑ Yes ❑ No ❑ N/A

If there is no variance, attach a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

LDC Section 4.10.70.04.a.1 (Parking Lots Placed to Rear of Buildings) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.04.a.2 (Parking Lots – Unusual Site Constraints) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.0.4.b (Parking Lots - Corner Parcels) Does the project comply? ❑ Yes
❑ No ❑ N/A

LDC Section 4.10.70.04.c (Parking Lot - Parking Lot Access) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.04.d Parking Lot - (NC Zone Special Provisions) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.04.e (Drive Through Facilities) Does the project comply?
❑ Yes ❑ No ❑ N/A

If any of the above are No, is there an approved variance? ❑ Yes ❑ No ❑ N/A

If there is no variance, attach a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

LDC Section 4.10.70.05.a.1 (Weather Protection) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.a.2 (Pedestrian Amenity Requirements) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.3.a (Sidewalks with Ornamental Treatments) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.3.b (Sidewalk Planters with Benches) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.3.c (Significant Public Art) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.3.d (Mini Parks or Plazas) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.3.e (Street Trees with Caliper 50 percent wider) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4 (Accessibility of Pedestrian Amenities) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.1 (Design Standards: Encroachments) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.2 (Design Standards: Loading and Service Facilities) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.3 (Design Standards: Roof Mounted Equipment) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.4 (Design Standards: Sign Standards) Does the project comply?
❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.5 (Design Standards: Lighting Standards) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.6.a.1 (Design Standards: Ground Floor Windows and Doors) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05a.4.b.6.a (Design Standards: Window Treatment) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.6.a.2.a (Opacity of greater than 60% prohibited) Does the project comply with)? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.6.a.2.b (Ground floor windows shall allow views from adjacent sidewalks Does the project comply with? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.b (Commercial Stories above Ground Floor)? Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.c (NC Special Window Provisions)? Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.7.a. (Building Walls) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.7.b (Maximum Wall Segments) Does the project comply with)? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05.b.7.c (Entrances) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05-b.7.d (Base Treatments) Does the project comply? ❑ Yes ❑ No ❑ N/A

LDC Section 4.10.70.05-b.7.e (Top Treatments) Does the project comply? ❑ Yes ❑ No ❑ N/A

If any of the above are No, is there an approved variance? ❑ Yes ❑ No ❑ N/A

If there is no variance, attach a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

LDC 4.10.70.01.d.1

d.1 Applicants shall choose at least four standards from Sections 4.10.70.02 - Building Orientation and 4.10.70.03 – Pedestrian Circulation Standards, with a minimum of one standard from each.

Does the project comply? ❑ Yes ❑ No

This criterion does not apply if the expansion/enlargement is an upper story addition only.

Does the project comply? ❑ Yes ❑ No ❑ NA

If the expansion/enlargement is for space not open to customers or to the public, applicants must choose only one standard from Section 4.10.70.02 and two standards from Section 4.10.70.03.

Does the project comply? ❑ Yes ❑ No ❑ NA

If any of the above are No, is there an approved variance? ❑ Yes ❑ No

If there is no variance and/or the minimum requirements are not met, attached a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

d.2 New parking shall comply with the Vehicle Circulation and Design Standards in Sections 4.10.70.04.a.2, 4.10.70.04.b through 4.10.70.04.d.

Does the project comply? ❑ Yes ❑ No

For new drive-throughs, 4.10.70.04.e shall apply.

Does the project comply? ❑ Yes ❑ No ❑ NA

Site improvements and expansions shall comply with the grading requirements of Section 4.10.70.02.f.

Does the project comply? ❑ Yes ❑ No

If any of the above are No, is there an approved variance? ❑ Yes ❑ No

If there is no variance and/or the minimum requirements are not met, attached a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

d.3 Applicants shall choose the option in Section 4.10.70.05.b.6.a or the option in Section 4.10.70.05.b.6.b

Does the project comply? ❑ Yes ❑ No

and, if in the Neighborhood Center (NC) Zone, applicants shall also comply with Section 4.10.70.05.b.6.c.

Does the project comply? ❑ Yes ❑ No ❑ NA

Applicants shall choose at least two of the five standards from Section 4.10.70.05.b.7.a through 4.10.70.05.b.7.e.

Does the project comply? ❑ Yes ❑ No

If any of the above are No, is there an approved variance? ❑ Yes ❑ No

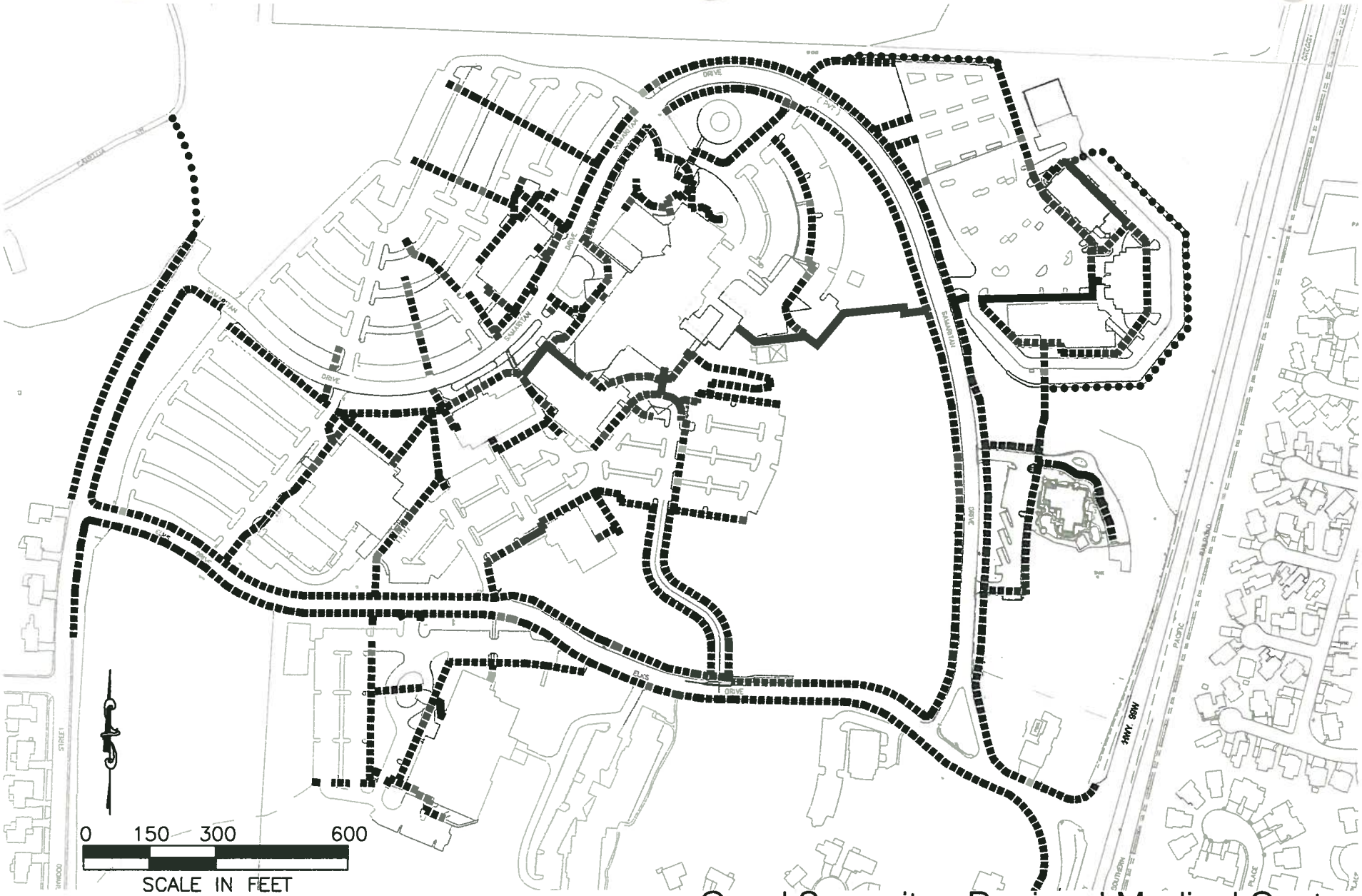
If there is no variance and/or the minimum requirements are not met, attached a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.

d.4 If the expansion/enlargement is for space not open to customers or to the public, applicants must choose only one standard from Section 4.10.70.05.b.7.a through 4.10.70.05.b.7.e.

Does the project comply? ❑ Yes ❑ No ❑ NA

If any of the above are No, is there an approved variance? ❑ Yes ❑ No

If there is no variance and/or the minimum requirements are not met, attached a Planned Development Modification application in accordance with LDC Chapter 2.5 requirements.



LEGEND

- EXISTING WALKWAYS
- EXISTING COVERED WALKWAYS
- NEW WALKWAYS, SETBACK WHERE ADJACENT TO STREET OR ACCESS DRIVE
- NEW PATHS OR TRAILS
- UPGRADE EXISTING CURB SIDE SIDEWALK TO SETBACK SIDEWALK

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING PEDESTRIAN CIRCULATION

FIGURE 8-1
October 03, 2014

LEGEND

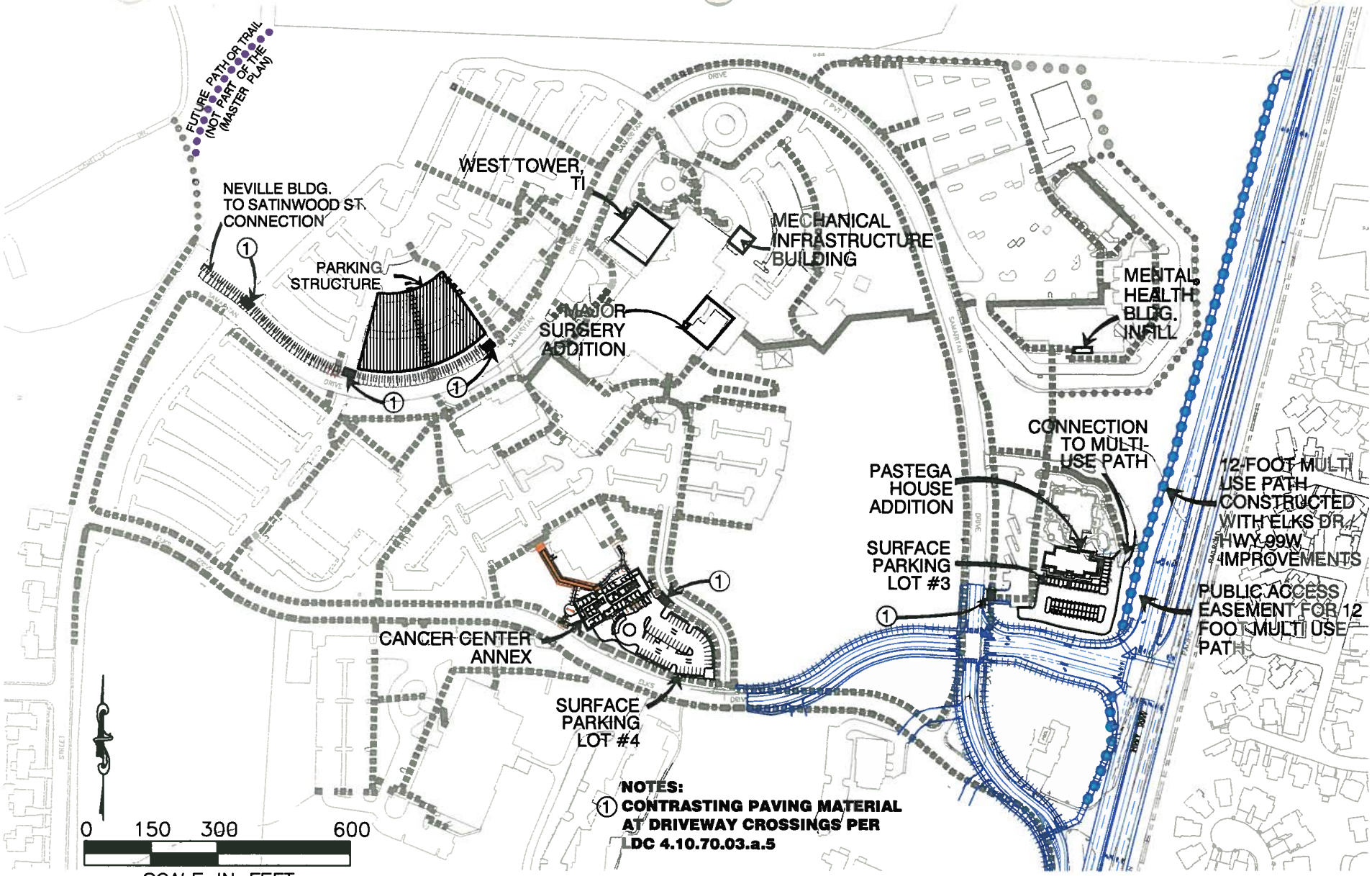
EXISTING ACCESSIBLE ROUTE

EXISTING ACCESSIBLE PARKING AREA

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING ACCESSIBLE PEDESTRIAN CIRCULATION

FIGURE 8-1A

October 03, 2014



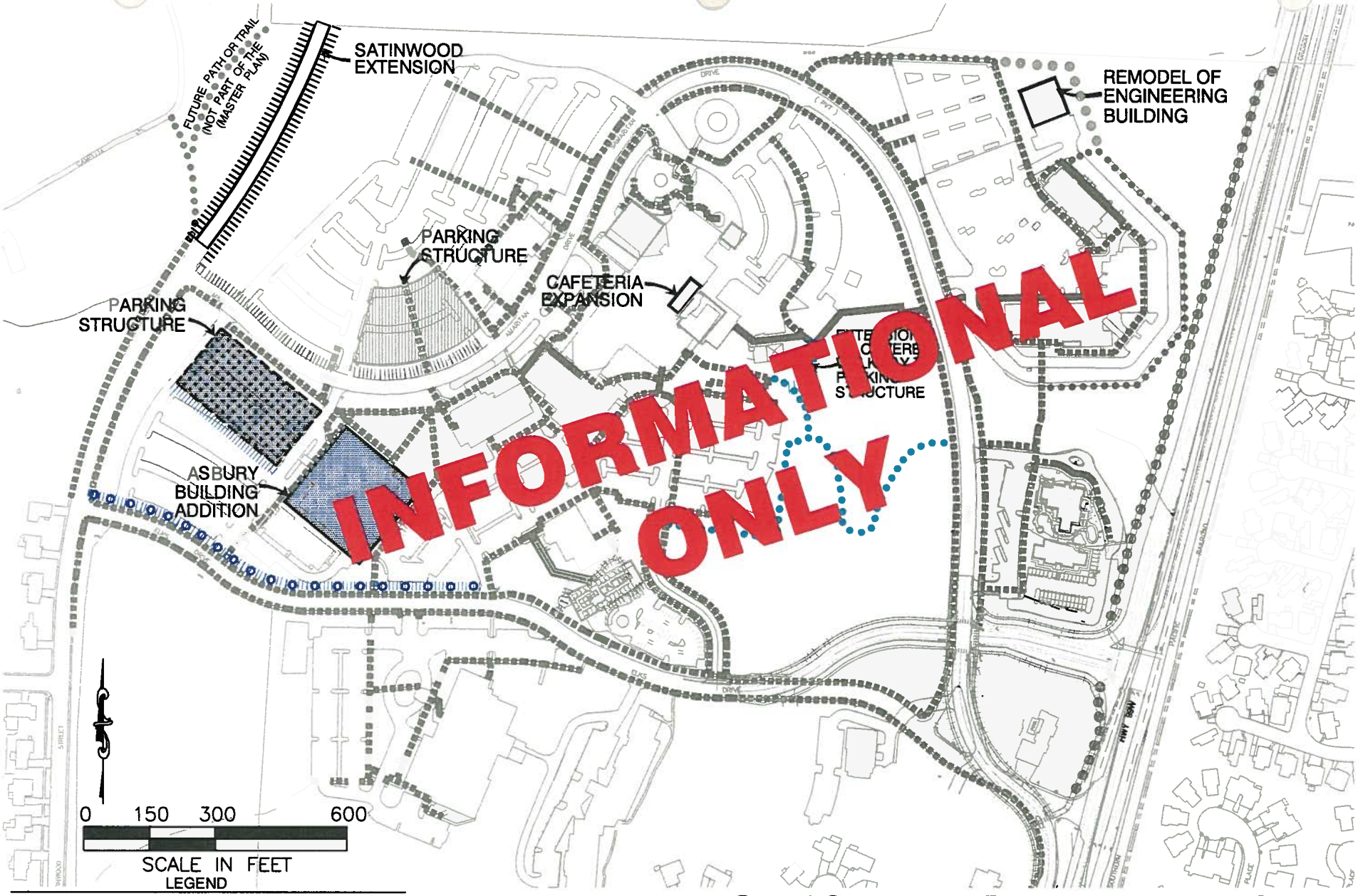
LEGEND

- EXISTING WALKWAYS
- EXISTING COVERED WALKWAYS
- NEW WALKWAYS, SETBACK WHERE ADJACENT TO STREET OR ACCESS DRIVE
- NEW PATHS OR TRAILS
- UPGRADE EXISTING CURB SIDE SIDEWALK TO SETBACK SIDEWALK

NOTE: WALKWAY IMPROVEMENTS SHOWN COLORED TO CORRESPOND WITH INDIVIDUAL PROJECTS.

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 1 CIP
PROPOSED PEDESTRIAN CIRCULATION IMPROVEMENTS

FIGURE 8-2
October 03, 2014



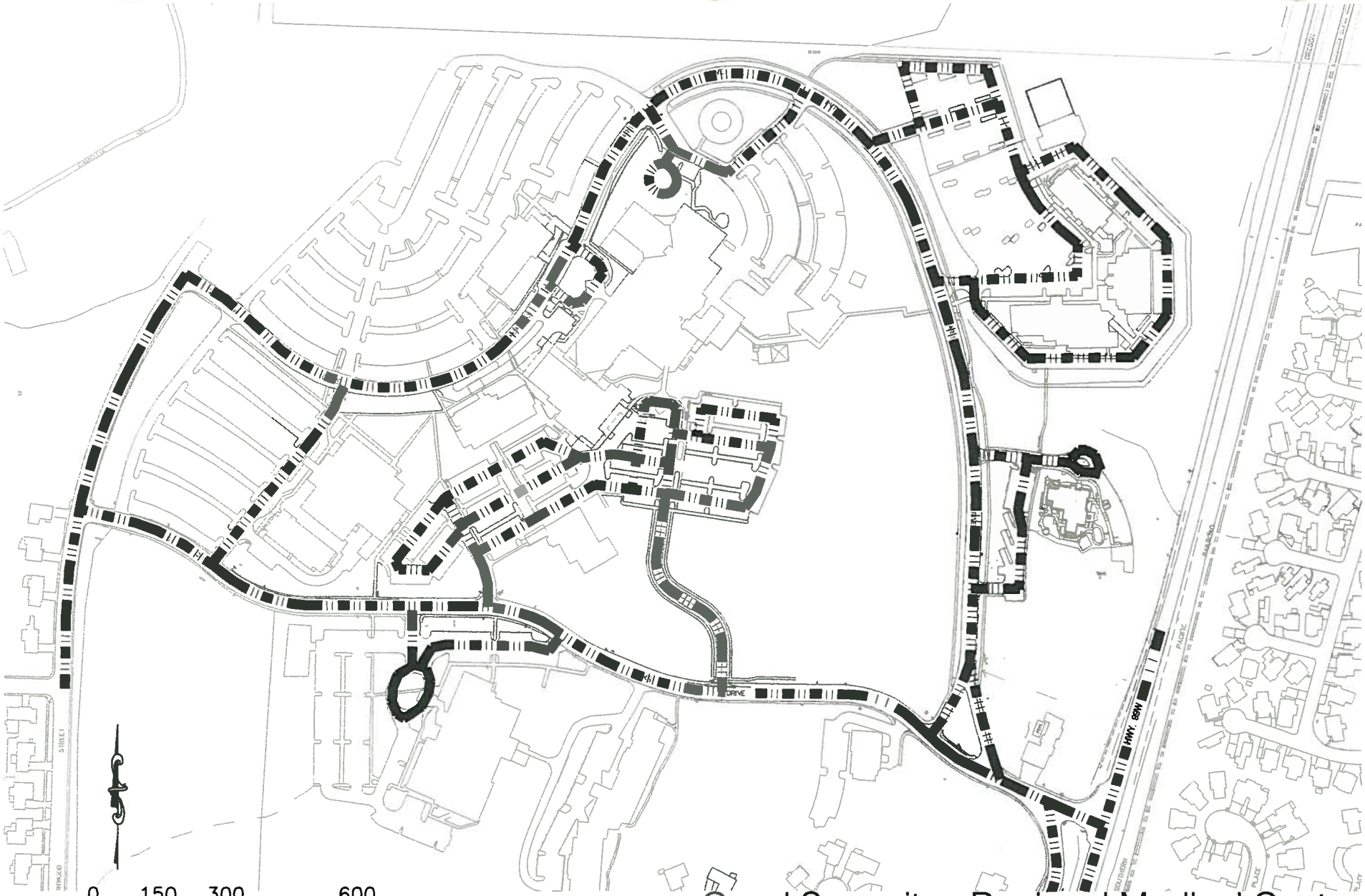
LEGEND

- EXISTING WALKWAYS
- EXISTING COVERED WALKWAYS
- NEW WALKWAYS, SETBACK WHERE ADJACENT TO STREET OR ACCESS DRIVE
- NEW PATHS OR TRAILS
- UPGRADE EXISTING CURB SIDE SIDEWALK TO SETBACK SIDEWALK

NOTE: WALKWAY IMPROVEMENTS SHOWN COLORED TO CORRESPOND WITH INDIVIDUAL PROJECTS.

