



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

09/30/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Forest Grove Plan Amendment
DLCD File Number 002-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, October 15, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: James Reitz, City of Forest Grove
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DEPT OF

SEP 26 2013

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Forest Grove**

Local file number: **ZNZ-13-00213 & -00808**

Date of Adoption: **09/09/2013**

Date Mailed: **9/24/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date:

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Adoption of the Healthcare District Master Plan Overlay. It applies to eight parcels (8.90 acres). An additional 17 parcels (10.47 acres) are located in a Master Plan "opt-in" area. Two parcels (4.30 acres - the current Tuality Hospital site) have been re-zoned from RMH Multi-Family High-Density Residential (20.28 DUA) to INST Institutional (0 DUA).

Does the Adoption differ from proposal? Yes, Please explain below:

One parcel (2.01 acres - site of an existing nursing home) was not rezoned from RMH to RML Multi-Family Low-Density Residential (12 DUA)

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **RMH**

to: **INST**

Location: **1809 Maple Street**

Acres Involved: **4.3**

Specify Density: Previous: **20.28**

New: **0**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD File No. 002-13 (19800) [17621]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None

Local Contact: **James Reitz**

Phone: (503) 992-3233 Extension:

Address: **PO Box 326**

Fax Number: **503-992-3204**

City: **Forest Grove**

Zip: **97116-**

E-mail Address: **jreitz@forestgrove-of.gov**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

ORDINANCE NO. 2013-10

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FOREST GROVE TO REZONE CERTAIN TRACTS OF LAND FROM RMH (MULTIPLE-FAMILY (HIGH) RESIDENTIAL) TO INST (INSTITUTIONAL) FOR 1809 MAPLE STREET, WASHINGTON COUNTY TAX LOT NOS. 1S3-5BB-3800 and 3801; FILE NO. ZNC-13-00808

WHEREAS, the City received a request from the property owner to change the zoning of the Tuality Hospital site at 1809 Maple Street from RMH (Multifamily (High) Residential) to INST (Institutional), and

WHEREAS, the proposed zone district of INST is consistent with and implements the Semi-Public Comprehensive Plan designation applicable to the subject property; and

WHEREAS, notice of the proposed zone change was mailed to the Department of Land Conservation and Development on April 12, 2013, pursuant to ORS 197.610; and

WHEREAS, notice of the Planning Commission hearing was mailed to property owners and residents within 300 feet of the site on June 24, 2013, and published in the *Forest Grove News-Times* on July 10, 2013; and

WHEREAS, the Planning Commission held its public hearing on July 15, 2013, and recommended approval of the zone change from RMH to INST; and

WHEREAS, notice of the City Council hearing was mailed to affected parties on August 1, 2013, and published in the *Forest Grove News-Times* on August 7, 2013; and

WHEREAS, the proposed amendment to the Official Zoning Map complies with the review criteria contained in Forest Grove Development Code Section 10.2.770.

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

SECTION 1. The City of Forest Grove City Council hereby approves amending the Official Zoning Map for tracts of land depicted on the attached map (Exhibit B), designating 1809 Maple Street, known as Washington County Tax Lots 1S3-5BB-3800 and 3801, as INST (Institutional).

SECTION 2. The Findings and Conclusions attached as Exhibit A are hereby adopted.

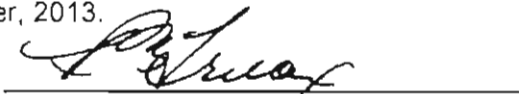
SECTION 3. This ordinance is effective 30 days following its enactment by City Council.

PRESENTED AND PASSED the first reading the 12th day of August, 2013.

PASSED the second reading the 9th day of September, 2013.


Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 9th day of September, 2013.


Peter B. Truax, Mayor

ORDINANCE NO. 2013-10

EXHIBIT A

City Council Findings

Development Code Section 10.2.770 Zone Change Review Criteria

- A. The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the Correspondence Table in Article 3, it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.

Finding: The recommended zoning designation for the Tuality Hospital site is consistent with the Comprehensive Plan map. The Comprehensive Plan designation is Semi-Public. The Semi-Public plan designation allows churches, cemeteries, colleges, nursing homes, and hospitals. The proposed zone is Institutional (INST). The Institutional zone allows for medical centers, defined by Development Code Section 10.12.130(E) as "facilities providing inpatient, outpatient and emergency and related ancillary services to the sick and infirm."