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 2 CIP
PROPOSED PEDESTRIAN CIRCULATION IMPROVEMENTS

FIGURE 8-3
October 03, 2014



0 150 300 600

SCALE IN FEET

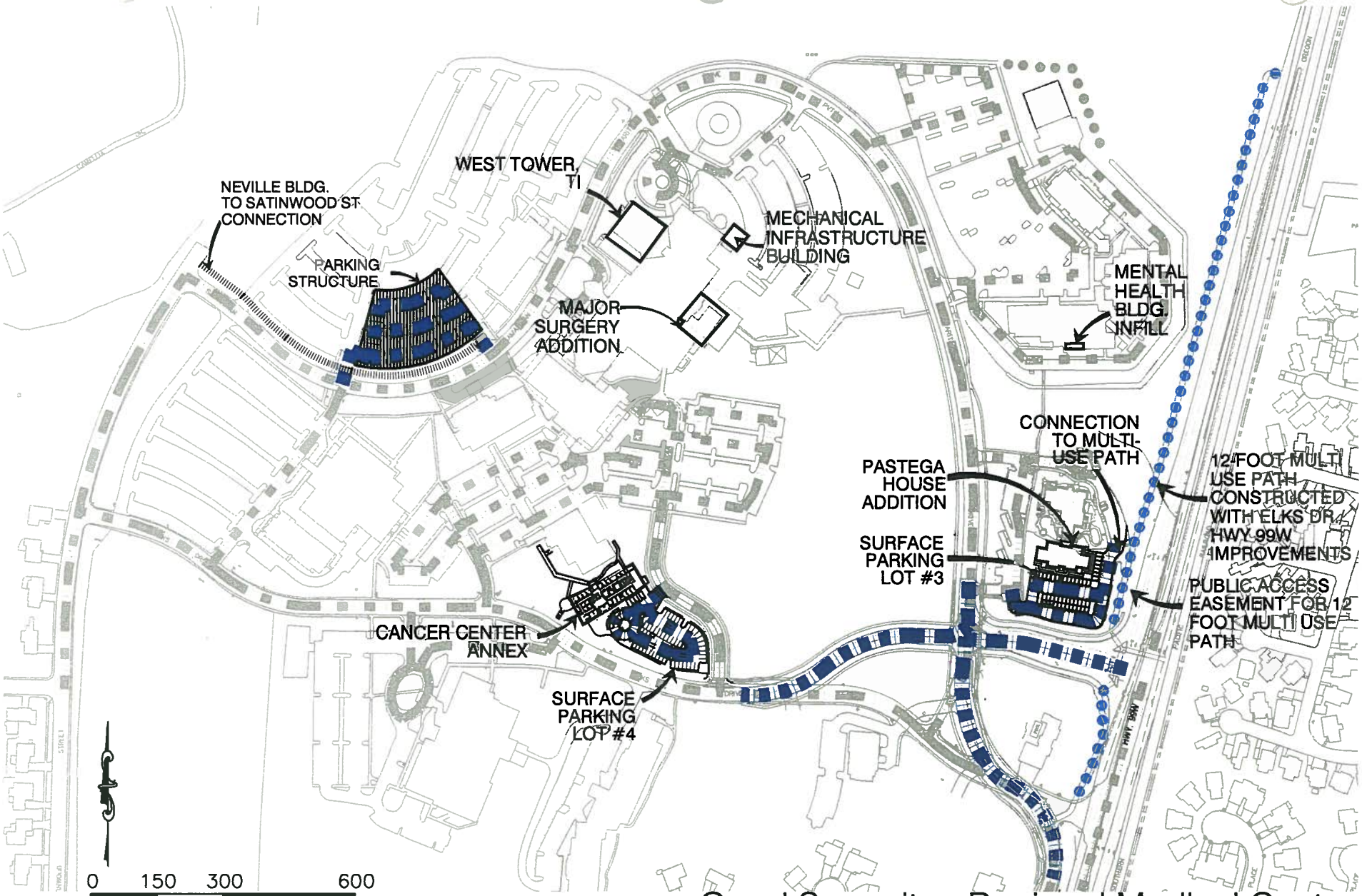
LEGEND

EXISTING

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING VEHICULAR AND BICYCLE CIRCULATION

FIGURE 8-4

October 03, 2014

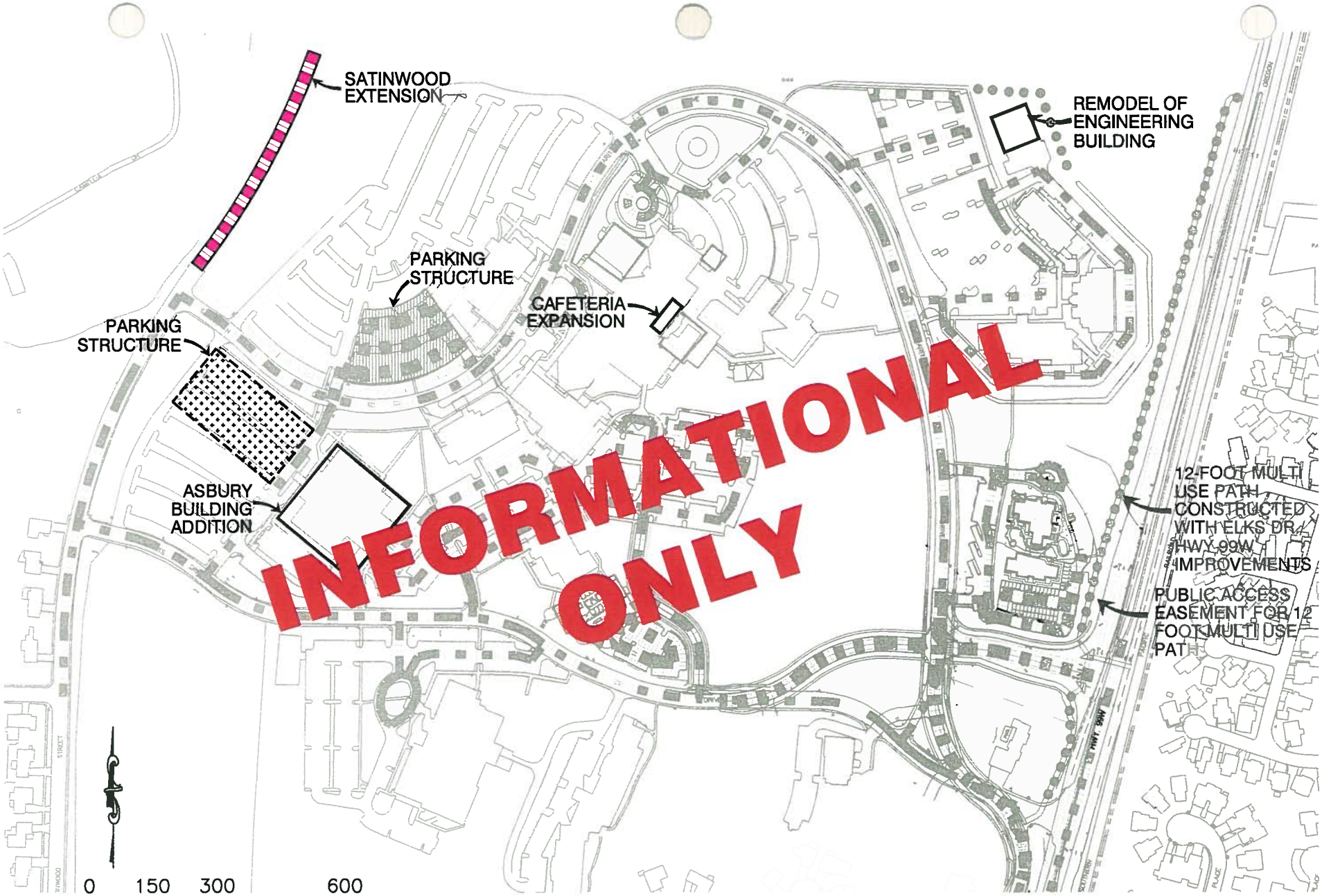


LEGEND
EXISTING
PROPOSED

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 1 CIP

PROPOSED VEHICULAR AND BICYCLE CIRCULATION IMPROVEMENTS

FIGURE 8-5
October 03, 2014



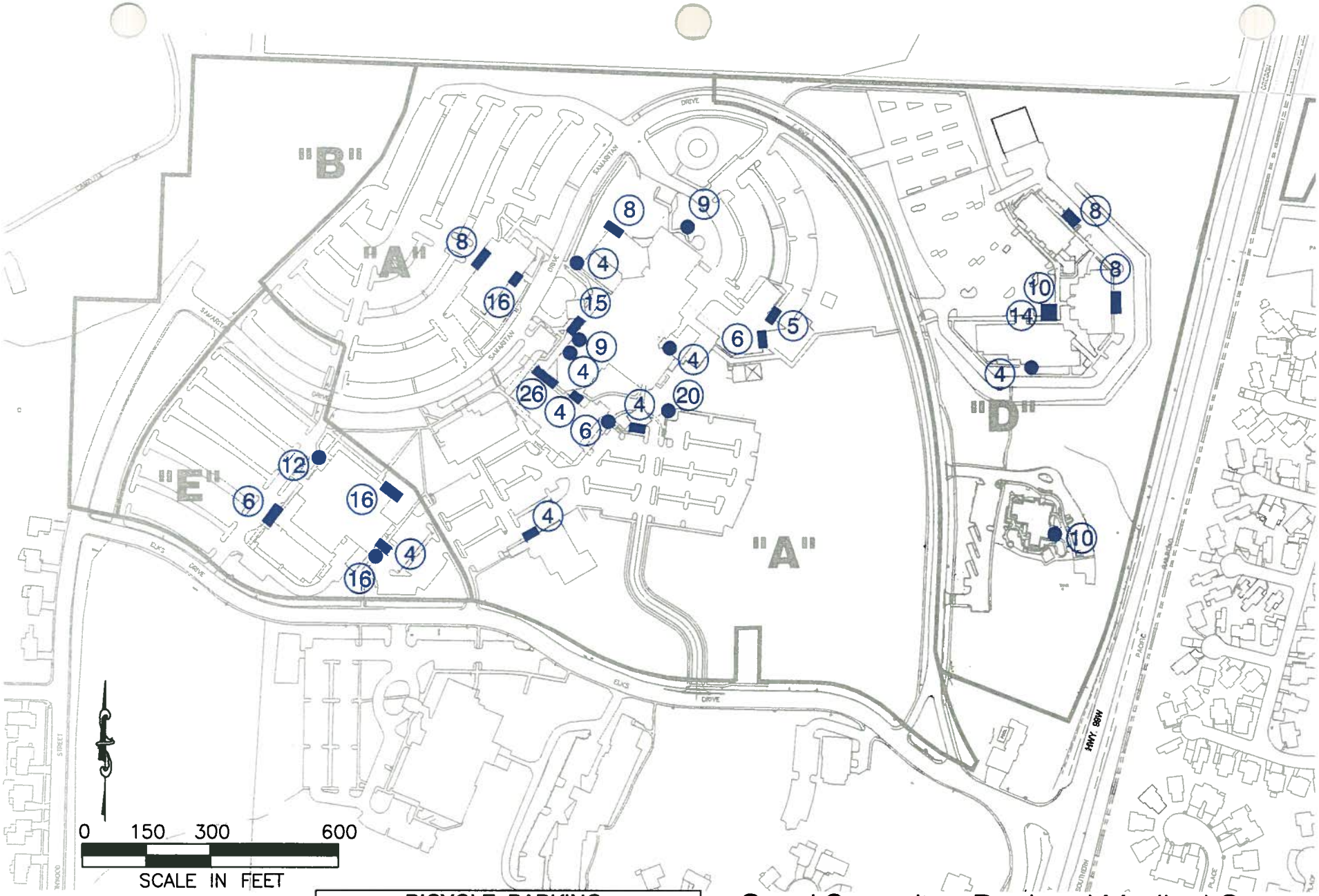
Good Samaritan Regional Medical Center

CAMPUS MASTER PLAN - Phase 2 CIP

PROPOSED VEHICULAR AND BICYCLE CIRCULATION IMPROVEMENTS

FIGURE 8-6

October 03, 2014



EXISTING BICYCLE PARKING

(#) ● OPEN

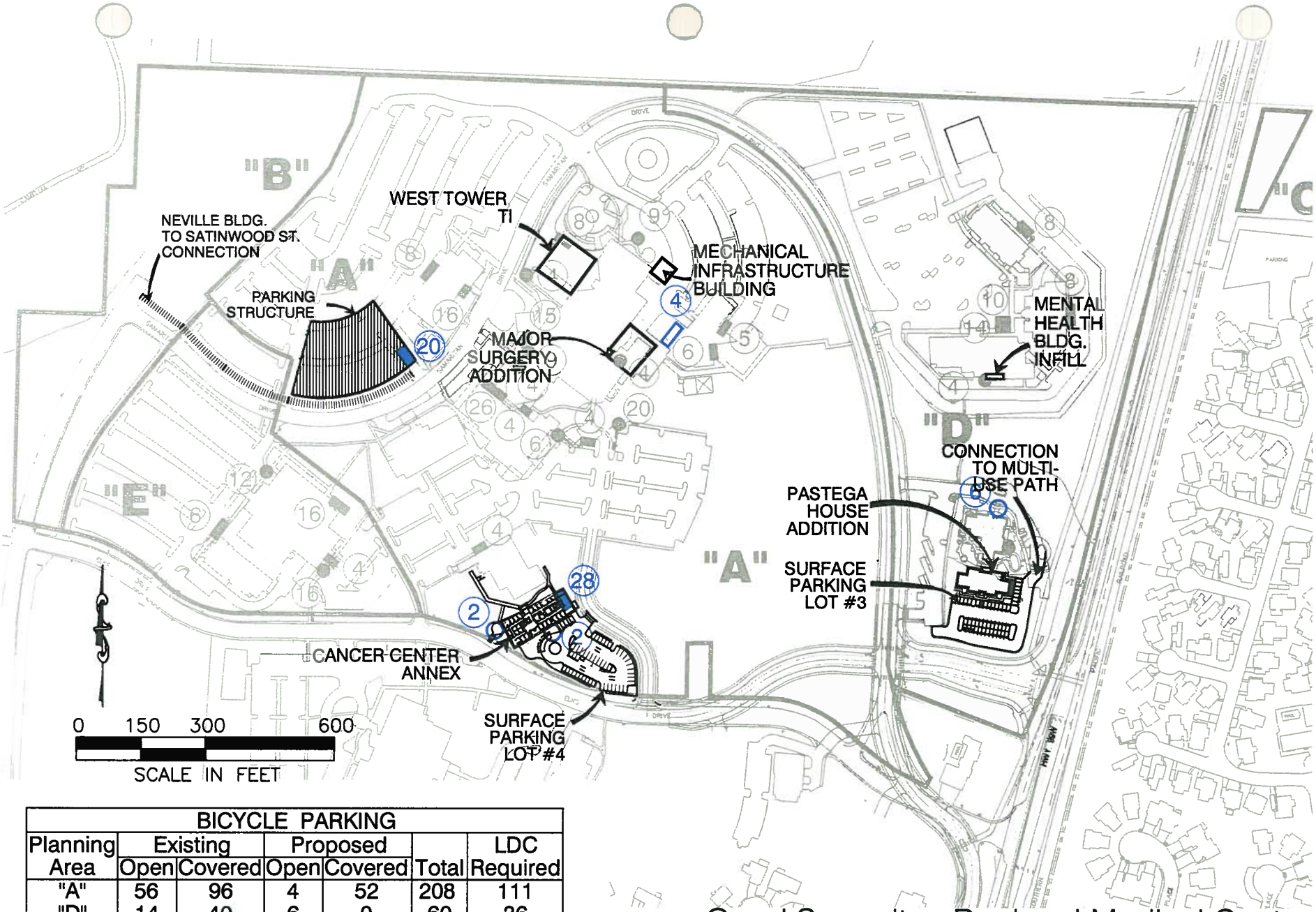
(#) ▬ COVERED

BICYCLE PARKING				
Planning Area	Existing			LDC Required
	Open	Covered	Total	
"A"	56	96	152	70
"D"	14	40	54	22
"E"	28	26	54	50

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING BICYCLE PARKING

FIGURE 8-7

October 03, 2014



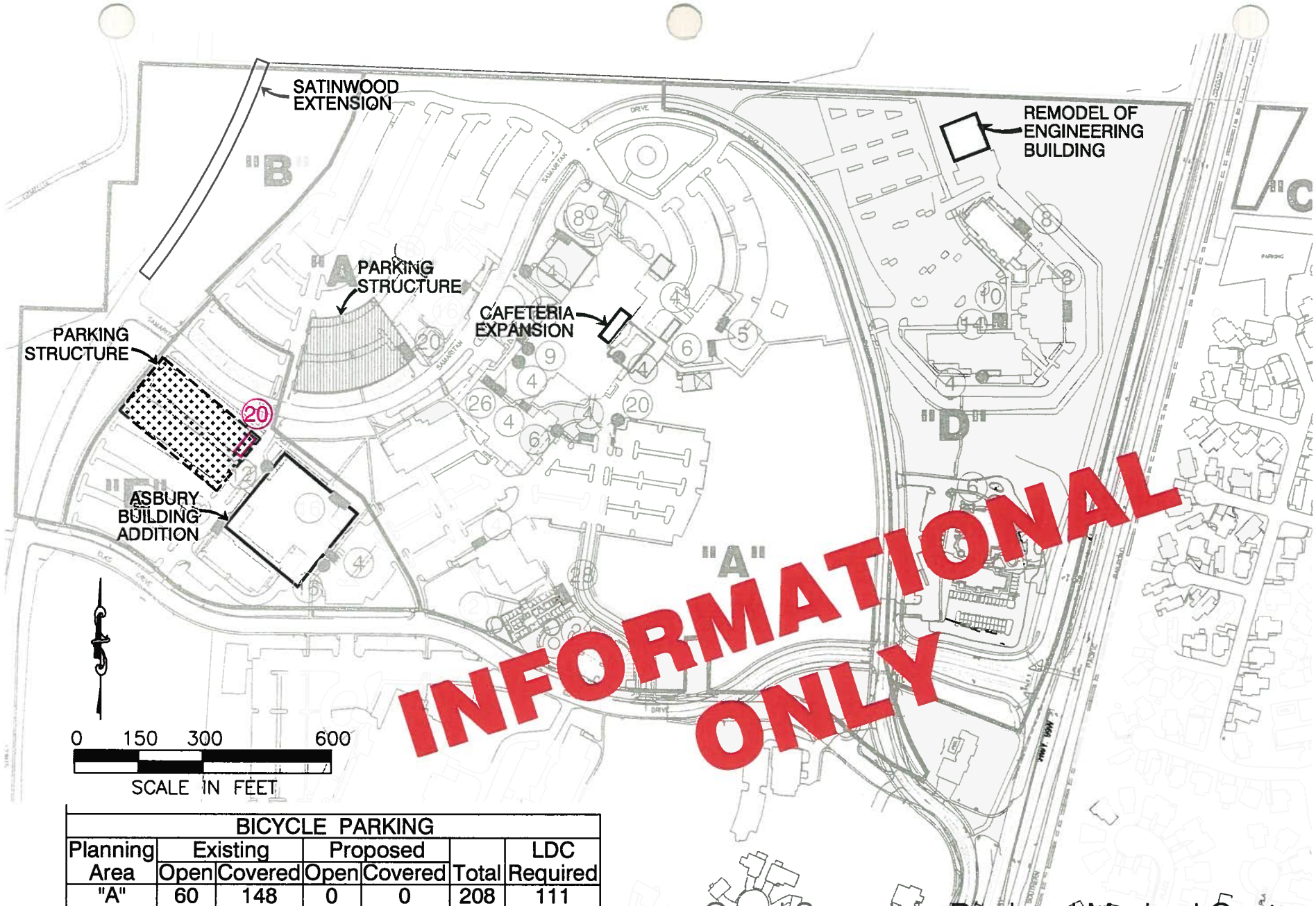
BICYCLE PARKING						
Planning Area	Existing		Proposed		Total	LDC Required
	Open	Covered	Open	Covered		
"A"	56	96	4	52	208	111
"D"	14	40	6	0	60	36
"E"	28	26	-	-	54	51

EXISTING BICYCLE PARKING
- OPEN
- COVERED

PROPOSED BICYCLE PARKING
- # OPEN
- # COVERED

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 1 CIP
PROPOSED BICYCLE PARKING

FIGURE 8-8
October 03, 2014

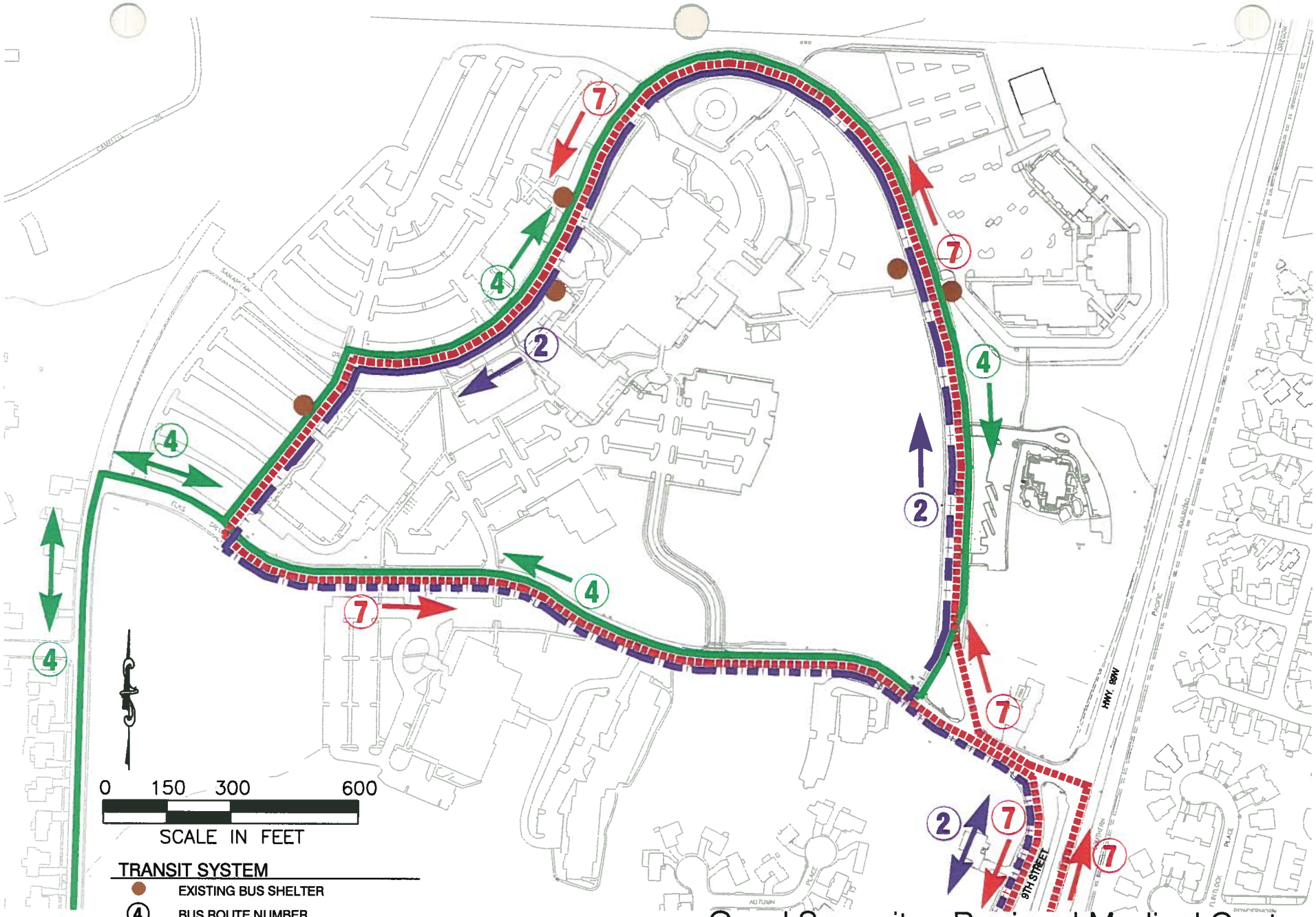


BICYCLE PARKING						
Planning Area	Existing		Proposed		Total	LDC Required
	Open	Covered	Open	Covered		
"A"	60	148	0	0	208	111
"D"	20	40	-	-	60	36
"E"	28	26	-	20	74	51

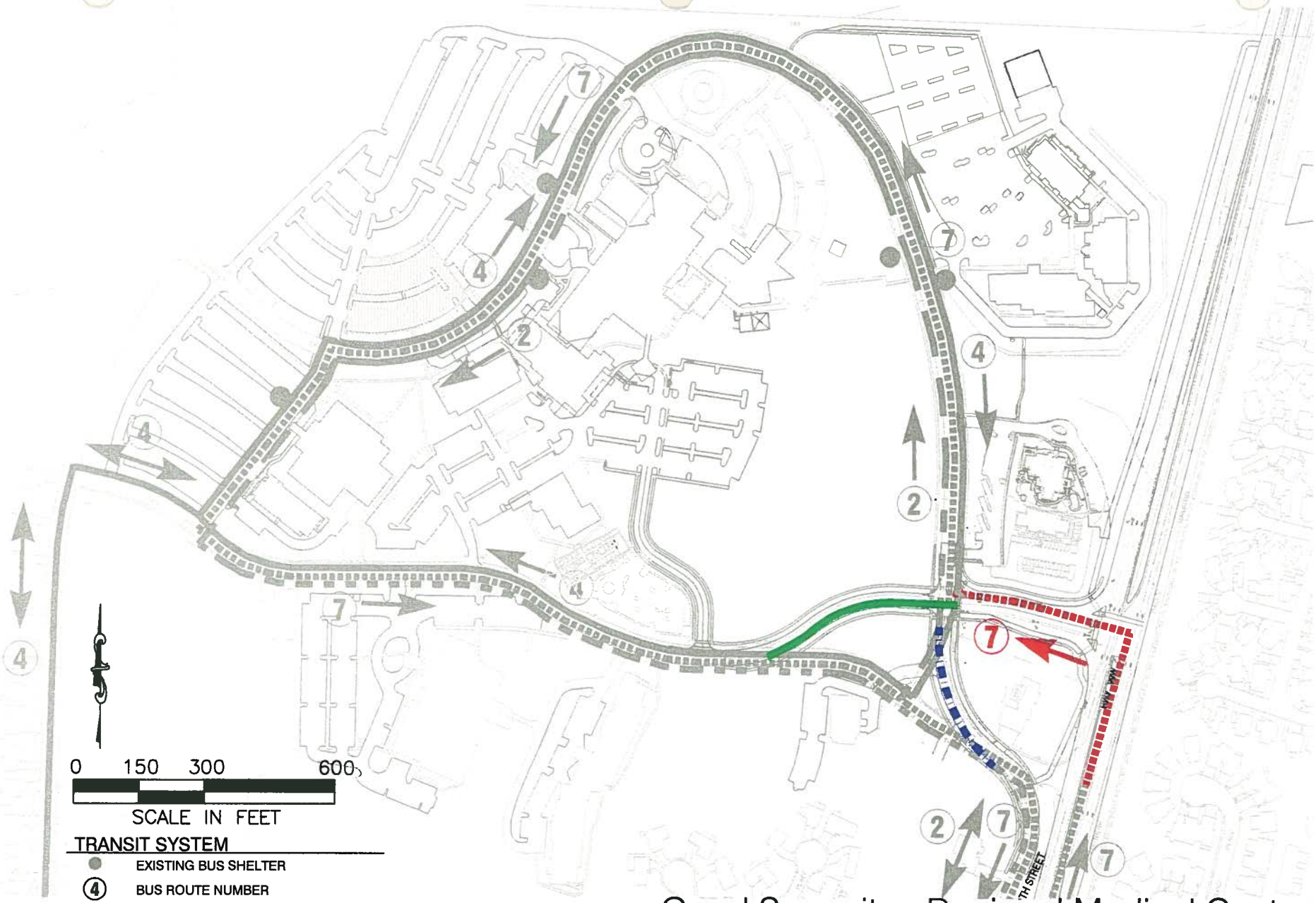
EXISTING BICYCLE PARKING
- OPEN
- COVERED

PROPOSED BICYCLE PARKING
- OPEN
- COVERED

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 2 CIP
PROPOSED BICYCLE PARKING
FIGURE 8-9
October 03, 2014



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING TRANSIT FACILITIES AND EXISTING ROUTES
FIGURE 8-10
October 03, 2014

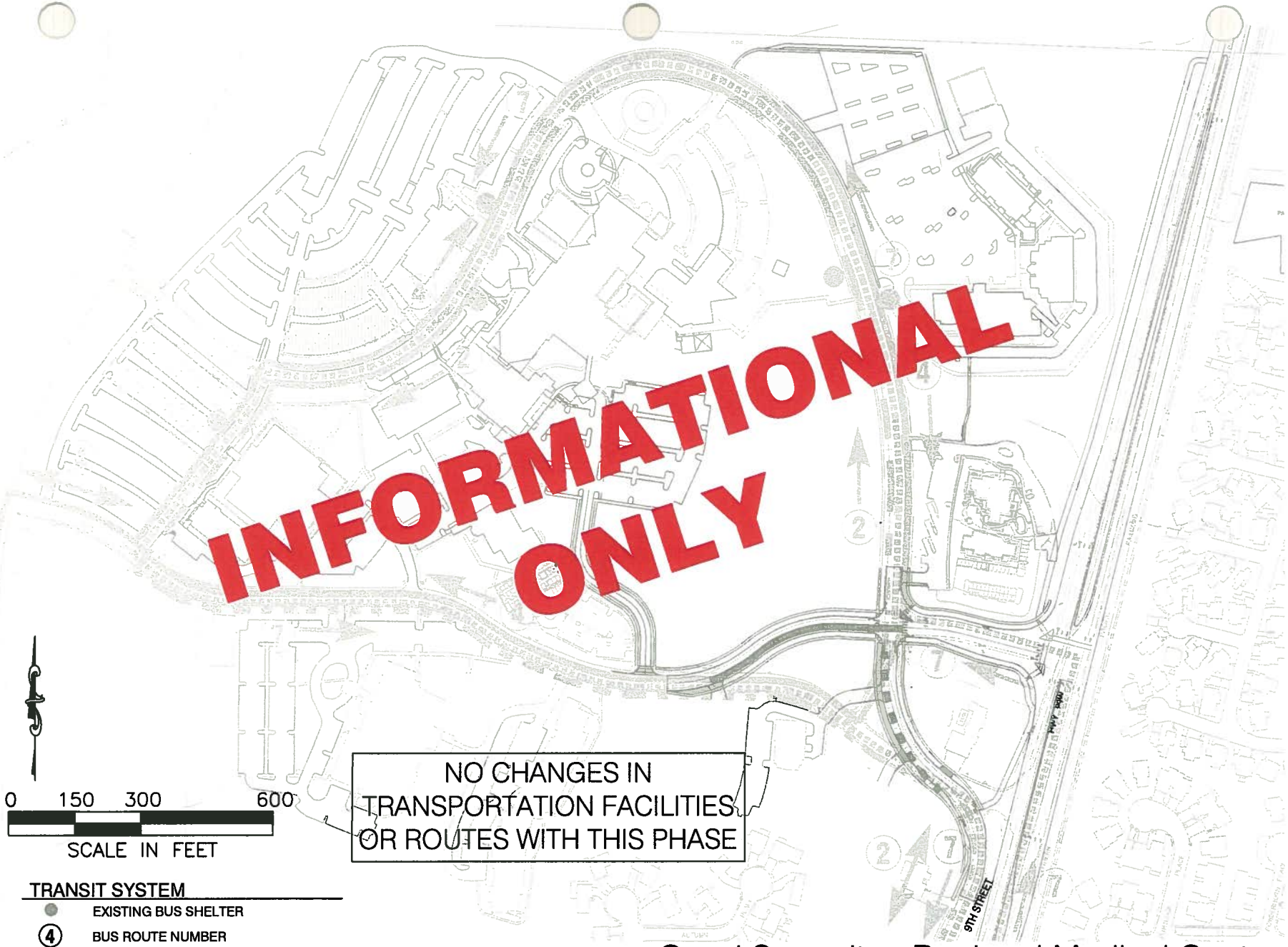


TRANSIT SYSTEM

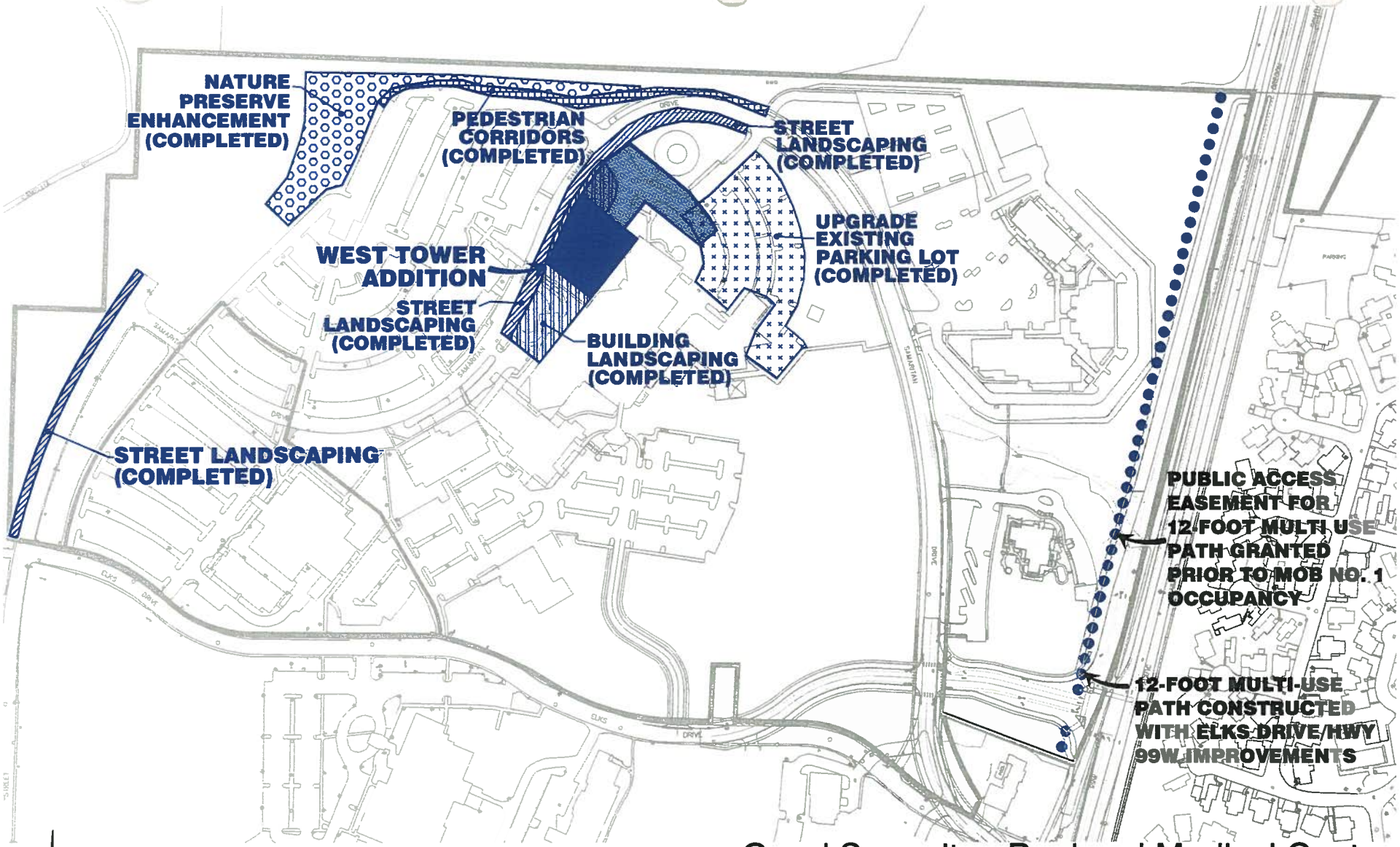
- EXISTING BUS SHELTER
- (4) BUS ROUTE NUMBER
- ROUTE DIRECTION
- ROUTE #2 - 9TH ST. / HIGHLAND / HOSPITAL
- ROUTE #4 - 5TH ST. / HIGHLAND HOSPITAL / 11TH ST.
- ROUTE #7 - OSU / 29TH / CIRCLE / H-P / CONIFER / HOSPITAL
- PROPOSED BUS SHELTER

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 1 CIP
PROPOSED TRANSIT FACILITIES AND ROUTES

FIGURE 8-11
October 03, 2014

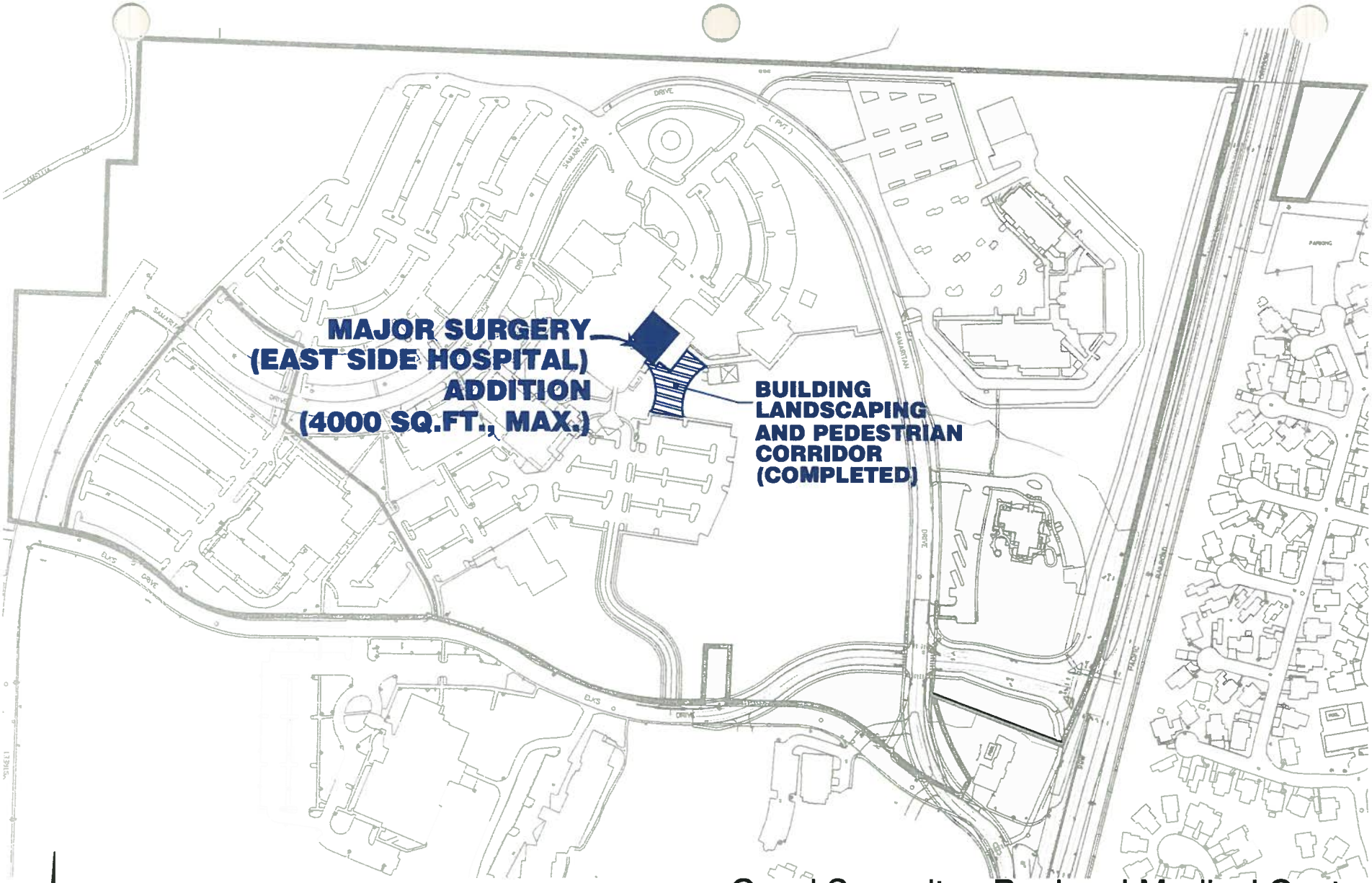


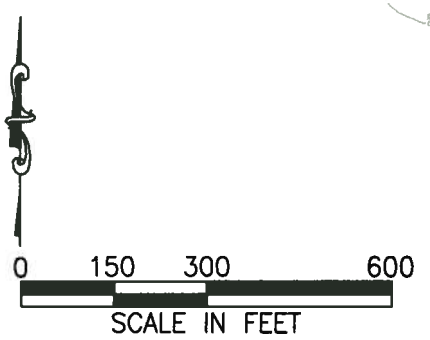
Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN - Phase 2 CIP
PROPOSED TRANSIT FACILITIES AND ROUTES
FIGURE 8-12
October 03, 2014



Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING/Phase 1 CIP
WEST TOWER
LANDSCAPING IMPROVEMENTS

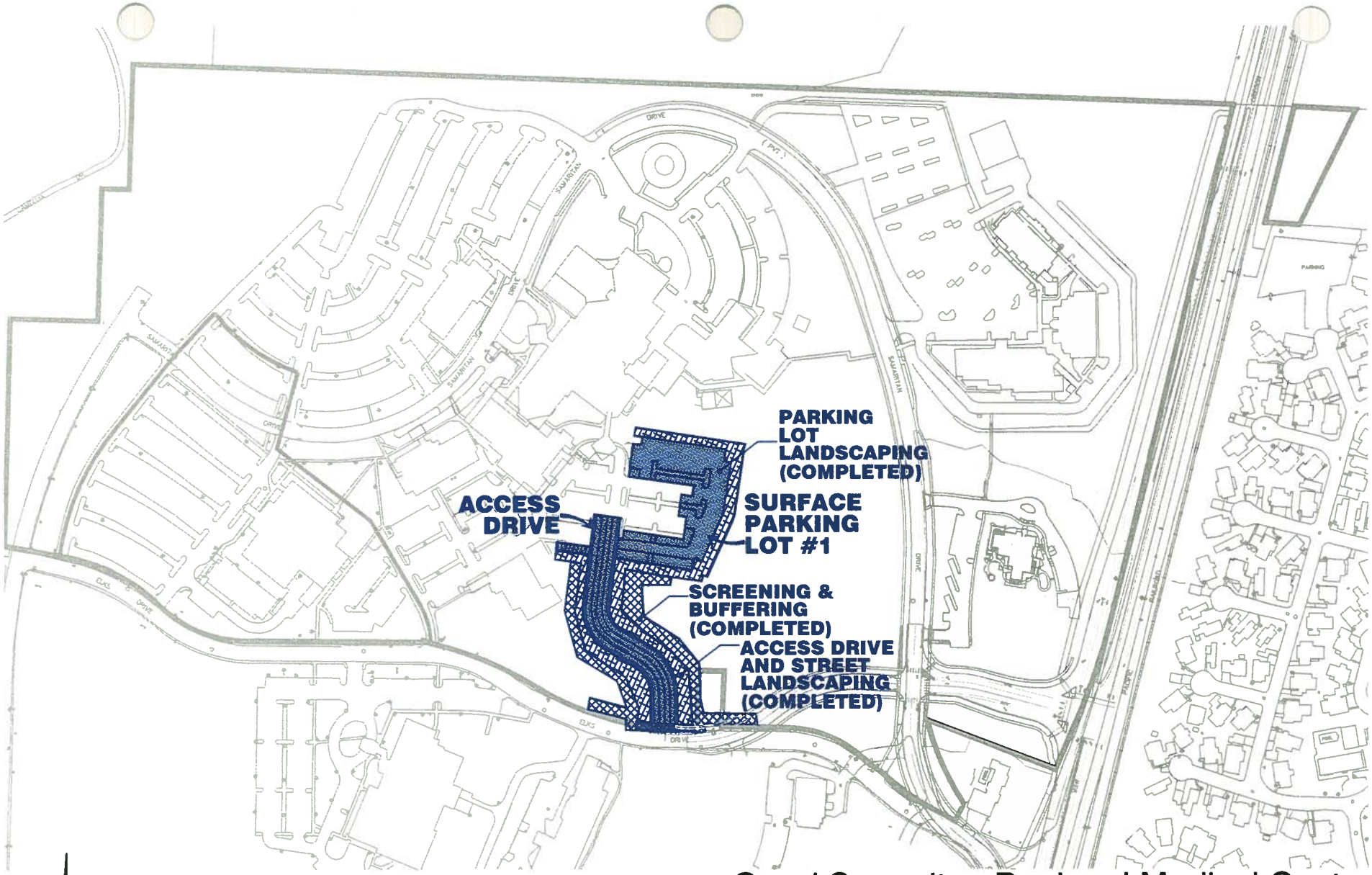
FIGURE 8-13
October 03, 2014





Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING/Phase 1 CIP
MAJOR SURGERY (EAST SIDE HOSPITAL) ADDITION
LANDSCAPING IMPROVEMENTS

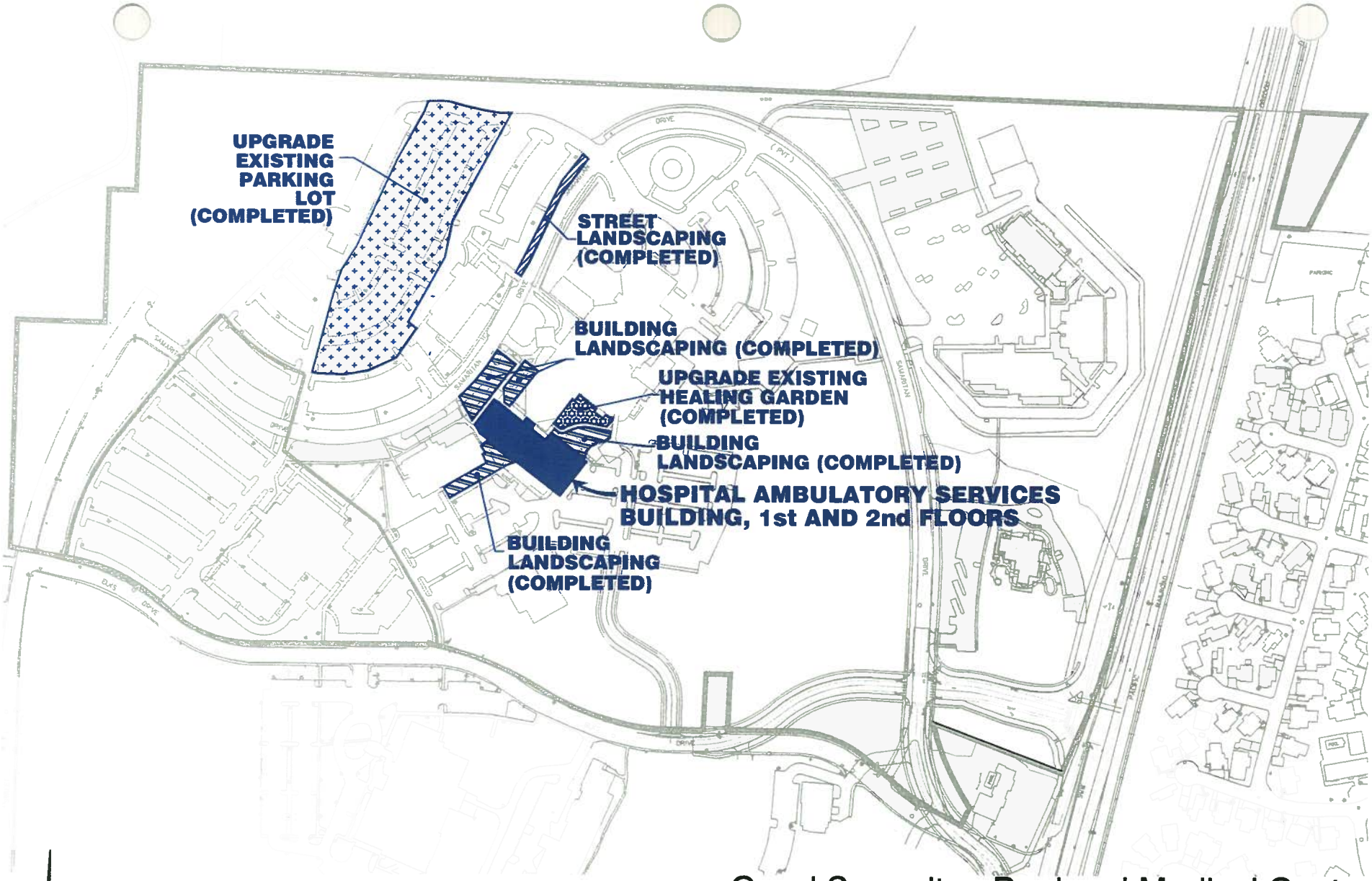
FIGURE 8-14
October 03, 2014



0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING/Phase 1 CIP
SURFACE PARKING LOT #1 AND ELKS ACCESS DRIVE LANDSCAPING IMPROVEMENTS

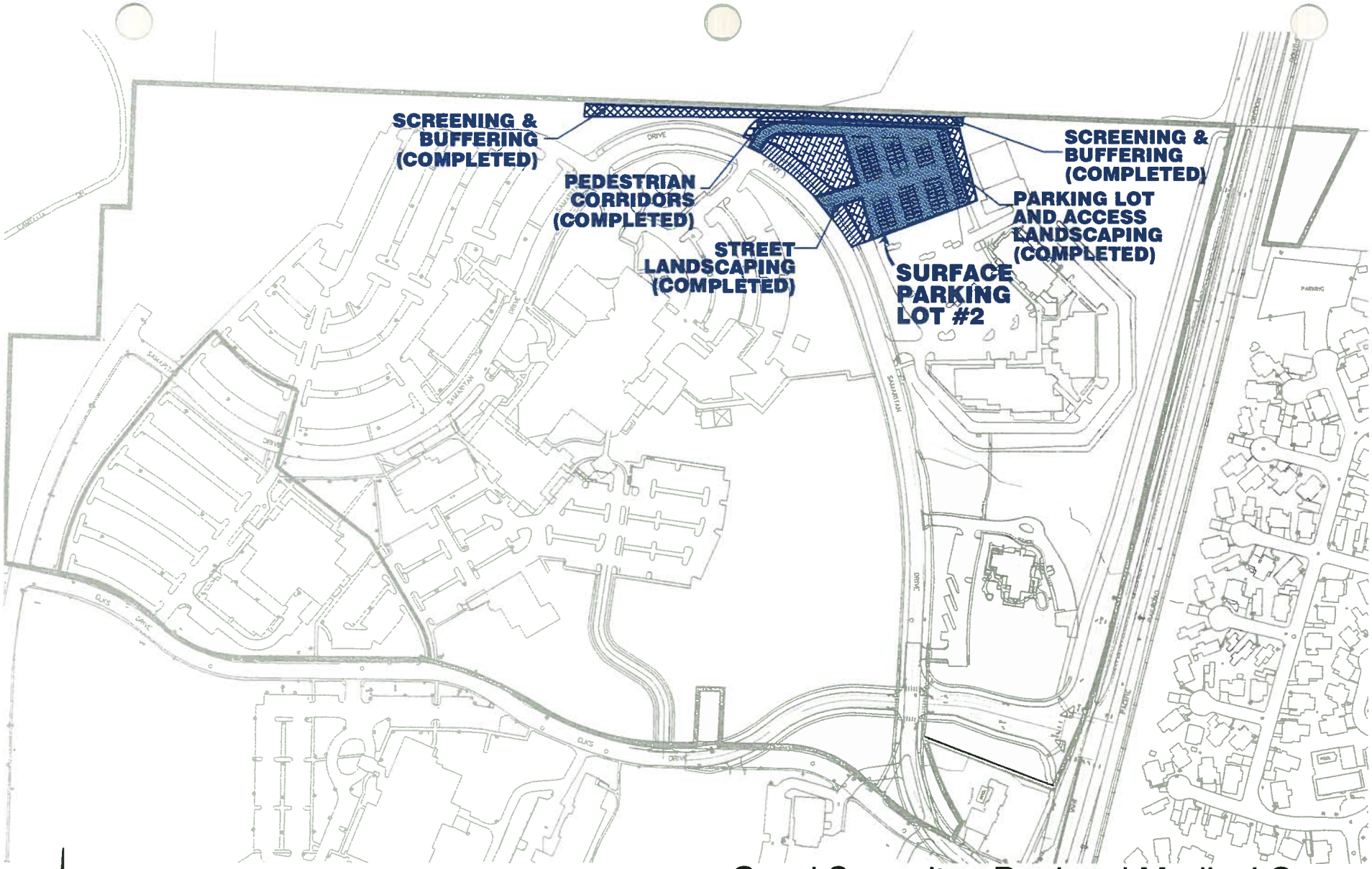
FIGURE 8-15
October 03, 2014



0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING/Phase 1 CIP
HOSPITAL AMBULATORY SERVICES BUILDING LANDSCAPING IMPROVEMENTS