- B. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Based on the nature of the application the Director finds that the relevant goals and policies of the Comprehensive Plan including: Citizen Participation; Land Use; Housing, and Public Facilities and Services - Health Care Services.

Citizen Participation

1. Encourage and facilitate citizen involvement and inter-agency coordination in the development, implementation and updating of the comprehensive plan.

Finding: Opportunities for public involvement are provided through the public hearing process. Public hearings on zone changes are held with the planning commission and City Council. The Planning Commission considers and recommends assignment of a City zoning designation to the subject property. The City Council considers the Planning Commission's zoning assignment recommendation. The City Council adopts an ordinance adopting zoning designations.

Finding: Notice of the Planning Commission public hearing was provided to property owners and residents within 300 feet of the subject property on June 24, 2013. Notice was also posted at City Hall, the Forest Grove Community Auditorium and Forest Grove Library, and was published in the Forest Grove News Times on July 10, 2013. Notice of the City Council hearing was mailed to affected parties on August 1, 2013, posted at City Hall, the Forest Grove Community Auditorium and Forest Grove Library, and published in the Forest Grove News-Times on August 7, 2013.

Land Use

1. Adopt land use map designations for all land use categories based on the findings, goals and policies in the Comprehensive Plan. Where redevelopment of an existing residential neighborhood is deemed necessary to accommodate other uses, standards shall allow mixing of uses when combined with the appropriate plan review for setbacks, screening, landscaping and compatibility with existing residential uses.

Finding: The Forest Grove Development Code implements this provision of the Comprehensive Plan. Article 3 of the Development Code establishes permitted uses for land use designations.

Finding: The proposed zone designation for the Tuality Hospital site is INST. The INST zone is an institutional zone whose purpose is to implement the Public and Semi-Public designations of the Comprehensive Plan. The Institutional Zone is intended to serve larger institutional facilities such as hospitals.

Housing

1. Provide for an adequate supply of new housing thus avoiding shortages and adverse impacts on price, rents and choice of housing.

Finding: The existing Tuality Hospital site is zoned RMH, which does not permit medical center uses. The site has been developed with the hospital since the early 1960s. The purpose of the zone change to INST is to facilitate the further development of medical center uses. Thus, rezoning of the site to INST would have no practical effect on the supply of land for new housing.

Public Facilities and Services – Health Care Services

1. Provide sufficient and suitable land for public and private institutional uses including hospitals, clinics, and nursing homes.

Finding: The Tuality Hospital site has been developed with the hospital since the early 1960s. The purpose of the zone change to INST is to facilitate the further development of medical center uses.

2. Provide sufficient and suitable land for professional offices including physicians, dentists, optometrists, etc.

Finding: The zone change of the Tuality Hospital site to INST would facilitate the ability to develop it with medical professional offices, as those are not permitted uses under the current RMH zoning designation.

3. Commercial and multi-family buffer zones shall permit hospitals and nursing homes with standards for screening, landscaping, parking and access through conditional use procedures to reduce conflict with other uses.

Finding: Since the adoption of this policy in 1980, the City has adopted buffering requirements between zones. New and expanding uses located in the INST zone district would be required to provide buffering where adjacent to single- and multi-family residential zones, the Town Center, or industrial zones.

Finding: New and expanding uses located in the INST zone district would be required to provide a high level of buffering when located adjacent to single- and multi-family residential zones, pursuant to DC Section 10.8.425 Table 8-2 Buffer Matrix. The Tuality Hospital site abuts an R-7 zone to the south and the RML zone to the east. Uses erected adjacent to those zone boundaries would be required to install buffering and screening in compliance with Buffer Matrix category "D", which includes a variety of setback, landscaping, and wall, hedge and fence options.

- C. The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.

Finding: The site is suitable, as evidenced by the fact that it has been developed with Tuality Hospital since the early 1960s. The purpose of the zone change to INST is to facilitate the further development of medical center uses.

- D. The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.