FIGURE 8-16
October 03, 2014

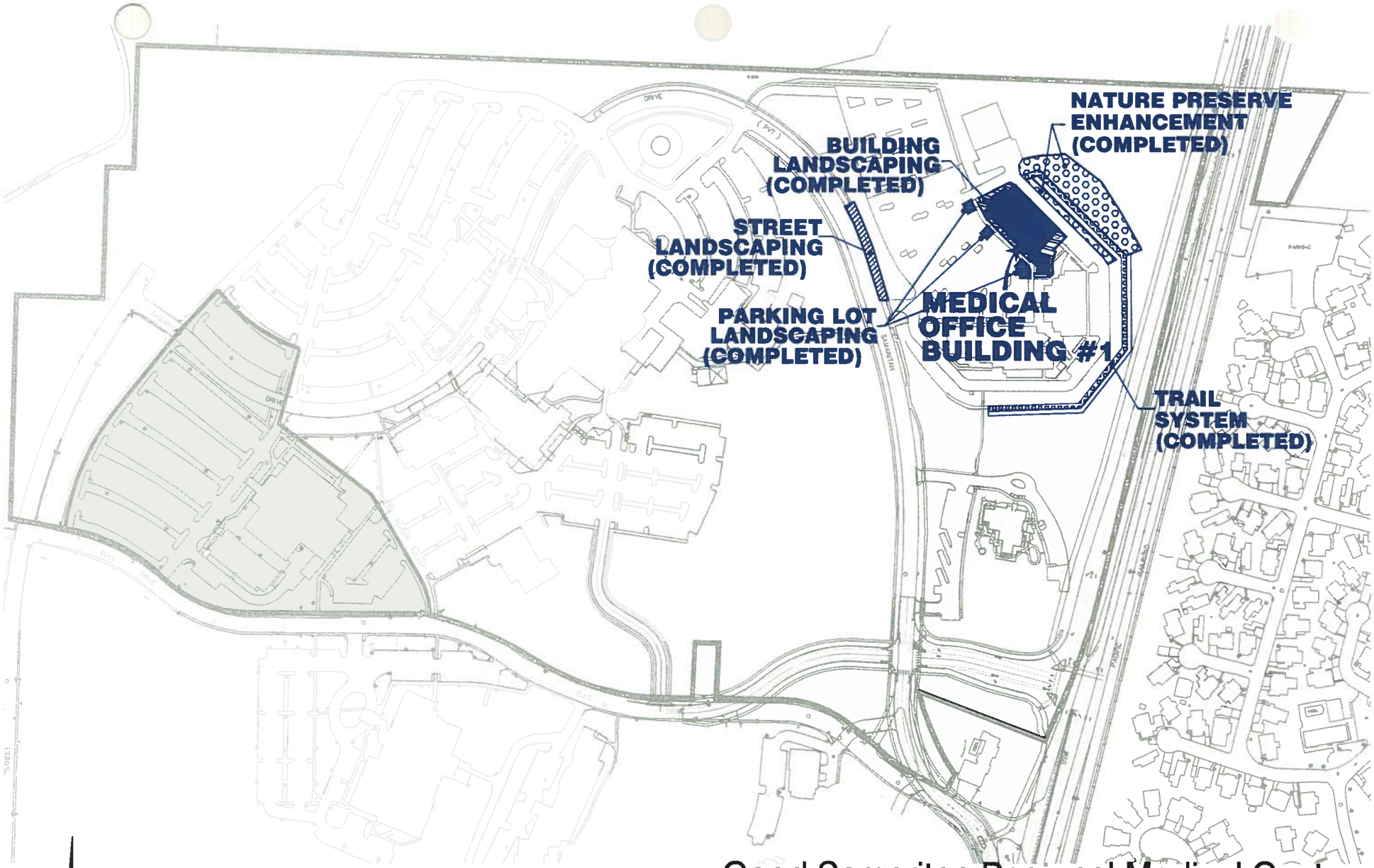


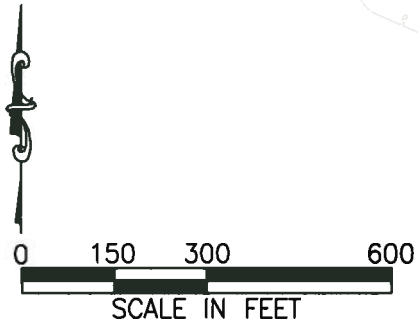
0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING/Phase 1 CIP

SURFACE PARKING LOT #2 LANDSCAPING IMPROVEMENTS

FIGURE 8-17
October 03, 2014

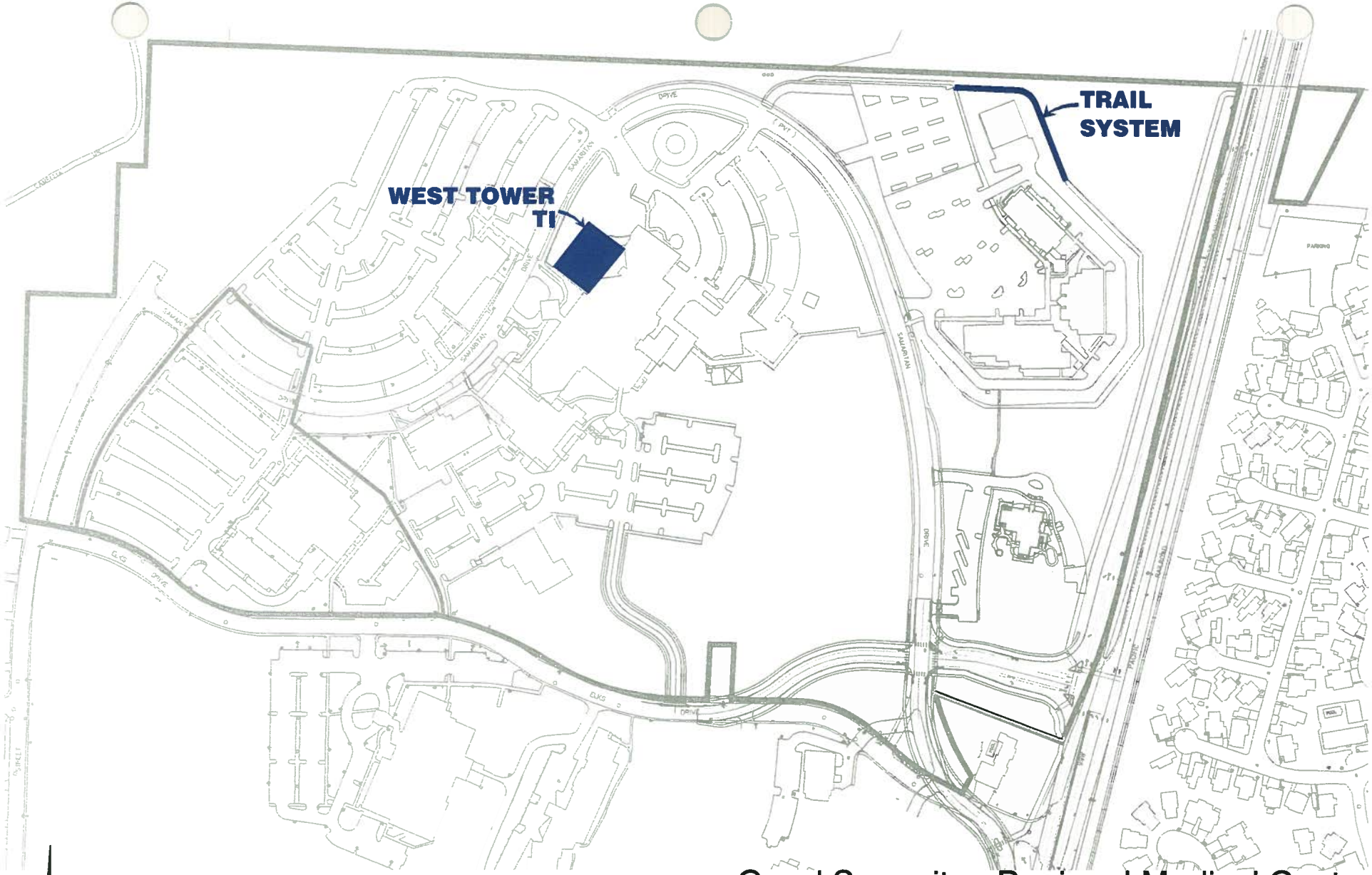




Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
EXISTING/Phase 1 CIP

MEDICAL OFFICE BUILDING NO. 1
LANDSCAPING IMPROVEMENTS

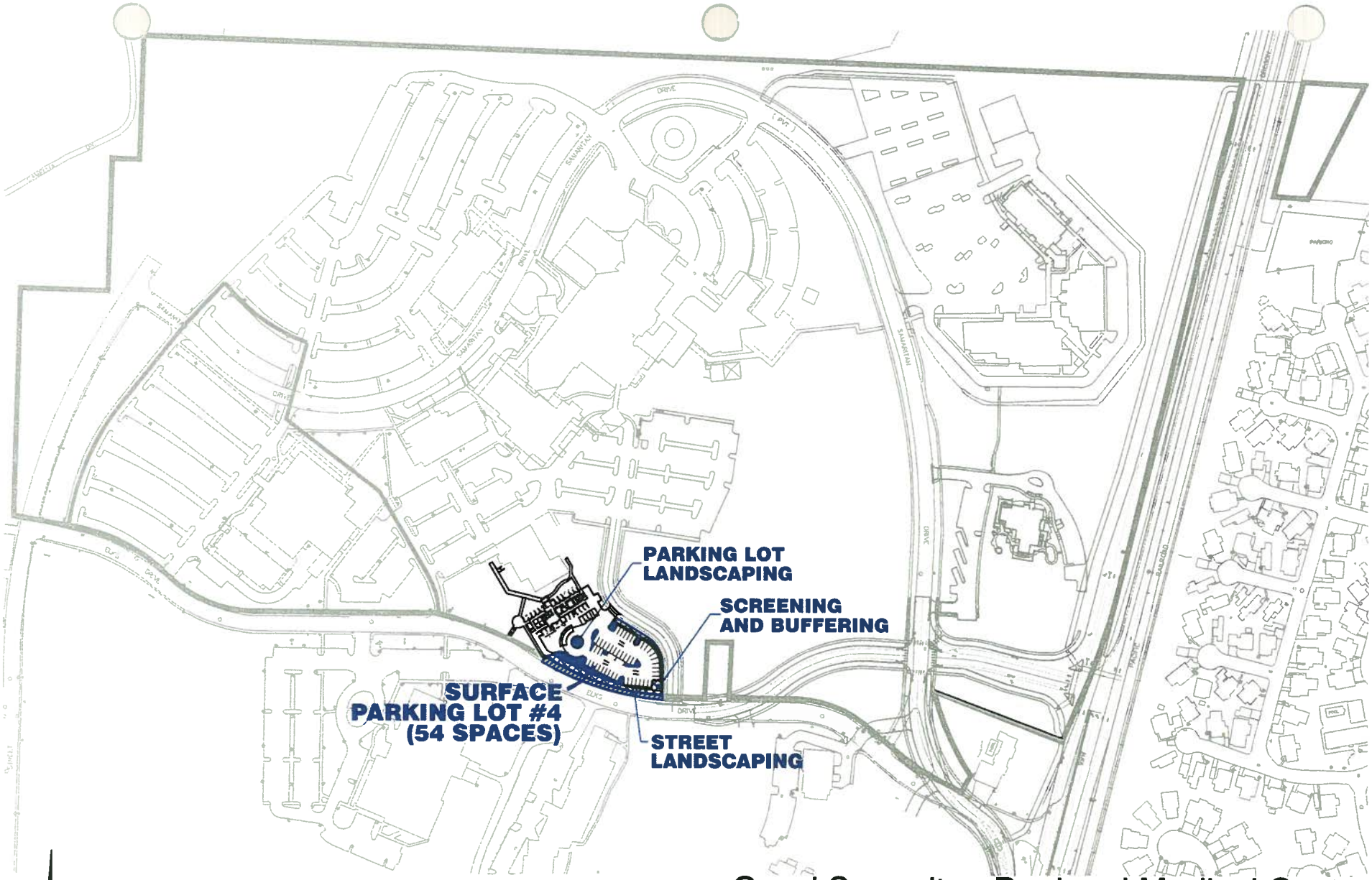
FIGURE 8-18
October 03, 2014

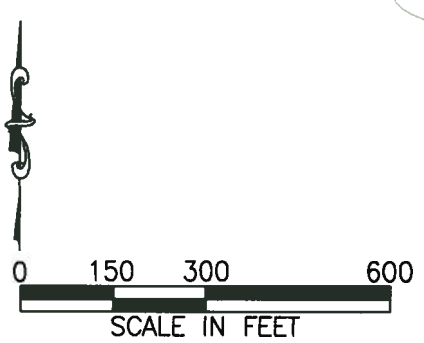


0 150 300 600
SCALE IN FEET

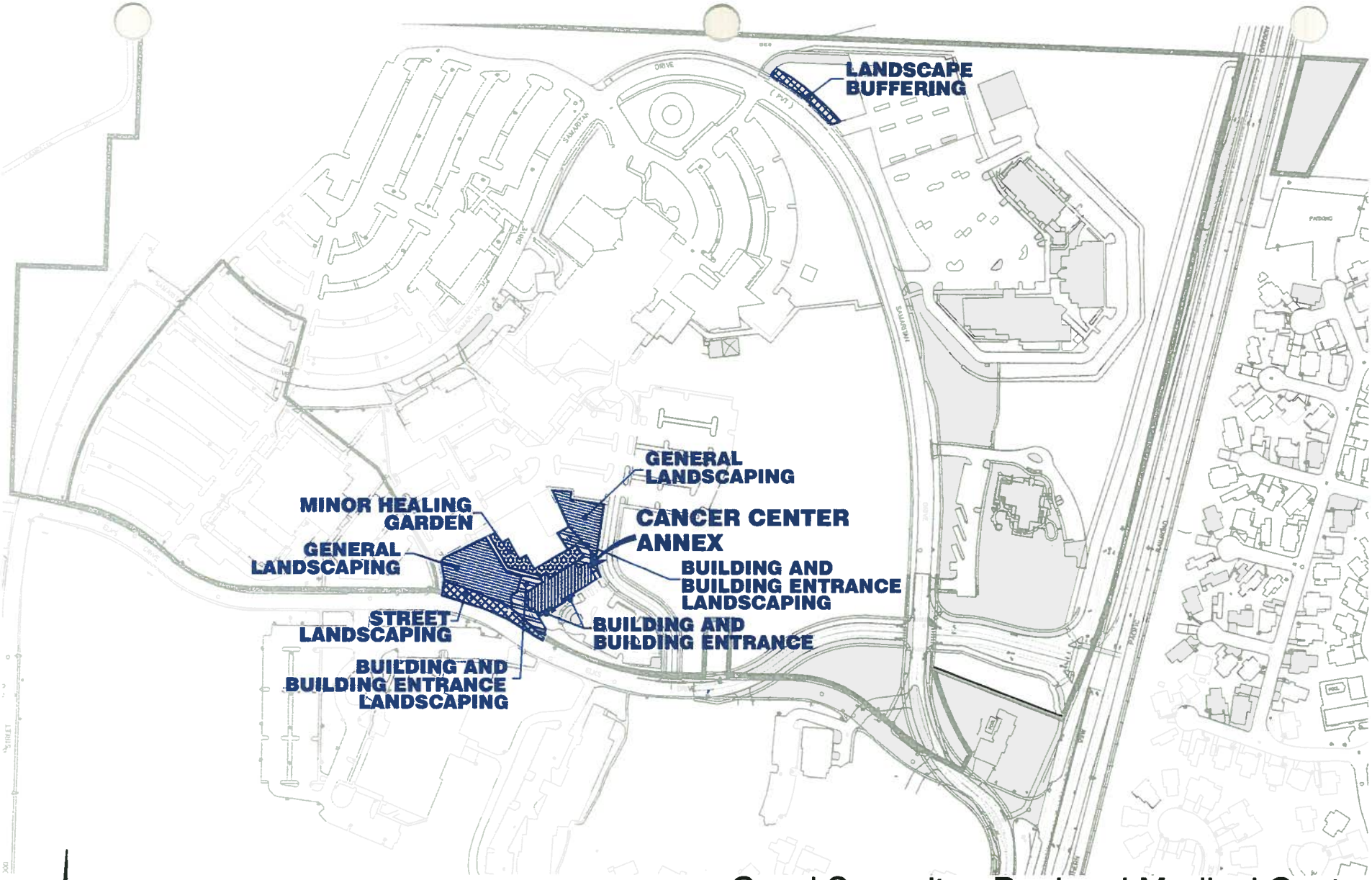
Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
WEST TOWER FINAL TI's
LANDSCAPING IMPROVEMENTS

FIGURE 8-19
October 03, 2014



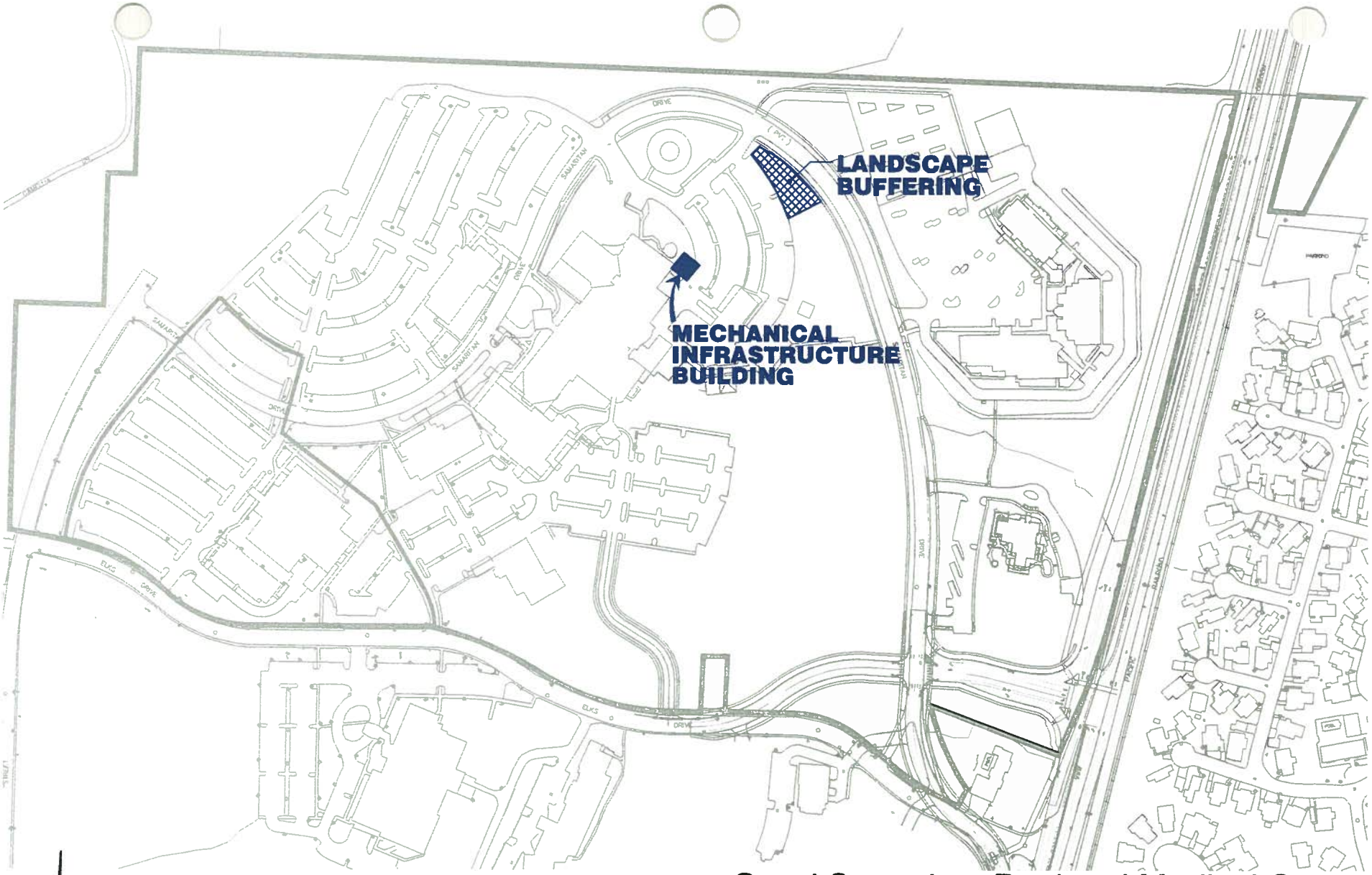


Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
SURFACE PARKING LOT NO. 4
LANDSCAPING IMPROVEMENTS
FIGURE 8-20
October 03, 2014



0 150 300 600
SCALE IN FEET

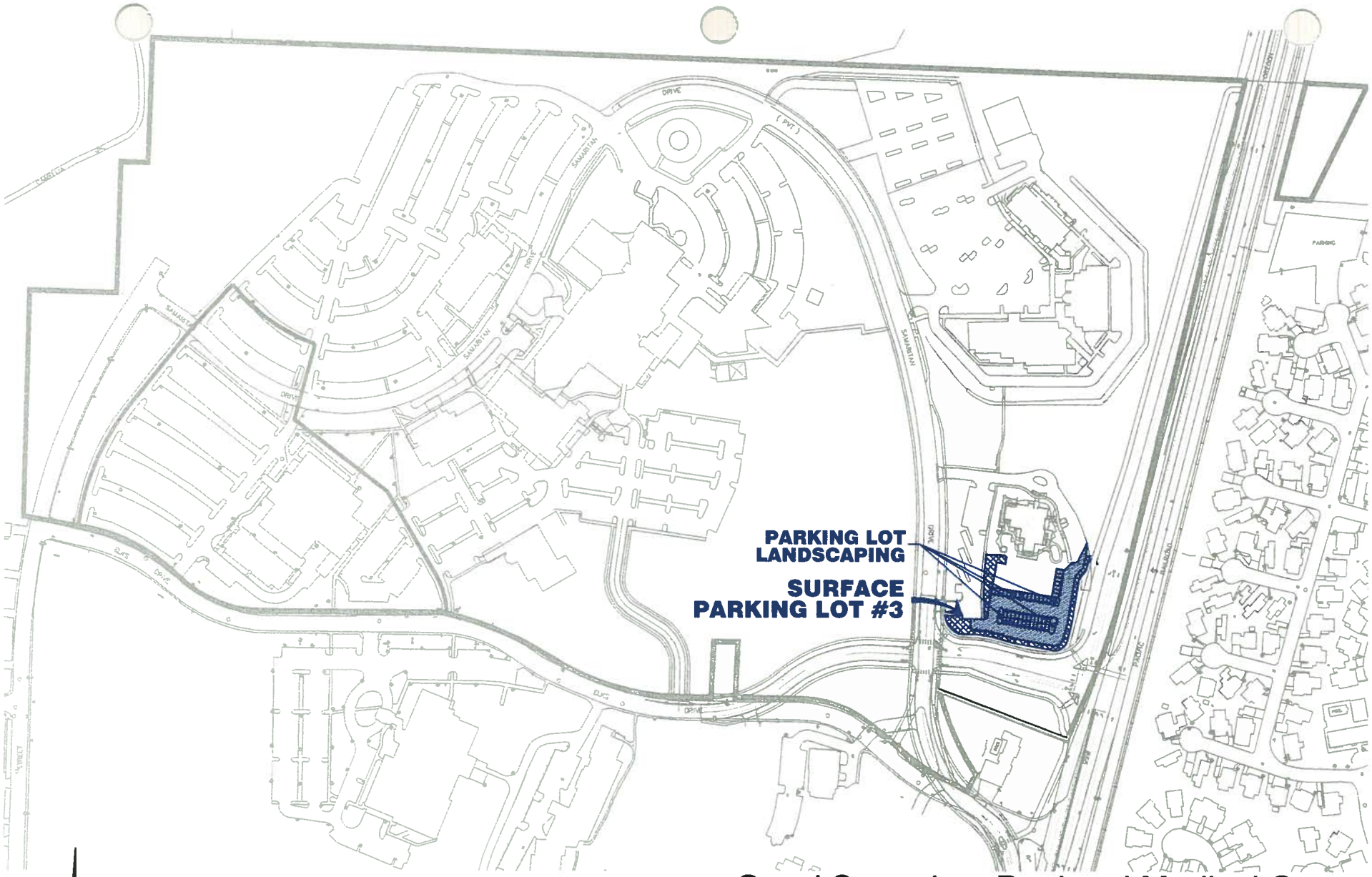
Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
CANCER CENTER ANNEX
LANDSCAPING IMPROVEMENTS
FIGURE 8-21
October 03, 2014

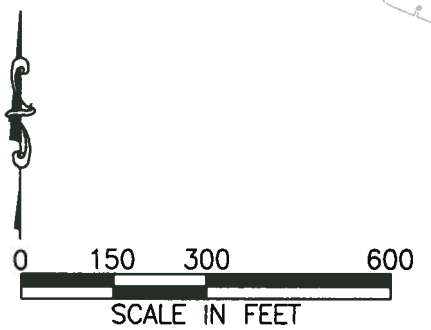


0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
MECHANICAL ~~HOSPITAL~~ INFRASTRUCTURE ~~SUPPORT~~ BUILDING
LANDSCAPING IMPROVEMENTS