Finding: The applicant submitted a traffic study prepared by Lancaster Engineering. The study area included the eight parcels within the proposed master plan boundary, not just the parcels subject to this zone change request. The study concluded that re-zoning of the two parcels would have no significant effect on traffic generation in the area because 1) the sites are already developed with Tuality Hospital; and 2) most study area intersections would continue to operate acceptably under all development scenarios proposed; and 3) the two intersections that would be most impacted by adoption of the Tuality Hospital Master Plan (Highway 47 at Quince Street and Highway 47 at Maple Street) would require mitigation whether the zone change is adopted or not.

- E. Public facilities and services for water supply, sanitary waste disposal, storm water disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.

Finding: The site is within an established, developed portion of the community and as a result, all City services are currently available. As the site is already developed with Tuality Hospital, rezoning of the site from RMH to INST is not expected to have any material effect on the emergency responses of either the Police or Fire departments.

- F. The establishment of a zone district is not subject to the meeting of conditions.

Finding: No conditions are proposed.

MAP EXHIBIT B



ORDINANCE NO. 2013-09

**ORDINANCE ADOPTING THE FOREST GROVE HEALTHCARE
DISTRICT MASTER PLAN, DATED JANUARY 25, 2013,
AS AMENDED BY THE CITY OF FOREST GROVE**

WHEREAS, the City received a request from Tuality Healthcare to adopt a master plan for the Tuality Hospital site and environs; and

WHEREAS, notice of the Planning Commission hearing was mailed to property owners and residents within 300 feet of the site on June 24, 2013, and published in the *Forest Grove News-Times* on July 10, 2013; and

WHEREAS, the Planning Commission held a public hearing on this request on July 15, 2013, and recommended approval of the master plan with revisions as shown in Exhibit 2 ; and

WHEREAS, notice of the City Council hearing was mailed to affected parties on August 1, 2013, and published in the *Forest Grove News-Times* on August 7, 2013; and

WHEREAS, the City Council held a duly-noticed Public Hearing on the proposed master plan on August 12, 2013.

**NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS
FOLLOWS:**

Section 1: The City of Forest Grove City Council does hereby adopt the Forest Grove Healthcare District Master Plan as shown in Exhibit 1 and subject to the revisions as shown in Exhibit 2, making the following specific findings in support of this decision pursuant to Development Code Section 10.4.120:

A. The Master Plan Zone complies with the review criteria for a zone change set forth in Section 10.2.770;

1. The zone change is consistent with the Comprehensive Plan Map.

Finding: The recommended zoning designation for the Tuality Hospital site is consistent with the Comprehensive Plan map. The Comprehensive Plan designation is Semi-Public. The Semi-Public plan designation allows churches, cemeteries, colleges, nursing homes, and hospitals. The proposed zone is Institutional (INST). The Institutional zone allows for medical centers, defined by Development Code Section 10.12.130(E) as "facilities providing inpatient, outpatient and emergency and related ancillary services to the sick and infirm." This criterion is met.

2. The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Finding: The master plan is consistent with the goals of Citizen Participation, Land Use, Housing, and Public Facilities and Services – Health Care Services as detailed in the Zone Change section below.

3. The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.

Finding: The area is suitable for a health care-centered master plan, as evidenced by the fact that it has already been developed with Tuality Hospital and several medical clinics and offices. The opt-in area would potentially include other existing health care related facilities, including a nursing home and a residential care facility. The remaining potential opt-in sites are already zoned to allow health care facilities, including medical centers and emergency services. This criterion is met.

4. The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.

Finding: The applicant submitted a traffic study prepared by Lancaster Engineering. The study area included the eight parcels within the proposed master plan boundary. The study concluded that adoption of the master plans would have no significant effect on traffic generation in the area because 1) most study area intersections would continue to operate acceptably under all development scenarios proposed; and 2) the two intersections that would be most impacted by adoption of the Tuality Hospital Master Plan (Highway 47 at Quince Street and Highway 47 at Maple Street) would require mitigation whether the master plan is adopted or not. This criterion is met.

5. Public facilities and services for water supply, sanitary waste disposal, storm water disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.

Finding: The site is within an established, developed portion of the community and as a result, all City services are currently available. Adoption of the master plan is not expected to have any material effect on the City's ability to provide public facilities and services. This criterion is met.