FIGURE 8-22
October 03, 2014

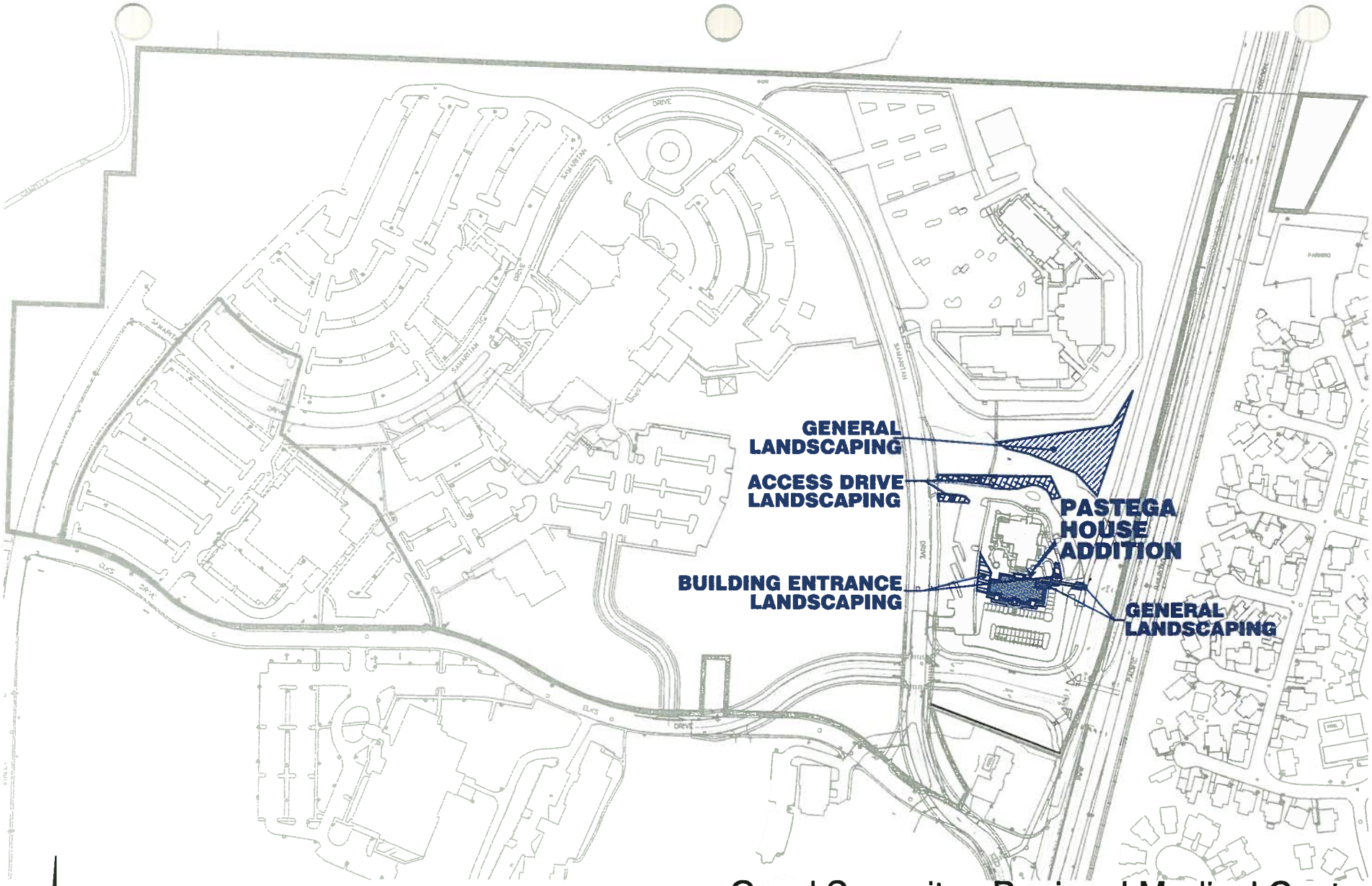


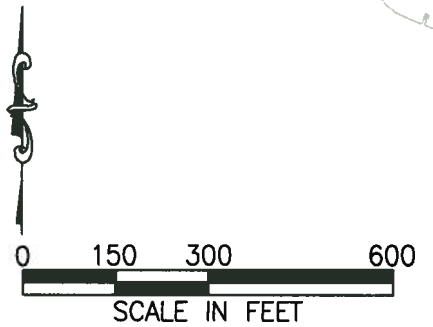


Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.

SURFACE PARKING LOT NO. 3
LANDSCAPING IMPROVEMENTS

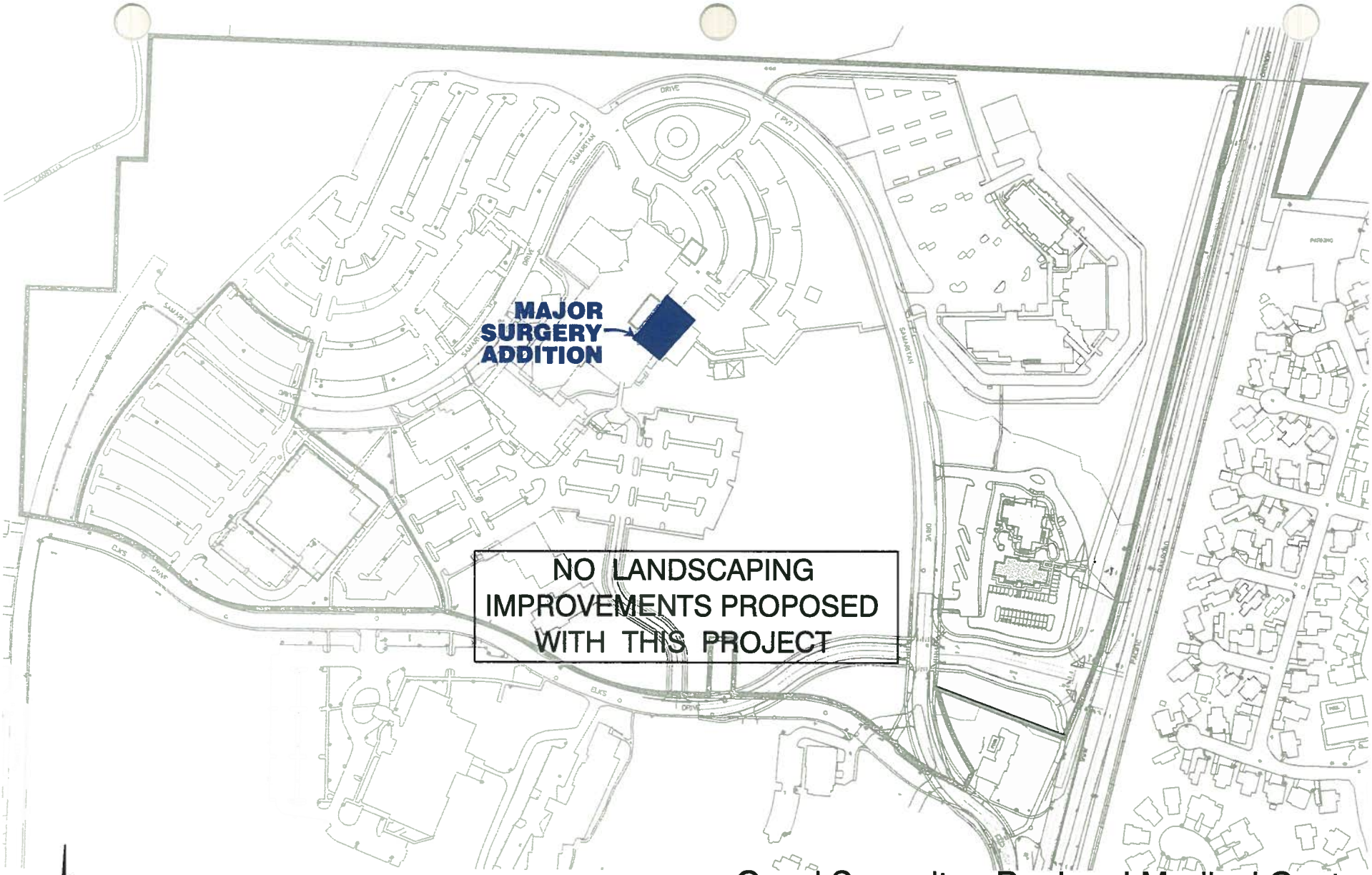
FIGURE 8-23
October 03, 2014

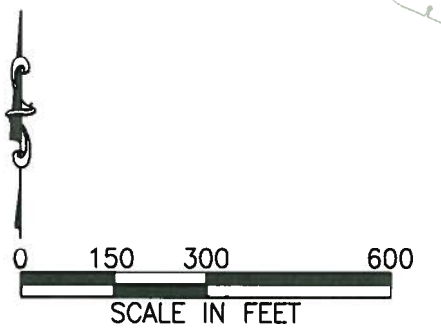




Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
ADDITION TO EXISTING PASTEGA HOUSE LANDSCAPING IMPROVEMENTS

FIGURE 8-24
October 03, 2014

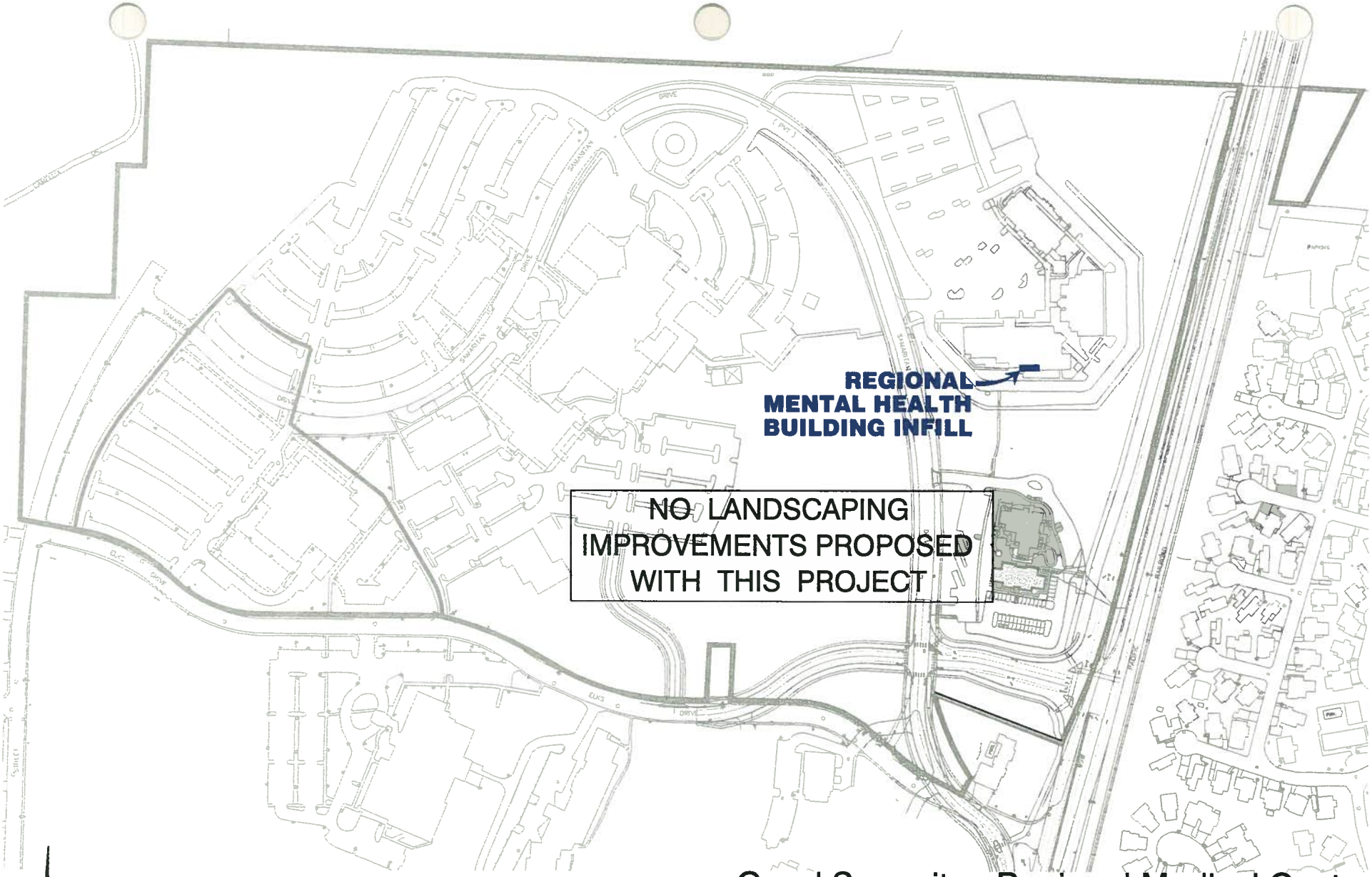




Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.

SURGERY CENTER
LANDSCAPING IMPROVEMENTS

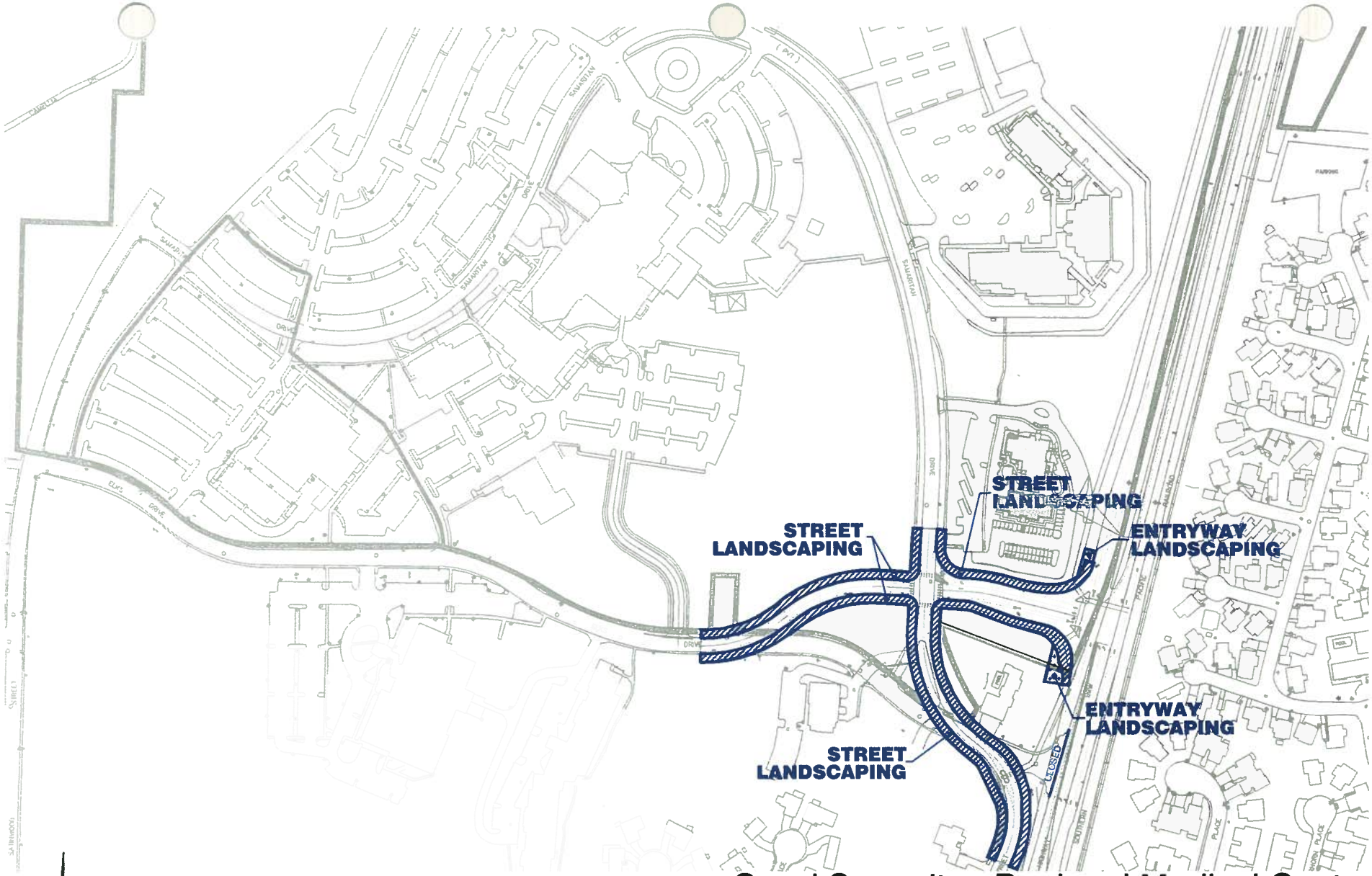
FIGURE 8-25
October 03, 2014



0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
REGIONAL MENTAL HEALTH BUILDING INFILL
LANDSCAPING IMPROVEMENTS

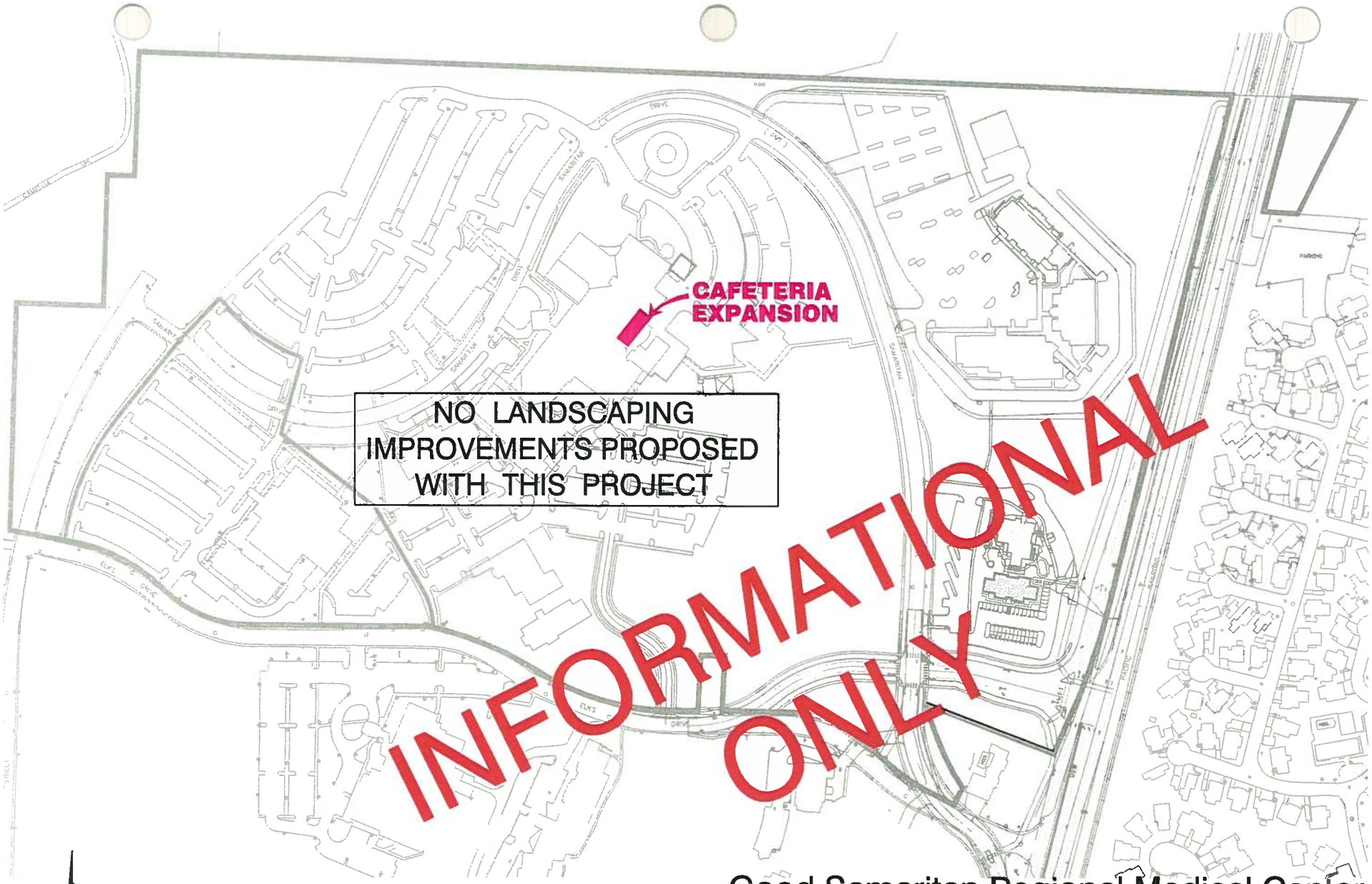
FIGURE 8-26
October 03, 2014



0 150 300 600
SCALE IN FEET

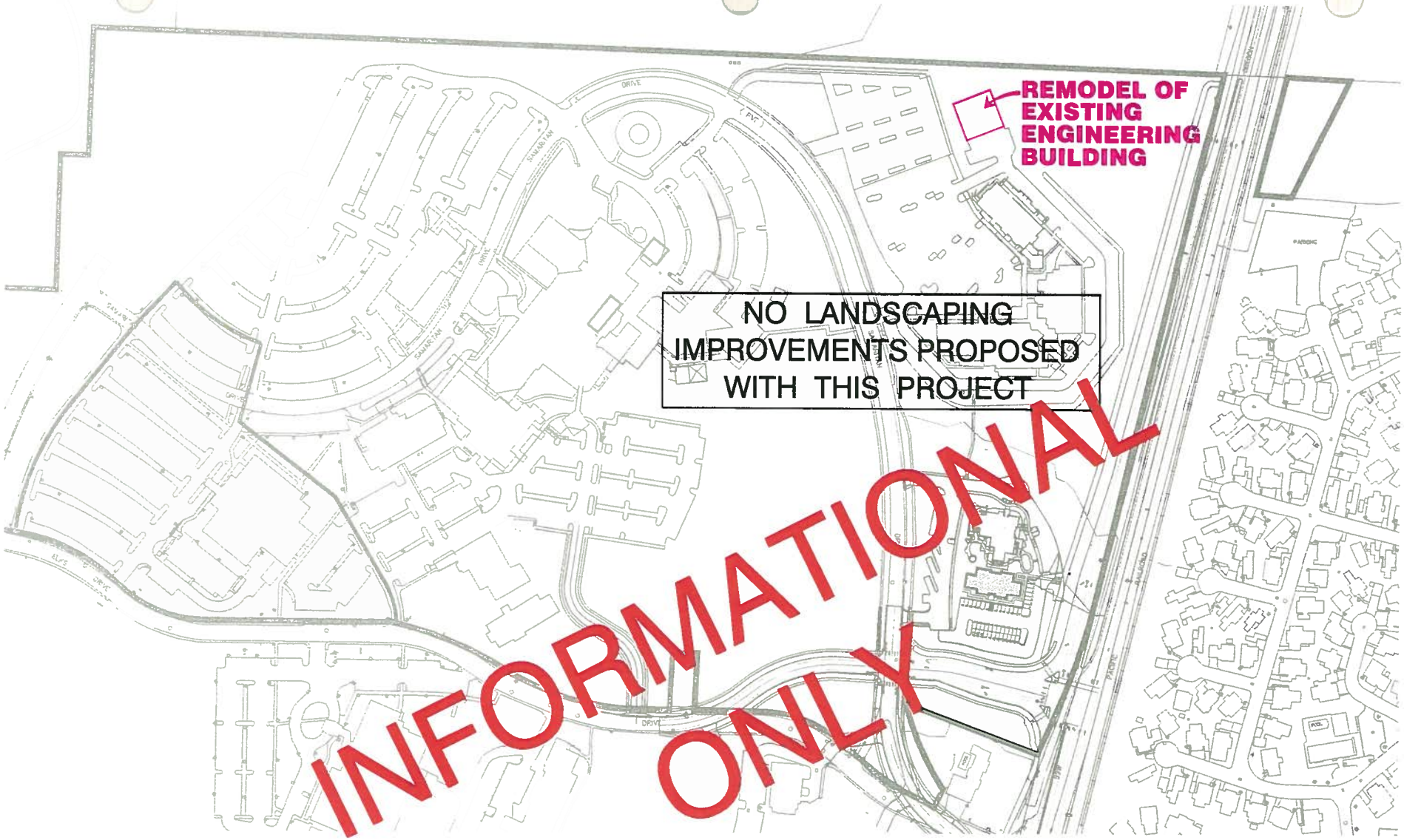
Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
ELKS DRIVE/9th STREET/HIGHWAY 99W INTERSECTION LANDSCAPING IMPROVEMENTS

FIGURE 8-27
October 03, 2014



0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 2 C.I.P.
GSRMC CAFETERIA EXPANSION
LANDSCAPING IMPROVEMENTS
FIGURE 8-28
October 03, 2014

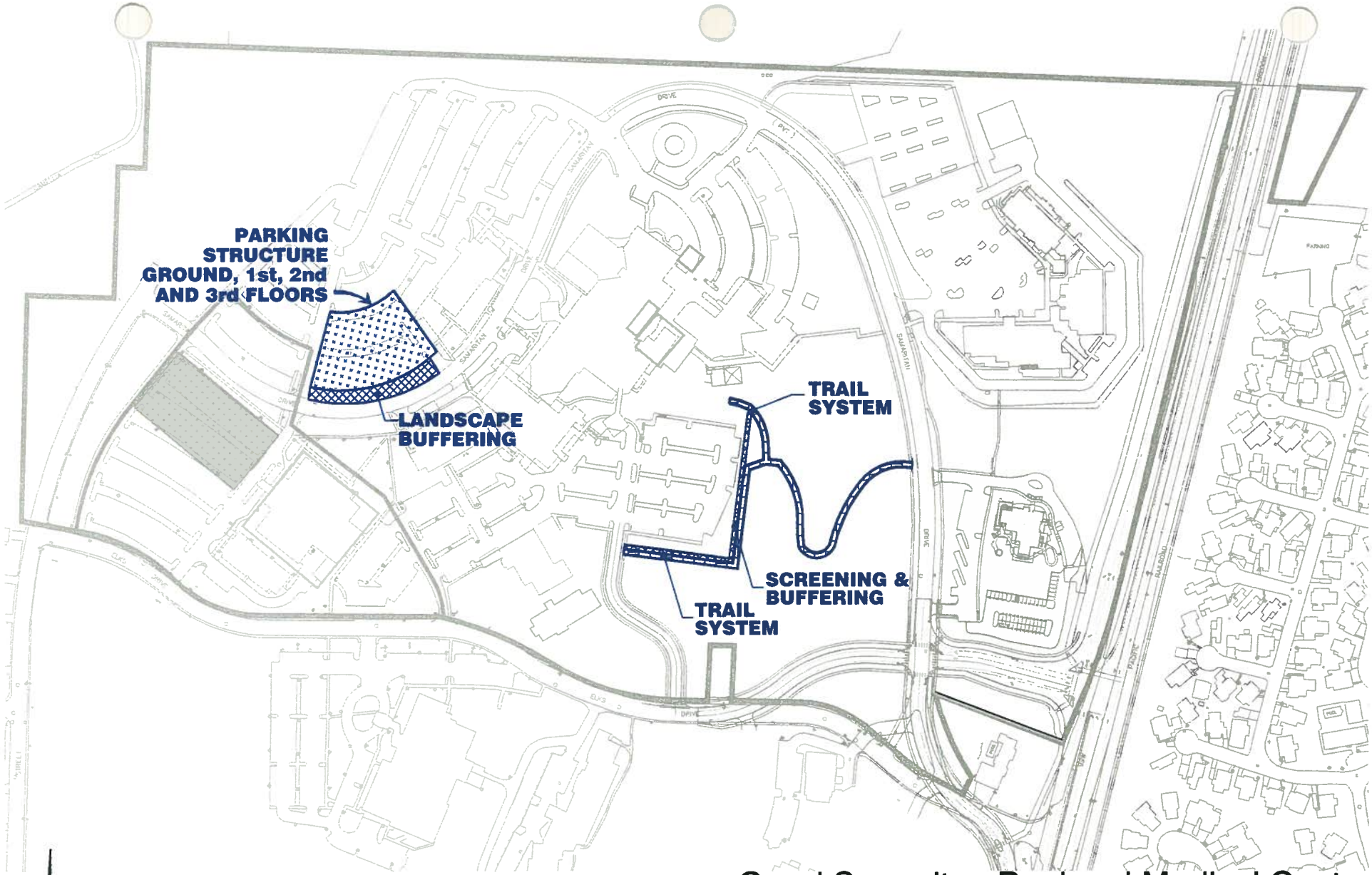


0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN

Phase 2 C.I.P.
REMODEL OF EXISTING ENGINEERING BUILDING
LANDSCAPING IMPROVEMENTS

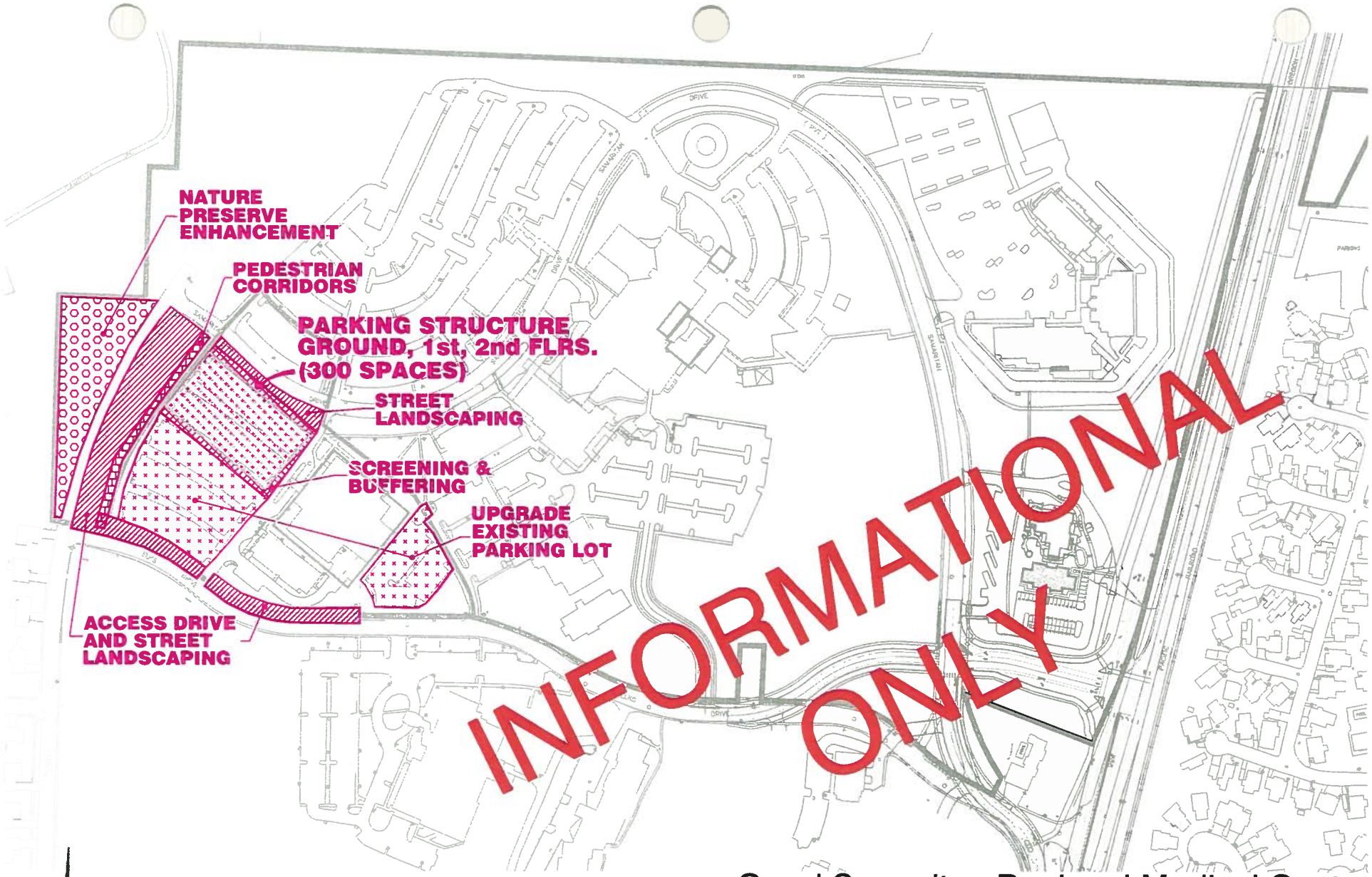
FIGURE 8-29
October 03, 2014



0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 1 C.I.P.
PARKING STRUCTURE LANDSCAPING IMPROVEMENTS

FIGURE 8-30
October 03, 2014

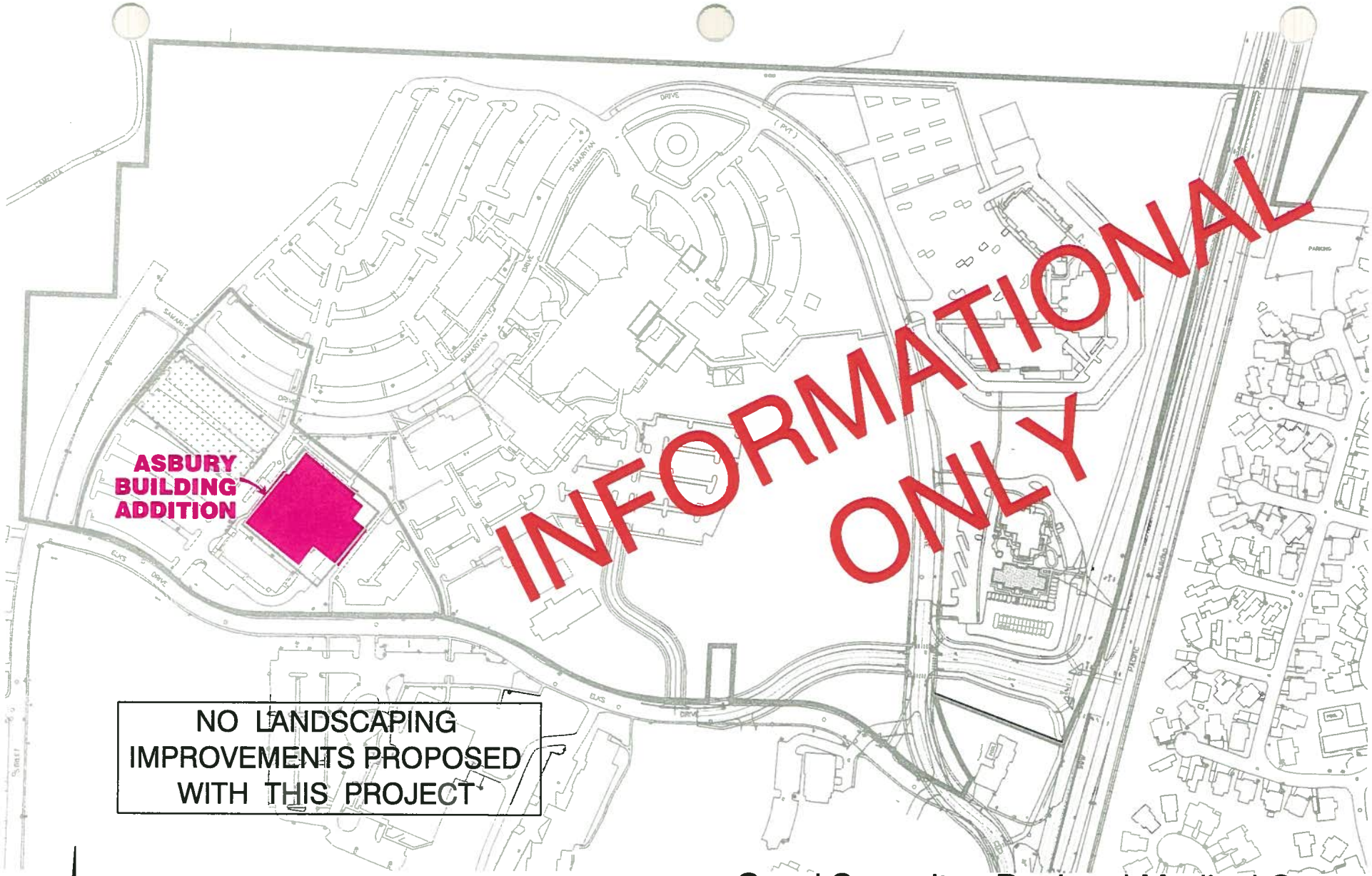


0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 2 C.I.P.

CORVALLIS CLINIC PARKING STRUCTURE
LANDSCAPING IMPROVEMENTS

FIGURE 8-31
October 03, 2014



0 150 300 600
SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
Phase 2 C.I.P.

CORVALLIS CLINIC ASBURY BUILDING ADDITION
LANDSCAPING IMPROVEMENTS

FIGURE 8-32
October 03, 2014

GOOD SAMARITAN REGIONAL MEDICAL CENTER
CAMPUS MASTER PLAN

Samaritan
Health Services

Section 9- Status of Past Land Use Conditions of Approval

TABLE "9.1" STATUS OF PAST LAND USE AND CONDITIONS OF APPROVAL

Condition	Condition Number by PDM Case													Status
	PDM 97-9 (1)	PDM 98-22 (2)	PD 99-00008 (3)	PD01-00013 (4) Approval Expired	PLD04-0005 (5)	PD04-00025 (6)	PD05-00009 (7)	PD05-00011 (8)	PLD05-00022 (9)	PLD09-00002 (10)	PLD10-00011 (11)	PLD10-00013 (12)	PLD11-00007 (13)	
Hillside View	1													
Parking (Vehicle & Bicycle)	2	7 a, b	6				6							
Parking Lot Improvements							4							
Parking Impact Mitigation							5							
Samaritan Drive Improvements	3													
NW Satinwood Right-of-Way	4													
NW Satinwood Extension	5	8	8											
Traffic Signal, Elks & Hwy 99W	6	9	9											
Access Drives	7													
Covered Walkway, East of Samaritan Drive	8a													
Walkway in Area 1, West of Samaritan Drive	8b		2 a,b,c											
Minimizing the Grade of Walkways	9													
Missing Pedestrian Links	10				3									
Area 3	10a													

(1) Hospital Conceptual Plan Update
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Previous approvals either completed or superseded by PLD05-00022; Order 2007-022
Approvals which will remain applicable under this application

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Area 4 & 1	10b													
Area 5	10c													
Plans for Public Improvements	11	11	16											
Public Waterline Extension	12	12	13											
ODOT Approvals	13	13	14											
Construction of Heliport & Parking	14													
Basic Design		1												
Building Envelopes		1a												
Building Height		1b												
Landscape Plans and Maintenance					2		2							
Tree Preservation Plan							2a							
Landscape Construction Documents		3	2		2a	3	2b							
Landscape Maintenance Bond							2c							

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Phasing		3a												
Hwy 99W Trees		3b												
Hwy 99W Gateway		3c												
Samaritan Drive Landscaping		3d												
Tree Preservation		3e	7											
Large Canopy Trees					2b									
Maintenance for Proposal					2c									
Maintenance in Area 4					2d									
Engineering Building Roof		4												
Outdoor Lighting and Signage					4									
Lighting		5	4			2	3							
Signage		6	5											
Bus Shelter and Pad		10												
Private Storm Drainage		14	15											
Building Materials			3											

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	Condition Number by Case													
Consistency with Plans			1		1	1	1	2			1	1	1	
Driveway Accesses along Hwy 99W			10											
Sidewalks on Hwy 99W			11											
Pedestrian Connections, Areas 4a & 4b			12											
Wetlands Documentation			17											
Energy Efficiency			18											
Modifications														
West Tower Phase 1 and 2										1				
MOB No. 1, Phase 1 and 2										2				
Private Access Drive					5									
Transit Shelter					6									
Transit Pedestrian Access Improvements						4								
Public Improvements					7									
Private Detention & Water Quality Facility Design					8									

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	Condition Number by Case													
Private Detention Modifications						5								
Private Water Quality Modifications						6								
Right-of-Way Dedication							7							
Modification of Conceptual Plan Conditions of Approval														
Condition 2 – Parking								3						
Condition 10 – Missing Pedestrian Linkages														
Area 3								3a						
Area 4 (&1)								3b						
All conditions of approval from PDM97-9 are unchanged as a result of the land use approval established by PLD05-00011.								3						
Transfer of Satinwood Street Improvement Financial Security								4						
Applicant shall revise the GSRMC Master Plan as recommended in the January 26, 2007 Staff Report.									1					Completed
Prior to development of the projects identified in Phases II & III of the campus Master Plan. DDP required.									4					This application is DDP. No approvals requested for Phase II. Phase III deleted.
TIA Concurrent with future Phase II and Phase III DDP applications									2					TIA for modified Phase I submitted with this application. No Phase II or Phase III projects are included in this application.

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Prior to commencement of any site work, or issuance of any city permits, revise the GSRMC Master Plan document.									3					Completed.
The applicant shall revise TDM Plan Action 8.3.4. applicant shall revise item 18 from Table 9.3									5					Completed
The applicant shall revise item 16 from Table 9.3.									6					Completed
The applicant shall revise item 21 from Table 9.3.									7					Completed
Modifications associated with West Tower										1				Completed.
Modifications associated with MOB No. 1, Phase I and Phase II										2				Completed.
Developer's Agreement										3				Completed with the execution of the Cooperative Improvement Agreement and financial security for the NW Elks Drive/9th/99W Intersection.
Adherence to Previous Conditions of Approval.											2			This project is moved to Phase 2 in this application and will be resubmitted for approval in a future DDP modification to the Campus Master Plan.
Cooperative Improvement Agreement											3			This project is moved to Phase 2 in this application and will be resubmitted for approval in a future modification to the Campus Master Plan.

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Cafeteria Expansion Occupancy											4			This project is moved to Phase 2 in this application and will be resubmitted for approval in a future modification to the Campus Master Plan.
Consistency with Plans												1	1	Completed; Compliance with Permit Application.
Master Plan Revisions												4	3	Completed; Completed
Adherence to Previous Conditions												2	2	Completed; Compliance with Permit Application.
Trail Improvements												3		In this application the engineering building remodel has been removed from the Phase 1 projects. The applicant proposes to make the required trail improvements with West Tower TI's project.
Public Access Signage													6	Completed
Landslide Hazard Indemnification and Release Form													4	Compliance will be assured when this project is submitted for permit review.
Significant Vegetation Management Plan (SVMP)													5	Compliance will be assured when this project is submitted for permit review.
Hospital Parking Structure													6	In this application the hospital parking structure is in the Phase 1 CIP and a priority project for the proposed future Major Surgery addition. Please note, in this application the Same Day Center has been deleted as a Master Plan project.
Pedestrian Crossings													7	Compliance will be assured when this project is submitted for permit review.

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Weather protection													8	Compliance will be assured when this project is submitted for permit review.
NW Elks Drive and Hwy. 99W Improvements													9	Updated schedule was recently approved with the extension of the CIA agreement.
Attachment I-3 and I-4													10	Superseded by this application.
Storm Drainage and Water Quality													11	Compliance will be assured when this project is submitted for permit review.
Street Trees along NW Elks Drive													12	Compliance will be assured when this project is submitted for permit review.
Cancer Center Annex Floor Area													13	Superseded by this application.
Limiting Floor Area in West Tower Phase 2 and the Neville Building													14	Superseded by this application
Bike Parking Signage & Additional Spaces													15	Compliance will be assured when this project is submitted for permit review.

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Previous approvals either completed or superseded by PLD05-00022; Order 2007-022
Approvals which will remain applicable under this application

9.1 Status of Past Land Use Conditions of Approval

Table 9.1 summarizes the previous Conditions of Approval from the Major Conceptual Development Plan modifications and Detailed Development Plans since 1997 and the first Hospital Conceptual Development Plan. This table indicates those conditions which have been superseded by subsequent approvals, completed, or are proposed to remain applicable under this application.

As supplemental information to Table 9.1, the following Conditions of Approval from the Major Conceptual Development Plan Modifications and Detailed Development Plans have been annotated to indicate their status and applicability to the this modification to the GSRMC Master Plan. These Conditions of Approval begin in August 1997 with the hospital Conceptual Development Plan Update, PDM-97-2, and continue through 2011 with the Master Plan modification. PLD11-00007. Conditions of approval from minor modifications have not been included in this section.

PDM – 97- 9
Order 97-102
Hospital Conceptual Plan Update

1. **Hillside View – Concurrent with submittal for Detailed Development Plans for the Engineering Building in Area 4, the Applicant shall submit plans that illustrate the structure does not extend above the ridgeline north of the building or submit sections through the building, the hill, and extending to Hwy 99W in order to assure that the building is not visible from 99W north of the subject property.**

Response: *The Engineering Building addition planned for this area complies with this condition, as does the new MOB No.1 that is currently under construction. Completed in CY 1999.*

2. **Parking – Land Development Code standards for parking shall be met for any new development. In Areas 1 and 3, the existing parking bank (see staff report and decision for PD-93-8) may permit expansions without providing additional parking as long as the total number remains consistent with code standards. In addition, development in Area 4 shall provide the required parking in Area 4 and development in Area 5 shall provide parking in Area 5 consistent with code standards.**

Response: *The parking proposed in the Campus Master Plan update this application modifies this condition.*

3. **Samaritan Drive Improvements – Samaritan Drive shall be re-constructed to accommodate two travel lanes; on-street bicycle lanes; landscaped parkways; separated sidewalks; and enclosed drainage. Engineered plans for these improvements shall be submitted for review and approval to the City Engineer by December 1, 1997. The improvements shall be constructed by September 1, 1998. If engineered plans are not submitted by December 1, 1997, then no permit applications requested after that date shall be approved until the plans are submitted. Likewise, if improvements are not under construction by September 1, 1998, then no permit applications requested after that date shall be approved until the improvements are under construction.**

Response: Completed in CY 1999.

4. **Right-of-Way for NW Satinwood Street Improvements – Prior to approval and issuance of the next building permit application submitted to the City by the hospital, the Applicant shall dedicate 70 feet of street right-of-way to the City for extension of NW Satinwood Street from its current terminus to the northern property line of the hospital site.**

Response: Completed in CY 1999.

5. **Extension of NW Satinwood Street - Concurrent with construction of improvements to Samaritan Drive, the Applicant shall either construct the extensions of NW Satinwood Street, including the off-site section of missing sidewalk beginning on the north side of NW Elks Drive, to City standards for collector streets or enter into an agreement, including financial security, with the City, providing for the extension when it is required by future development to the north.**

Response: Financially guaranteed by GSRMC; improvements to be constructed when development to the north requires connectivity.

6. **Traffic Signal at NW Elks Drive and HWY.99W – Concurrent with construction of the first building or building expansion that results in increased vehicle trips per day, the developer shall install a traffic signal at the intersection of NW Elks Drive and HWY.99W, per the recommendation in the traffic study. If ODOT does not approve the traffic installation then the Applicant shall construct right-turn and left-turn lanes on NW Elks Drive to improve traffic movements at this intersection. NOTE: The proposed Engineering Building in Area 4 and the 2nd floor addition to the Ancillary Building in Area 1 (construction expected this year) are not anticipated to immediately generate an increase in vehicle trips per day given that these are not new uses and that the current space of these uses in the existing building will be occupied by new lab equipment rather than by activities that will immediately generate more user traffic. However, eventually the vacated area will likely generate more vehicle trips per day so the next intensification after these two will require installation of the signal.**

Response: *Turn lanes completed, ODOT will not yet permit installation of traffic signal.*

7. **Access Drives – Prior to issuance of any building permits that include construction of new access drives, the Applicant shall submit plans that confirm the availability of adequate sight distance (based on AASHTO criteria) for the proposed accesses. All new accesses shall be constructed as City-standard commercial driveways accesses.**

Response: *No new access drives are proposed with this application.*

8a. **Covered Walkway East of Samaritan Drive – A covered walkway shall provide weather protection along the pathway that connects the future, northern most, bus stop on Samaritan Drive to the Area 4 proposed building that includes a semi-circle in its footprint (i.e., the structure currently anticipated to be the education building). This covered walkway shall extend east and north beyond the Education Building to provide a continuous weather protected path from the bus stop to the other four buildings in this complex. The covered walkway shall also extend protection over the separated path portion of the walkway that extends across the Area 4 parking lot to provide a direct route to the northern most buildings in that complex.**

Response: *Completed in CY 2002.*

8b. **Walkway in Area 1, West of Samaritan Drive – Concurrent with future review of the proposed structure in the southeast portion of Area 1, the City will make a determination as to the likelihood of pedestrians accessing this building from the new Samaritan Drive bus stop and/or pedestrians that may need to circulate from Area 1 to Area 4. If it is found that there may be significant non-recreational use of this path, then this path in Area 1 may also have a canopy. With this canopy pedestrians could travel in a continuous weather protected walkway (except when crossing drives and roads) from eastern building of Area 1 to the any of the five buildings in the Education Building complex of Area 4 and/or to and from the proposed bus stop.**

Response: *Completed in CY 2000.*

9. **Minimizing the Grade of Walkways – The ground floor height of proposed buildings, the type of buildings (ex: daylight with elevators), and/or other design features shall be utilized to minimize the grade of walkways on the hospital site so that the ease of pedestrian movement is maximized.**

Response: *Remains applicable to this application and each subsequent development permit application.*

10. Missing Pedestrian Linkages

a. In Area 3 – Concurrent with development of the Wellness Center or the Cancer Center, the Applicant shall extend the path connecting from the bus stop on Elks Drive to the patient entry of the CMC building. This extension shall be designed to easily connect with the path leading to the Wellness Center when that center or some other similar expansion occurs.

Response: *Completed.*

b. In Area 4 (& 1) – Concurrent with development of the Engineering Building, the proposed pedestrian link from the building to Samaritan Drive shall include a connection near the intersection of the driveway with Samaritan that shall be extended southwest towards the hospital and connect with the proposed path on the southwest side of the Ancillary parking lot.

Response: *Completed in CY 2012.*

c. In Area 5 – Concurrent with development in Area 5, a second path to the Elks Drive sidewalk shall be constructed that creates a pedestrian walk from new development to the Elks Drive bus stop. The location of this walk shall strive to be the shortest route possible.

Response: *No longer applicable, see PLD05-00011.*

11. Plans for Public Improvements – Prior to issuance of any building or public improvement permits, the Applicant shall submit engineered plans for public improvements to the City's Engineering Division for review and approval. The plans shall conform to the City of Corvallis Standard Construction Specifications; shall incorporate standard public utility easements; and shall be accompanied by engineered calculations supporting proposed line sizing. Calculations for pre-development and post-development peak storm water run-off flows, and a strategy for mitigating the increased peak flows shall also be included as part of the plans for public improvements, subject to the review and approval of the City Engineer. The calculations shall include design criteria for limiting post-development peak run-off flows to a maximum of historic peak flows for 2, 5, 10, 25, 50, and 100-year storms.

Response: *Superseded by PLD05-00002, Order 2007-022.*

12. **Public Waterline Extension – Concurrent with development, the Applicant shall serve the buildings in the eastern first level portion of the site with construction of a looped first level waterline system from the existing first level waterline in the highway, or, depending on required pressures, these buildings may be served via construction of a looped second level system from existing second level waterlines to the west. The waterline configuration for this area shall be determined at the time of future detailed development applications, when more information related to required pressures is available. Plans for all public waterline extensions shall include appropriate public utility easements, and location of fire hydrants and Fire Department Connections shall be subject to approval of the Fire Marshall. No inter-ties between first and second level waterlines shall be permitted.**

Response: Superseded by PLD05-00002, Order 2007-022.

13. **ODOT Approvals – Prior to issuance of any permits that include work within State right-of-way, or that add new storm water flows to the State storm drainage system, the Applicant shall provide written verification that ODOT has approved the subject work.**

Response: Remains applicable to any development permit applications impacting ODOT right of way.

14. **Construction of New & Larger Heliport/Parking Area – Given this public hearing and Planning Commission approval of the 88 acre master plan which includes plans for the new heliport and the new parking between the heliport and the Ancillary Building, staff is hereby authorized to issue building permits for the heliport and the adjacent parking upon expiration of the 10 day appeal period for PDM-97-9**

Response: Completed.

PDM – 98-22
Order 98-114
Detailed Development Plan for Portions of Areas 1, 3, and 4

1. **Basic Design – The Detailed Development Plan shall be consistent with B-1; however, elements may be modified administratively by the Community Development Director provided the following parameters are met:**

   A. ***Building Envelopes* – Buildings shall be contained within the building envelopes show in Attachment B-1. The maximum additional combined floor area with Areas 1 and 4A shall be 133,000 square feet (covered walkways, covered parking, the psychiatric pavilion are excluded).**

Response: *Completed.*

B. ***Building Height*** **– Except for the Wellness Center which shall not exceed the height of existing portions of the main hospital building, the maximum height of other buildings shall not exceed 50 feet.**

Response: *Completed.*

2. Walkways – The following walkways shall be provided and shall be included in appropriate building permit and/or public improvement plans:

A. ***Walkway Connections*** **– Walkway connections are shown in Attachment B-1 shall be maintained.**

Response: *Completed.*

B. ***Area 4A Parking Lot/Walkway*** **– A single grade walkway across the main parking lot in Area 4A shall be designed to incorporate covered island refuges as generally show in Attachment F. The covered walkway island may count as a landscaped island. The walkway may combine with handicapped parking spaces, but otherwise the walkway shall not abut parking spaces without an island curb. The portions of the walkway crossing drive aisles shall be marked but do not need to be covered.**

Response: *Superseded by PLD05-00002, Order 2007-022.*

C. ***Bus Stop Walkway*** **– The walkway extending from the bus stop shelter to the covered walkway leading into Area 4A shall be covered.**

Response: *Completed.*

3. Landscape Construction Documents – Prior to issuance of building permits for buildings, parking lots, or walkways, the Applicant shall submit for approval by the Community Development Director, landscape construction documents which contain a planting plan (show in plan and cross-section details), construction plans, irrigation plans, details, and specifications for required and proposed landscape areas such as the trees, shrubs, grasses, fences, open storm drainage facilities, and berms, within the affected development site consistent with LDC Chapters 4.2 and 4.8. Special considerations shall include:

A. Phasing – Landscaping plans may be phased and submitted with associated buildings, parking lots, and walkways.

Response: *The Development Standards and Guidelines proposed in this application are intended to comply with this condition.*

B. Highway 99W Trees – Prior to any further removal of these trees along Highway 99W, landscaping plans that insure installation of replacement landscape screening along the gateway shall be submitted for approval by the Community Development Director.

Response: Completed.

C. Southbound Highway 99W Gateway View Protection – Prior to the issuance of any building permit, predominately evergreen vegetation shall be installed in the landscaping area south and north of the Engineering Building driveway, and/or in the landscaping area to the north of the northeastern parking lots in Area 1, and shall extend east along the property border in Area 4A to the eastern wall of the proposed Mental Health building, as generally shown in Attachment H, to provide visual screening of the northeastern parking lots within Area 3 and the Engineering Building as seen from Highway 99W southbound gateway.

Response: Completed.

D. Samaritan Drive Landscaping – Prior to issuance of any building permits, Streetscape landscaping along Samaritan Drive between Areas 1 and 4 shall be installed in accordance with LDC requirements for public streets.

Response: Completed.

E. Tree Preservation - The minimum number of existing trees that are 8-inches or greater in diameter measured at a height of 4 feet above grade may be removed for approved development. Landscaping plans shall identify existing trees to remain and specify that the Applicant shall install a temporary 5-foot high fence located 5-feet outside the dripline of the existing trees. The fencing shall remain until such time as improvements have been installed and approved.

Response: Completed.

4. Engineering Building Roof – The material on the Engineering building's north-facing roof shall be of non-reflective material, which may include tinted or colored metal.

Response: Not applicable, no building is proposed at the location referenced in this condition.

5. **Lighting – Any new exterior lighting shall be shielded such that lights do not shine or cause glare on adjacent properties.**

Response: The Development Standards and Guidelines proposed in this application are intended comply with this condition.

6. **Signage – All signage shall conform to the Corvallis Sign Code.**

Response: Superseded by the signage provisions proposed in this application.

7. **Parking Requirements – The required number of vehicular and bicycle parking spaces for each building shall be provided prior to, or concurrent with, issuance of any temporary or final Certificate of Occupancy for that building in accordance with LDC Section 4.1. Special requirements shall include:**

   A. ***Area 4A* – Parking for development in Area 4A shall be self-contained.**

Response: The Development Standards and Guidelines proposed in this application comply with this condition.

   B. ***Bicycle Parking* – Bicycle parking shall be provided within 100 feet of main entrances for each building, and shall be distributed between public and employee entrances.**

Response: The Development Standards and Guidelines proposed in this application comply with this condition.

8. **Extension of NW Satinwood Street – Prior to the issuance of a temporary or final certificate of occupancy for the first building or building expansion, the Applicant shall either construct the extension of NW Satinwood Street, including the street tree planting and the off-site section of missing sidewalk beginning on the north side of NW Elks Drive, to City standards for collector streets or enter into an agreement, including financial security, with the City stating that the hospital shall provide the extension when it is required by future development to the north.**

Response: Financially guaranteed by GSRMC; improvements to be constructed when development to the north requires connectivity.

9. **Traffic Signal at NW Elks Drive and Highway 99W – Concurrent with construction of the first building or building expansion, the developer shall install a traffic signal at the intersection of NW Elks Drive and Highway 99W, per the recommendation in the traffic impact study. Traffic signal construction may be financially secured and postponed if ODOT permit process cannot be completed concurrent with the first building or building expansion. If ODOT will not**

approve the signal, the Applicant shall construct right-turn and left-turn lanes on NW Elks Drive at Highway 99W.

Response: Turn lanes completed, ODOT will not yet permit installation of a traffic signal.

10. **Bus Shelter and Pad – The Applicant shall install a bus shelter and pad concurrent with the public improvements. An easement will be required for this facility. All bus stop facilities shall meet ADA requirements. The location of the bus stop shall be finalized with the design of the public improvements.**

Response: Completed.

11. **Plans for Public Improvements – Prior to the issuance of any building or public improvement construction permits, the Applicant shall submit engineered plans for public improvements to the City's Engineering Division for review and approval. The plans shall conform to the City of Corvallis Standard Construction Specifications; shall incorporate standard public utility easements; and shall be accompanied by engineered calculations supporting proposed line sizing. Calculations for pre-development and post-development peak storm water run-off flows, and a strategy for mitigating the increased peak flows shall also be included as part of the plans for public improvements, subject to the review and approval of the City Engineer. The calculations shall include design criteria for limited post-development peak run-off flows to a maximum of historic peak flows for 2, 5, 10, 25, 50, and 100-year storms.**

Response: Superseded by PLD05-00002, Order 2007-022.

12. **Public Waterline Extension – Concurrent with development, the Applicant shall construct a looped second level waterline from the waterline located in Samaritan Drive. Plans for all public waterline extensions shall include appropriate public utility easements, and the location of fire hydrants and Fire Department Connections shall be subject to the approval of the Fire Marshall. No inter-ties between the first and second level waterlines shall be permitted.**

Response: Completed.

13. **ODOT Approvals – Prior to the issuance of any permits that include work within State right-of-way, or that add new storm water flows to the State storm drainage system, the Applicant shall provide written verification that ODOT has approved the subject work.**

Response: Remains applicable to any development permit application impacting ODOT right of way.

14. **Private Storm Drainage – The design of the storm drainage system will need to limit post-development flows to pre-development levels. Calculations must be submitted which show the design limits post-development peak run-off flows to a maximum of historic peak flows for 2, 5, 10, 25, 50, and 100-year storm.**

Response: *Completed.*

PD- 99-00008
Order 99-74
Detailed Development Plan for Portions of Areas 4B

1. **Consistency with Plans – Development of the senior services complex shall generally comply with the plan identified in Attachment C of the staff report.**

Response: *Not applicable, senior services complex is not a project in this application.*

2. **Landscape Construction Documents – Prior to issuance of any permits, the Applicant shall submit for review and approval, landscape construction documents, which contain a planting plan, construction plan, irrigation plan, details, and specifications for the site, including additional landscaping that includes coniferous and/or large canopy trees that reach a height of 6′ within 18 months of planting along the south and eastern property lines for buffering.**

Response: *The Development Standards and Guidelines proposed in this application are intended to comply with this condition.*

3. **Building Materials – The predominant materials used on the exterior of the building will be a combination of red brick on the lower portions, with wood or wood appearing siding above. Roofing shall be a medium grey or neutral in color.**

Response: *The Development Standards and Guidelines proposed in this application are intended to comply with this condition.*

4. **Lighting – Any new exterior lighting shall be shielded such that lights do not shine or cause glare on adjacent properties.**

Response: *The Development Standards and Guidelines proposed in this application are intended to comply with this condition.*

5. **Signage – All signage on the site shall conform to the Corvallis Sign Code.**

Response: *Superseded by the signage provisions proposed in this application.*

6. **Bicycle Parking – Seven bicycle spaces (half of which shall be covered) shall be provided within 50 feet of the main entrance of the building or shall be divided equally between within 50 feet of the main entrance and within 50 feet of the main employee entrance. All bicycle parking shall conform to the standards in Section 4.1.70 of the Land Development Code.**

Response: Completed.

7. **Tree Preservation Plan - Prior to the issuance of permits the Applicant shall submit for review and approval a Tree Preservation Plan identifying existing trees that are 8-inches or greater in diameter to be preserved. The plans shall identify proposed grading, existing trees to remain, and the location of a 5-foot high tree preservation fencing. The fencing shall be installed in accordance with Land Development Code Section 4.2.20 and shall remain until such time as improvements have been installed and approved.**

Response: Completed.

8. **Extension of NW Satinwood Street – Prior to the issuance of any permits, the Applicant shall either construct the extension of NW Satinwood Street, including the off-site section of missing sidewalk beginning on the north side of NW Elks Drive, to City standards for collector streets or enter into an agreement, including financial security, with the City stating that the hospital shall provide the extension when it is required by future development to the north.**

Response: Financially guaranteed by GSRMC; improvements to be constructed when development to the north requires connectivity.

9. **Traffic Signal at NW Elks Drive and Hwy 99W – Concurrent with public improvements, the developer shall install a traffic signal at the intersection of NW Elks Drive and Hwy 99W, per the recommendation in the traffic study. If ODOT will not approve the signal, the Applicant shall improve the intersection by constructing the minimum of right-turn and left-turn lanes on NW Elks Drive at Hwy 99W.**

Response: Turn lanes completed, ODOT will not yet permit installation of traffic signal.

10. **Driveway Accesses along Highway 99W – The Applicant shall abandon all existing highway access points along the site frontage.**

Response: Completed.

11. **Sidewalks on Highway 99W – Concurrent with the construction of public improvements, the Applicant shall enter into an agreement with the City stating that the hospital shall provide a pedestrian connection along their eastern frontage along Highway 99W when it is required by the development to the north.**

Response: *Completed, CY 2003.*

12. **Pedestrian Connection between Area 4A and 4B – Concurrent with construction of the senior services complex, the Applicant shall install a 5-foot wide paved pedestrian connection from a public entry/exit door on MOB #1 in Area 4A to a public entry/exit door on the senior services complex in Area 4B. The trail may include stairs or bridges necessary to cross any wetlands, hills, and detention facilities, and shall be designed to provide a direct connection between the two buildings.**

Response: *Completed.*

13. **Public Waterline Extension – Concurrent with development, the Applicant shall construct a looped second level waterline from the waterline located in NW Samaritan Drive. Plans for all public waterline extensions shall include public utility easements, a fire service utility vault with back flow prevention adjacent to the waterline easement and fire hydrants and fire department connections to the approval of the Fire Marshall.**

Response: *Completed as modified under PLD02-00019 and PLD03-00006.*

14. **ODOT Storm Water Approvals – Prior to issuance of any permits that include work within State right-of-way, or that add new storm water flows to the State storm drainage system, the Applicant shall provide written verification that ODOT has approved the subject work.**

Response: *Completed.*

15. **Private Storm Drain – The design of the storm drainage system will need to limit post-development flows to pre-development levels. Calculations must be submitted which show the design limits post-development peak run-off flows to a maximum of historic peak flows for 2, 5, 10, 25, 50, and 100-year storm.**

Response: *Completed.*

16. **Plans for Public Improvements - Prior to the issuance of any structural or site utility construction permits, the Applicant shall obtain approval of, and permits for engineered plans for public improvements from the City's Engineering Division. The plans shall conform to the City of Corvallis Standard Construction Specifications; shall incorporate standard public utility easements; and shall be accompanied by engineered calculations supporting proposed line sizing.**

Response: Superseded by PLD05-00002, Order 2007-022.

17. **Wetlands Documentation - Prior to the issuance of any permits, the Applicant shall provide the City with documentation from the Division of State Lands and/or the Corps of Engineers indicating that the proposed development is consistent with state and federal laws.**

Response: Completed.

18. **Energy Efficiency - Prior to the issuance of building permits, the Applicant shall demonstrate that the proposed facility achieves an increase in energy efficiency over and above the Uniform Building Code.**

Response: Completed as modified under PLD02-00019 and PLD03-00006.

PD01-00013
Order 2001-91
Hospital Tower and Ambulatory/Surgery Center

Response: This approval expired as no action was taken on the proposed projects.

PLD04-0005
Order 2004-69
Hospital Ambulatory Services Building

Response: This project has been completed under permit BLD07-01041.

1. **Consistency with Plans - Development shall comply with the narrative and plans identified in Attachment A and F of the staff report, except as modified by the following conditions of approval and as allowed to be changed through the Minor Planned Development Modification process outlines in the Land Development Code Chapter 2.5.**

Response: Completed.

2. **Landscape Plans and Maintenance:**

   a. **Landscape Construction Documents -Prior to issuance of building permits (not including excavation, grading and foundation permits), the Applicant shall submit for approval by the Community Development Director, landscape construction documents for the site which contain a specific planting plan (including correct plant names in the Latin format), construction plans, irrigation plans, plant sizes & planting details, and specifications for landscape areas including the above-ground water quality swale. Plantings shall comply with Land Development Code Section 4.2 and other conditions of this approval. Required trees shall be a minimum of 2" caliper at the time of installation and all plantings shall be designed to achieve a minimum of 90% ground coverage within 3 years. Landscape and maintenance provisions shall also address the requirements described in "b" through "d" below.**

Response: *Completed.*

   b. **Large Canopy Trees - All tree plantings proposed along Elks Drive shall be large canopy trees, as defined by the Land Development Code, and shall be spaced at 40' on center. In addition, another 15 large canopy trees shall be provided by either: replacing medium canopy trees along the access drive or within the parking lot area; or by establishing 15 additional large canopy trees (over and above the 185 proposed). Since the tree grove, identified in Attachment A-1 c, will have trees removed in areas visible from the south and south/east, at least 10 of the large canopy trees need to be located along the south and/or south/east parts of the tree grove (large canopy trees along the access drive would meet this requirement). Where large canopy trees are planted near hard surface areas tree trunks shall be at least 6 feet from the hard surface area.**

Response: *Completed.*

   c. **Maintenance for Proposal - To assure, at the end of 3 years, the proposed plantings meet the 90% coverage criteria and that the trees are healthy, a letter of commitment from the Hospital's Chief Operations Officer shall be submitted for review and approval by the Community Development Director. This letter shall be submitted prior to issuing the Certificate of Occupancy for the proposed building and shall state the commitment to add and/or replace plants sufficient to meet the proposal and the above performance criteria.**

Response: *Completed.*

d. **Maintenance in Area 4 - Prior to issuance of building permits (not including excavation, grading and foundation permits) and as part of the landscape construction documents submitted for the Ambulatory Services Building, the Applicant shall identify areas within Area 4 developments where landscaping has not met the 90% coverage requirement. A planting plan and irrigation plan (if irrigation is damaged or insufficient) for this area shall be submitted for approval by the Community Development Director. Implementation of such plans shall be completed prior to issuance of final Certificate of Occupancy for the Ambulatory Services Building.**

Response: *Completed.*

3. **Missing Pedestrian Linkages**
As noted for the areas identified on Attachment G, pedestrian sidewalks at least 5' wide shall be provided concurrent with development.

Response: *Completed.*

4. **Outdoor Lighting and Signage - Site Lighting - To minimize lighting impacts to the surrounding areas, the Applicant shall only use full-cut-off lights for all site lighting. The Applicant shall ensure that light trespass onto surrounding residential properties does not exceed 0.1 foot-candle, except in areas where lighting for safety and security are determined to be necessary, in which case light trespass onto surrounding residential properties shall not exceed 0.25 foot-candle. Submitted plans shall include details of fixture designs. Signage - Signs shall be consistent with the sign provisions specified in the Land Development Code.**

Response: *Completed.*

5. **Private Access Drive - Plans for the new private drive and sidewalk shall be included as part of the building plans and shall be generally consistent with Attachment F-73.**

Response: *Completed.*

6. **Transit Shelter - Concurrent with development, the developer shall install a transit shelter in the vicinity of the Neville Building. The exact location shall be coordinated with, and subject to the approval of, the City's Transit Coordinator. Plans for the transit shelter shall be included as part of the building permits plans.**

Response: *Completed.*

7. **Public Improvements - Notwithstanding Condition No. 1, any plans for public improvements referenced within the application or this staff report shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the Applicant shall obtain approval of, and permits for, engineered plans for public improvements from the City's Engineering Division. The Applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, and storm drainage improvements are provided. Public improvement plan submittals will be reviewed and approved by the City Engineer under the procedures outlined in Land Development Code Section 4.0.90. Note: Land Development Code Section 4.0.70 has been amended to establish streetlights as public utilities. Under the revised Code Section, developers shall provide an engineered design for street light installation; obtain appropriate electrical permits from the Development Services Division; and install the street light system concurrent with public improvements.**

Response: Completed.

8. **Private Detention & Water Quality Facility Design - As part of the building plans the Applicant shall provide engineered calculations for pre-development and post-development peak storm water run-off flows, and demonstrate that the storm drainage facilities are designed to match pre and post development flows based on the 2-year through the 10-year storm event. Both the detention and water quality facilities shall be designed consistent with criteria outlined in Appendix F of the Stormwater Master Plan, and criteria outlined in the King County, Washington Surface Water Design Manual. Infiltration facilities are a recommended means of meeting detention requirements where soil and slope conditions (not more that 10%) permit the use of infiltration facilities and where the facilities will not have an adverse impact on the subject site or adjacent or downhill properties. The detention analysis shall contain a discussion on the feasibility of implementing infiltration during both wet and dry seasons. Both the private detention and water quality facilities shall be maintained by the owner or their representative consistent with maintenance requirements for storm water facilities identified in the King County, Washington Surface Water Design Manual and City standards. These maintenance requirements shall be reflected in the CC&R's.**

Response: Completed.

PD04-00025
Order 2005-11
Mental Health Addition and Bus Shelter

1. **Consistency with Plans - Development shall comply with the plans and previous conditions of approval identified in Attachments A through I of the staff report, and with the condition of approval in Order 2001-22, except as modified by the following conditions of approval and as allowed to be changed through the Planned Development Modification process outlined in the Land Development Code Chapter 2.5**

Response: *Completed.*

2. **Site Lighting – To minimize lighting impacts to the surrounding areas, the Applicant shall only use full-cut-off lights for all site lighting. The Applicant shall ensure that light trespass onto surrounding residential properties does not exceed 0.1 foot-candle, except in areas where lighting for safety and security are determined to be necessary, in which case light trespass onto surrounding residential properties shall not exceed 0.25 foot-candle. Plans submitted for building permit shall include a photometric analysis to illustrate compliance with this requirement.**

Response: *Completed.*

3. **Landscape Construction Documents - Prior to issuance of building permits (not including excavation, grading and foundation permits), the Applicant shall submit for approval by the Community Development Director, landscape construction documents for the site which contain a specific planting plan (including correct plant names in the Latin format), construction plans, irrigation plans, plant sizes & planting details, and specifications for landscape areas including the above-ground water quality swale. Plantings shall comply with Land Development Code Section 4.2 and other conditions of this approval. Required trees shall be a minimum of 2" caliper at the time of installation and all plantings shall be designed to achieve a minimum of 90% ground coverage within 3 years.**

Response: *Completed.*

4. **Transit Pedestrian Access Improvements – Prior to the issuance of the final certificate of occupancy, sidewalk ramps shall be constructed at the existing marked pedestrian crossing located near the existing entrance to the Campus Planning Area 4A. The ramps shall be made ADA accessible where grades allow to provide CTS riders standard access to the existing Route 4 stop.**

Response: *Completed.*

5. **Private Detention Modifications – Prior to issuance of any construction permit, the Applicant shall submit to the Development Services Division for review and approval, verification that the 10-yr storm water flows are properly detained within the existing detention structure. Modifications shall be made to the existing private detention structure if required prior to issuance of the final certificate of occupancy.**

Response: *Completed.*

6. **Private Water Quality Modifications – Prior to issuance of any construction permit, the Applicant shall submit to the Development Services Division, engineered plans for review and approval of water quality treatment from the proposed additional impervious surface runoff. All quality facilities shall be constructed in accordance with the 1998 King County Surface Water Design Manual and City Standards.**

Response: *Completed.*

PD05-00009
Order 2005-109
Corvallis Clinic Ambulatory Surgery Center

Response: *This project has been completed under Permit No. BLD05-00894*

1. **Consistency with Plans**

   Development shall comply with the plans identified in Attachments A and J of the staff report, except as modified by the conditions below or unless a requested modification otherwise meets the criteria for a minor modification. Such changes may be processed in accordance with Chapter 2.5 of the Land Development Code.

Response: *Completed.*

2. **Landscape Plans –**

   a. **Tree Preservation Plan: Prior to the issuance of a site excavation and grading permit for the site, the Applicant shall submit for Development Services staff review and approval, a tree preservation plan prepared by a certified arborist, that indicates all measures necessary to ensure that the trees designated to be preserved will be preserved. The Applicant shall follow all recommendations of the arborist prior to, during and following development of sites. Tree preservation fencing shall be installed at least 5 feet outside the dripline of all trees to be preserved, prior to issuance of a site-grading permit. Street tree permits will be necessary prior to the removal of street trees and prior to the planting of new street trees. Street tree permits are issued by the City Forester.**

Response: *Completed.*

b. **Landscape Construction Documents – Prior to issuance of building permits, the Applicant shall submit for review and approval by the Community Development Director, landscape construction documents for this site which contain a specific planting plan (including correct plant names in the Latin format) for proposed landscaping from the Applicant's Tree Management Plan, including trees, shrubs, and groundcover. These plans may be submitted to Development Services staff for review. In order to accommodate a planned transit shelter, these landscape plans shall indicated the relocation of the proposed tree from the landscaped island directly in front of the main entrance on the west side of the Asbury Building to another location within the Asbury parking lot.**

Response: *Completed.*

c. **Landscape Maintenance Bond – All required landscaping shall be planted prior to issuance of a final occupancy permit for the new building. All required landscape areas shall be designed to achieve a minimum of 90% ground coverage within 3 years. A 3-year maintenance bond for all required planting shall be provided prior to the City's on-site approval of the plantings. The landscape bond shall be submitted to Development Services staff for review.**

Response: *Completed.*

3. **Lighting – To minimize lighting impacts to the surrounding areas, the Applicant shall only use full-cut-off lights for all site lighting. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have shielding so as to not produce glare onto adjacent properties. Submitted building permit plans shall include details of fixture designs.**

Response: *Completed.*

4. **Parking Lot Improvements – All proposed parking lot improvements, including the 8-vehicle parking area to the south of the ASC Building and all new parking lot landscaping, shall be installed prior to issuance of a final occupancy permit for the ASC Building.**

Response: *Completed.*

5. **Parking Impact Mitigation – Consistent with the Applicant's proposal and prior to issuance of a final occupancy permit for the new building, the Applicant shall participate in a group pass program with the Corvallis Transit System for Corvallis Clinic staff. The Applicant shall also encourage staff, in an ongoing manner, to utilize parking spaces in the Asbury Northwest parking area, as depicted in the Applicant's submitted materials. Lastly, the Applicant shall restripe a portion of the existing standard-size parking spaces to compact spaces in the Asbury West and Northwest parking areas.**

Response: Completed.

6. **Bicycle Parking – Fifty-four bicycles parking spaces shall be provided to serve the Asbury and ASC Buildings. Of these spaces, 30 will be uncovered and 24 will be covered. All spaces must be no more than 100 feet from a main building entrance. Bicycle parking for the Asbury Building shall be provided consistent with Condition 4 from PLD05-00006. At least four covered bicycle parking spaces shall be provided near the entrance of the ASC Building. All bicycle parking facilities shall be installed and operational prior to issuance of a final occupancy permit for the ASC Building.**

Response: Completed.

7. **Right-of-Way Dedication – Prior to issuance of a final certificate of occupancy, the Applicant shall provide a ROW dedication along the site's NW Elk's Drive frontage, as necessary, to achieve 34-ft. of ROW measured north from the original ROW centerline in NW Elks Drive. Prior to acceptance of ROW dedication, the Applicant shall provide an environmental assessment related to the land area included within the right-of-way dedication.**

Response: Completed.

PD05-00011
Order 2005-129

Remove Area 5 from Hospital Planning Boundary (Area 5 subsequently re-developed under SUB05-00005 and RDC05-00009)

2. **Consistency with Plans**

   Development shall comply with the narrative and plans identified in Attachment I of the Staff Report, except as modified by the conditions below, or unless a requested modification otherwise meets the criteria for Modification. Such changes may be processed in accordance with Chapters 2.5 of the Land Development Code.

Response: Completed.

3. **Modification of Conceptual Plan Conditions of Approval – Conditions of Approval from PDM-97-9 will be modified as follows:**

   Condition 2 – Parking
   Land Development Code standards for parking shall be met for any new development. In Areas 1 and 3 the existing parking bank (see staff report for decision for PD-93-8) may permit expansions without providing additional parking as long as the total number remains consistent with code standards. In addition, development in Area 4 shall provide the required parking in Area 4 consistent with code standards.

Response: *The Development Standards and Guidelines proposed in this application comply with this standard.*

Condition 10 – Missing Pedestrian Linkages

a. **In Area 3 – Concurrent with development of the Wellness Center or the Cancer Center, the Applicant shall extend the path connecting from the bus stop on Elks Drive to the patient entry of the CMC building. This extension shall be designed to easily connect with the path leading to the Wellness Center when that center or some other similar expansion occurs.**

Response: *Completed.*

b. **In Area 4 (&1) – Concurrent with development of the Engineering Building, the proposed pedestrian link from the building to Samaritan Drive shall include a connection near the intersection of the driveway with Samaritan that shall extend southwest towards the hospital and connect with the proposed path on the southwest side of the Ancillary parking lot.**

Response: *Completed in CY 2012.*

All conditions of Approval from PDM-97-9 are unchanged as a result of the land use approval established by PLD05-00011.

Response: *Superseded by PLD05-00002, Order 2007-022.*

4. **Transfer of Satinwood Street Improvement Financial Security**

   Prior to approval of a request for a Minor Land Partition or Subdivision of the subject site, the property owner of the subject site (formerly Area 5) and Samaritan Health Services will demonstrate that the $325,000 lien, currently placed on the property to financially secure public improvements to NW Satinwood Street, has been transferred to another property that is a portion of the Good Samaritan Regional Medical Center and/or presently owned by

Samaritan Health Services, or Samaritan Health Services shall provide an alternate form of security.

Response: *Completed.*

PLD05-00022
Order 2007-022
GSRMC Campus Master Plan

1. **The Applicant shall revise the GSRMC Master Plan as recommended in the January 26, 2007, Staff Report to the Planning Commission, and as amended by the Planning Commission during its deliberations.**

Response: *Completed.*

2. **Concurrent with future Phase II and III Detailed Development Plan applications, the Applicant shall submit, for City and ODOT approval, traffic impact analyses confirming conformance with applicable City and ODOT transportation performance criteria and verifying timing and specific implementation measures. It is recognized that specific timing and mitigation solutions may vary from the November 3, 2006, Final Traffic Impact Study.**

Response: *In process concurrently with this application.*

3. **Prior to commencement of any site work, or issuance of any City permits, for development projects described in Phase I of the Good Samaritan Regional Medical Center (GSRMC) Master Plan, the Applicant shall revise the GSRMC Master Plan as recommended in the January 26, 2007, Staff Report to the Planning Commission, and as amended by the Planning Commission during its deliberations. The revised Master Plan shall be submitted for review and approval by the Planning Division Manager and City Engineer. Development consistent with Phase I of the GSRMC Master Plan may begin, subject to applicable permit requirements, once the revised GSRMC Master Plan is approved.**

Response: *Completed.*

4. **Prior to development of projects identified in Phases II and III of the Campus Master Plan, Detailed Development Plan approval is required to address the traffic and circulation impacts**

Response: *In process concurrently with this Campus Master Plan update/application.*

5. **In conjunction with the revisions to the Master Plan required by Condition # 3 above, the Applicant shall revise TDM Plan Action 8.3.4 to read as follows (changes are double-underlined):**

The addition of 44-bicycle parking spaces (minimum 50% covered) campus wide as needed to supplement existing bicycle parking. Additionally, with the construction of new buildings or expansion of existing buildings on the GSRMC campus the Applicant shall consider providing indoor bicycle parking areas, lighting for outdoor bicycle parking areas and showers and changing rooms for bicycle commuters.

Additionally, the Applicant shall revise Item 18 on Table 9.3 (the Consistency Checklist) to add the following item (changes are double-underlined):

c. Does the project include the provision of indoor bicycle parking areas, lighting for outdoor bicycle parking areas, and/or showers and changing rooms for bicycle commuters if the project entails the construction of new buildings or expansion of existing buildings on the GSRMC campus? (Such improvements are not required) ☐ Yes ☐ No

d. If c. is No, attach documentation supporting the rationale for the decision. The documentation is to include discussion of such things as expected demand, available floor space, sufficiency of electrical and mechanical facilities to serve, and/or any other relevant consideration. ☐ Yes ☐ No

Response: Completed.

6. In conjunction with the revisions to the Master Plan required by Condition # 3 above, the Applicant shall revise Item # 16 from Table 9.3 (the Consistency Checklist) to read as follows (changes are double-underlined):

c. Does the project include the requirement to develop the 8-foot wide multi-use path between Wild Rose Drive and the northern boundary of Planning Area B (with a connection to the western sidewalk along Satinwood Streets?
☐ Yes ☐ No

1. If yes, is the multi-use path constructed of asphalt, concrete, pervious pavement, or gravel? ☐ Yes ☐ No
2. If c is Yes, does the multi-use path include removable bollards where it meets Wild Rose Drive and Satinwood Street to prevent vehicular access to the path? ☐ Yes ☐ No

3. If c is Yes, have Parks and Recreation and Fire Department staff reviewed and approved construction details for the path and bollards? ☐ Yes ☐ No

e. If a, b, c.1, c.2. or c.3 is No, attach Planned Development Modification application in accordance with LDC Chapter 2.5.

Response: Completed.

7. In conjunction with the revisions to the Master Plan required by Condition # 3 above, the Applicant shall revise Item # 21 from Table 9.3 (the Consistency Checklist) to read as follows (changes are double-underlined):

21. Section 5.4-5 - Public/Private Infrastructure

b. If a. is Yes, have the appropriate ODOT and City Public Works Department permit applications been submitted? ☐ Yes ☐ No

Please note that any plans for public improvements referenced within this Master Plan shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the Applicant shall obtain approval of, and permits for, engineered plans for public improvements from the City's Engineering Division. The Applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, storm drainage and street lighting improvements are provided. Public improvement plan submittals will be reviewed and approved by the City Engineer under the procedures outlined in Land Development Code Section 4.0.90. Note: Land Development Code Section 4.0.70 has been amended to establish streetlights as public utilities. Under the revised Code Section, developers shall provide an engineered design for street light installation; obtain appropriate electrical permits from the Development Services Division: and install the street light system concurrent with public improvements.

Response: Completed.

PLD09-00002
Order 2009-00028
Hospital West Tower Modification

1. Modifications associated with West Tower Phase 1 and 2

The Applicant may occupy 44,000 square feet of hospital use in West Tower Phase 1 prior to the relocation of NW Elks Drive based on a "trip credit" from the previously approved Ambulatory Services Building in PLD04-00005. This condition requires that the trips associated with this approval, 53 am peak hour trips and 52 pm trips, are now required to be mitigated prior to occupancy of the Ambulatory Services Building. Modifications are proposed in Appendix 2.1 and 2.1A shall be incorporated into Update No. 1 of the existing CMP (PLD05-00022). Pages to be updated include, but are not limited to, Table "5.1", Table 5.1A, Table 7.1, Table 9.1, and Figure 9.2.

A revised Campus Master Plan document, consistent with this requirement, shall be submitted for review and approval by the Planning Division Manager and City Engineer prior to occupancy of the West Tower Addition.

Response: *Completed.*

2. Modifications associated with MOB No. 1, Phase 1 and 2

No modifications to the existing requirements for the relocation of NW Elks Drive are approved for MOB #1. Consequently, proposed revisions regarding Phases 1 and 2 of MOB #1 shall not be incorporated into the revised CMP. Relocation of NW Elks Drive and associated improvements to the NW Elks Drive/0th/99W intersection are to be complete prior to occupancy of any phases of the MOB No. 1 consistent with the previously approved GSRMC Campus Master Plan (PLD05-0022).

Response: *Completed with the execution of the Cooperative Improvement Agreement and financial security for the NW Elks Drive/9th/99W intersection.*

3. Developer's Agreement

Notwithstanding provisions of the approved CMP, if a developer's agreement, to include a timeline for design and construction of improvements and financial security for Elks Drive/Samaritan Drive/9th Street/Highway 99W improvements can be completed to the mutual satisfaction of the Applicant, ODOT, and the City, construction and occupancy of Phase 1 development that is dependent upon that improvement may occur. Without such a Developer's Agreement in place, no additional building occupancy for development approved in Phase 1 may occur prior to completion of the Elks Drive/Samaritan Drive/9th Street/Highway 99W improvement.

Response: *Completed with the execution of the Cooperative Improvement Agreement and financial security for the NW Elks Drive/9th/99W intersection.*

PLD10-00011
ORDER 2010 – 00047
Cafeteria Expansion Minor Modification

This project is moved to Phase 2 in this application and will be resubmitted for approval in a future modification to the Campus Master Plan.

1. **Consistency with Plans - Development shall comply with the narrative and plans identified in Attachment A, except as modified by the conditions below, or unless a requested modification otherwise meets the criteria for a Minor Planned Development Modification. Such changes may be processed in accordance with Chapter 2.5 of the LDC.**

2. **Adherence to Previous Conditions of Approval - Unless modified by this set of conditions, and the plans identified in Attachment "A", development shall**

comply with the previously approved Conditions of Approval for PLD05-00022 and PLD09-00002.

3. **Cooperative Improvement Agreement - The Cooperative Improvement Agreement shall be revised, if not finalized, or shall be amended, if finalized, to reflect the proposed cafeteria expansion (PLDIO-00011) as a phase I project.**

4. **Cafeteria Expansion Occupancy - The proposed cafeteria expansion (PLD10-00011) shall be granted occupancy, whether or not the pending Cooperative Improvement Agreement is finalized at the time a certificate of occupancy is requested.**

5. **Master Plan Revisions - Prior to occupancy of the cafeteria expansion, the Applicant shall submit for review by City Staff, a revised Campus Master Plan document that incorporates changes to pertinent tables and data to reflect this approval.**

PLD10-00013
ORDER 2011 – 002
Major Surgery Center Major Modification

Response: This project has been completed under Permit No. BLD05-00894

1. **Consistency with Plans - Development shall comply with the narrative and plans identified in Attachment J and with the GSRMC Campus Master Plan, except as modified by the conditions below, or unless a requested modification otherwise meets the criteria for a Minor Planned Development Modification. Such changes may be processed in accordance with Chapter 2.5 of the LDC.**

Response: Completed.

2. **Adherence to Previous Conditions of Approval - Unless modified by this set of conditions and the plans identified in Attachment J, development shall comply with the previously approved Conditions of Approval for PLD05-00022, PLD09-00002 and PLD10-00011.**

Response: Completed.

3. **Trail Improvements - The trail improvements associated with the Engineering Building (Storage Building) addition in the GSRMC Campus Master Plan (PLD05-00022) shall be installed concurrently with the Engineering Building Remodel project. Figure 9-25 of the Campus Master Plan shall be replaced with a new figure (9-26) for the Engineering Building Remodel Project that shows the trail system improvement. Additionally, Appendix 2.9 and Table 9.2 of the Campus Master Plan shall be revised to reflect the trail system improvement being constructed concurrent with the Engineering Building Remodel project.**

Response: *In this application the engineering building remodel has been removed from the Phase 1 projects. The Applicant proposes to make the required trail improvements with West Tower final TI's project.*

4. **Master Plan Revisions - Prior to issuance of building permits of Phase 1 of the Major Surgery Center addition, the Applicant shall submit for review by City Staff, a revised Campus Master Plan document that incorporates changes to pertinent tables and data to reflect this approval.**

Response: *Completed.*

5. **The grading and construction recommendations included in the Geotechnical Site Assessment are for dry weather conditions. If construction activities for the Major Surgery Center addition occur during wet weather, the Applicants will be required to provide the City's Development Services Division revised construction recommendations from a Certified Engineering Geologist or a Civil Engineer certified in Geotechnical Engineering.**

Response: *Completed.*

6. **Public Access Signage - The Applicant shall, concurrent with development of the Phase 1 Major Surgery Center addition, provide signage from the Rehabilitation Center parking lot identifying the location of public access stairs to the hospital cafeteria.**

Response: *Completed.*

PLD11-00007
ORDER 2012 – 001
Cancer Center – Annex Phase 1

1. **Consistency with Plans - Development shall comply with the narrative and plans, except as modified by the conditions below, or unless a requested modification otherwise meets the criteria for a Minor Planned Development Modification. Such changes may be processed in accordance with Chapter 2.5 of the LDC.**

Response: *Concur, compliance will be assured when this project is submitted for permit review.*

2. **Adherence to Previous Conditions of Approval - Unless modified by this set of conditions and the plans identified in Attachment K, development shall comply with the previously approved Conditions of Approval for PLD05-00022, PLD09-00002, PLD10-00011 and PLD10-00013.**

Response: *Concur, compliance will be assured when this project is submitted for permit review.*

3. **Master Plan Revisions - Prior to issuance of building permits of Phase 1 of the Major Surgery Center addition, the Applicant shall submit for review by City Staff, a revised Campus Master Plan document that incorporates changes to pertinent tables and data to reflect this approval.**

Response: Completed.

4. **Landslide Hazard Indemnification and Release Form – Prior to the issuance of building permits for the addition to MOB #1, the Applicant shall sign an agreement, provided by the City, to indemnify and release the City from potential liability resulting from damage to life or property resulting from landslides. The indemnity and release shall be recorded with the property, and shall run with the land.**

Response: Concur, compliance will be assured when this project is submitted for permit review.

5. **Significant Vegetation Management Plan (SVMP) – Consistent with LDC Section 4.12.50(a), the Applicant shall provide a SVMP prior to the issuance of any permits that would remove vegetation from the Protected Significant Vegetation areas on the hospital campus. The SVMP shall be consistent with LDC Section 4.12.90, and shall delineate a minimum of 25 percent of the PPSV-4 vegetation area to be placed in common open space tracts or common areas. The common open space tracts or common areas shall contain either the natural vegetation cover or new landscaping such that a 70 percent Mature Tree Canopy Coverage is achieved.**

Response: Concur, see Permit LND14-00018.

6. **Hospital Parking Structure - Delaying the 2-5 Year Hospital Parking Structure project until after the Major Surgery Center addition and the Same Day Center addition is not approved as part of this Campus Master Plan modification.**

Response: Applicant concurs. In this application the hospital parking structure is in the Phase 1 CIP and a priority project for the proposed future Major Surgery addition. Please note, in this application the Same Day Center has been deleted as a Master Plan project.

7. **Pedestrian Crossings - Where the sidewalk crosses the driveway approach into Parking Lot #4, contrasting paving materials between the driveway and sidewalk shall be used.**

Response: Concur, compliance will be assured when this project is submitted for permit review.

8. **Weather Protection - The pedestrian plaza on the north side of the Cancer Center Annex building shall be provided with a minimum 6-ft. wide weather protection**

to be maintained along at least 60 percent of any building wall immediately adjacent to the pedestrian plaza. The weather protection shall have a minimum 8-ft. vertical clearance between the sidewalk and lowest portion of the weather protection.

Response: *Concur, compliance will be assured when this project is submitted for permit review.*

9. **NW Elks Drive and Hwy. 99W Improvements - Prior to issuance of any building permits for the Cancer Center or Certificate of occupancy for MOB #1, a revised schedule for the improvements to NW Elks Drive, Hwy 99W, NW 9th Street and NW Samaritan Drive shall be submitted to the City and ODOT. The schedule shall document how the time frame outlined in the CIA agreement will be met.**

Response: *Updated schedule was recently approved with the extension of the CIA agreement.*

10. **Attachments I-3 and I-4 - Revised Attachments I-3 and I-4, dated November 18, 2011, propose permanent stormwater facilities that would conflict with future phases of the Campus Master Plan, and therefore are not approved as part of this application. The approved Attachments I-3 and I-4 are dated October 29, 2010 (I-3) and March 8, 2007 (I-4).**

Response: *Superseded by this application.*

11. **Storm Drainage and Water Quality - Prior to issuance of building permits, the Applicant shall demonstrate compliance with table 5.2 of the GSRMC Master Plan for percent of areas treated by surface and underground facilities. Additionally, water quality facilities for new pollution generating impervious surfaces shall be consistent with sections 5.5.d, and 6.7 of the Good Samaritan Regional Medical Center Campus Mater Plan. These sections require facility design standards to be compliant with King County Standards (City Standards by Reference).**

Response: *Concur, compliance will be assured when this project is submitted for permit review.*

12. **Street Trees along NW Elks Drive - Required Street trees along the frontage of NW Elks Drive shall be installed in the yard areas behind the setback sidewalk to avoid conflicts with existing utility infrastructure.**

Response: *Concur, compliance will be assured when this project is submitted for permit review.*

13. **Cancer Center Annex Floor Area - The Cancer Center Annex building is approved for a maximum floor area of 17,300 sq. ft. of occupied space, to be contained within the first floor and service level of the building. The Applicant shall be allowed to construct the exterior shell of the building, consistent with Attachment K.118 of the December 23, 2011, staff report, but shall not be issued a tenant improvement permit for the second floor or be allowed any occupancy of the second floor without first receiving approval of a Major Modification to the Campus Master Plan for such improvements.**

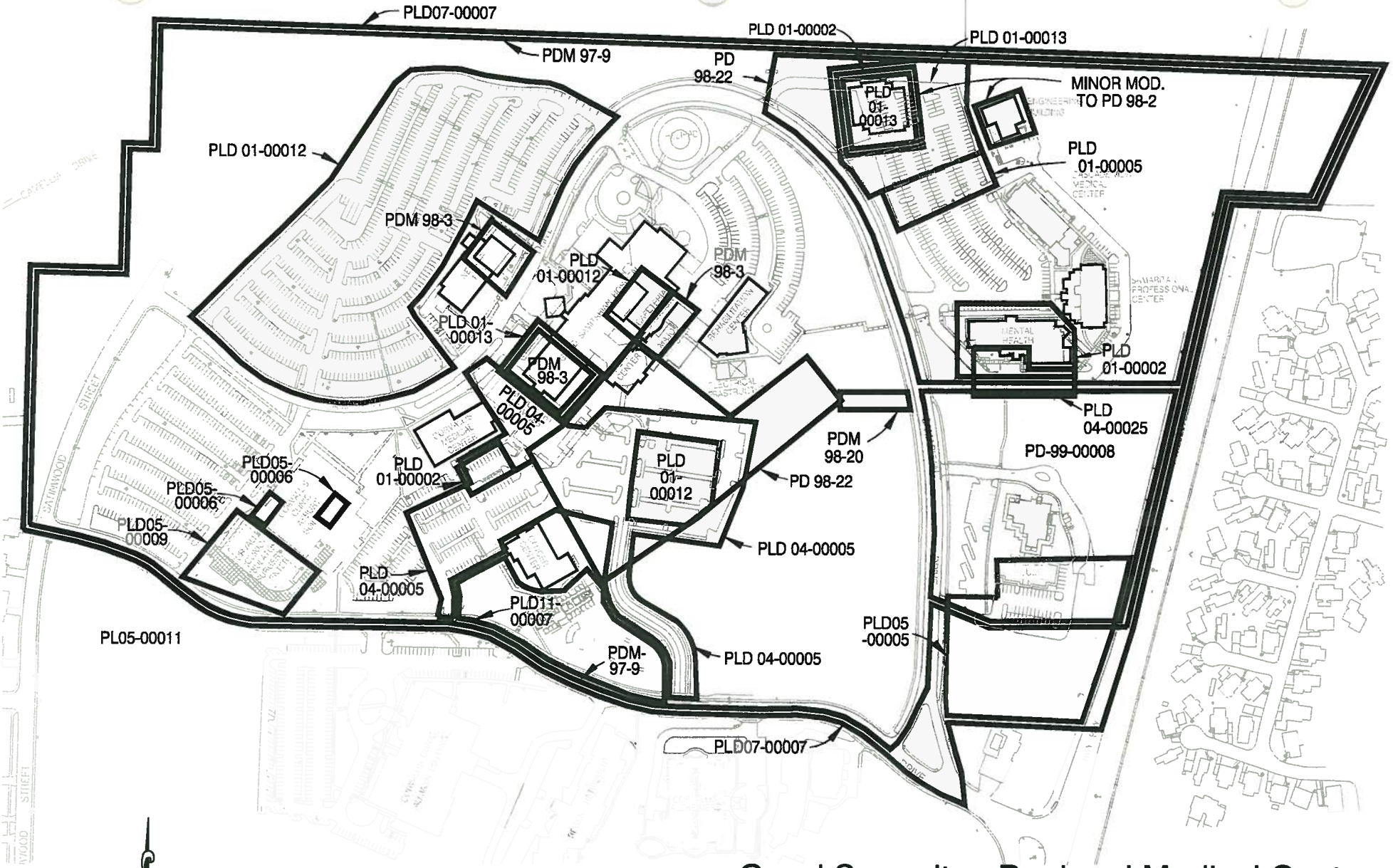
Response: Superseded by this Master Plan application.

14. **Limiting Floor Area in West Tower Phase 2 and the Neville Building - The Applicant shall not be granted any occupancy for 13,960 sq. ft. of the West Tower Phase 2 project. Occupancy shall be restricted for the 3,328 sq. ft. of the Neville building, consistent with the application. These floor areas shall not be occupied until a Detailed Development Plan including these floor areas is approved by the Planning Commission.**

Response: Superseded by this application.

15. **Bike Parking Signage & Additional Spaces, - Directional signage, in compliance with sign code requirements, shall be provided at the point of access into Parking Lot #4, identifying the location of covered bicycle parking on the site. Additionally, the Applicant shall provide four additional uncovered bike parking spaces at the first floor south entrance of the Cancer Center Annex building.**

Response: Concur, compliance will be assured when this project is submitted for permit review.



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SCALE IN FEET

Good Samaritan Regional Medical Center
CAMPUS MASTER PLAN
PREVIOUS LAND USE ACTIONS

FIGURE 9-1
October 03, 2014