B. The master plan provides adequate open space, landscaping, circulation and parking to accommodate the planned uses;

Finding: The master plan would stipulate a minimum 15% landscaping and open space over each parcel or aggregation of parcels under the same ownership; would provide multiple vehicular and pedestrian connections within the master plan area and to the adjoining public rights-of-way; and would construct at least the off-street parking required by the Development Code. This criterion is met.

C. The development and design standards ensure that adverse impacts of the proposed development on the surrounding neighborhood and community are addressed and mitigated;

Finding: Buildings would be setback a minimum of 15 feet from any residentially-zoned property. Building setbacks would be greater (up to 80 feet) for the hospital and medical office buildings, which could be up to four stories in height. Buffers would also be created along boundaries with any residentially-zoned properties, in compliance with Development Code standards and specifications.

There would be no significant compatibility issues associated with adoption of the master plan, as adoption in and of itself would not result in any material change in the noise, vibration, heat, glare, or traffic impacts or other adverse impacts already associated with those uses.

D. The master plan ensures that no land will be used for any purpose which creates or causes to created any public nuisance, including but not limited to air, land, or water degradation, noise, glare, heat, vibration or other conditions which may be injurious to public health, safety and welfare; and

Finding: The surrounding neighborhood is developed with a variety of uses: two residential care facilities, a nursing home, medical clinics, Joseph Gale Elementary School, and single-family homes. There would be no significant compatibility issues associated with adoption of the master plan, as adoption in and of itself would not result in any material change in the noise, vibration, heat, glare, or traffic impacts already associated with those uses.

E. The master plan complies with the purpose and requirements of the Master Plan Zone.

Finding: The purpose of the Master Plan Zone is to "promote and facilitate the coordinated development of larger-scale institutional facilities through adoption of a master plan". It is intended to provide an efficient framework for the long-term development of institutional facilities or a comprehensive review of development impacts, as well to ensure that impacts on adjacent properties are addressed.

The proposed Healthcare District Master Plan would promote and facilitate the coordinated development of a larger-scale institutional facility (Tuality Forest Grove Hospital) and existing nearby clinics and medical offices. It would further promote coordinated development by creating an area such that future health care providers could opt-in and be governed by these master plan provisions. How redevelopment of the Tuality Hospital site could be phased in over time has been identified, along with the potential impacts of those improvements and how those would be mitigated. This criterion has been met.

Section 2: This ordinance is effective 30 days following its enactment by the City Council.


PRESENTED AND PASSED the first reading this 12th day of August, 2013.

PASSED the second reading this 9th day of September, 2013.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 9th day of September, 2013



Peter B. Truax, Mayor

ORDINANCE NO. 2013-09

EXHIBIT 1

Forest Grove Healthcare District Master Plan

Forest Grove Healthcare District Master Plan

Prepared on behalf of



Tuality Healthcare

Building a healthier community.

Submitted to the
City of Forest Grove, Oregon

January 25, 2013

C L A R K ✦ K J O S ARCHITECTS, LLC

Summary of Facts

This Master Plan was prepared for Tuality Healthcare in cooperation with participating property owners:

Dr. Marilyn Booth
Dr. Jean Korchinski and David Noren
Dr. Peter Bours
Maple Street Clinic, LLC

Applicant:	Steve Krautscheid Director of Facilities & Properties Tuality Healthcare 335 SE 8th Avenue Hillsboro, Oregon 97123 Telephone: 503-681-1087
Owner:	Tuality Healthcare 335 SE 8th Avenue Hillsboro, Oregon 97123
Applicant's Representative:	Scott Combs Clark/Kjos Architects 333 NW Fifth Avenue Portland, Oregon 97209 Telephone: 503-224-4848
Request:	Master Plan Zone adoption for Tuality Forest Grove Hospital properties and surrounding properties with owner consent in the vicinity of Maple Street and 19th Avenue as "Forest Grove Health District"
Location:	Properties north and south of 19th Avenue between Maple and Oak Streets, and the current hospital property at 1809 Maple Street
Tax Identification:	Map 1S 3W SBA, Tax Lot 2503 Map 1S 3W SBB, Tax Lots 204, 205, 206, 600, 3800, 3801, 3802, and 3804 Map 1S 3W SBC, Tax Lot 101
Area In Master Plan Boundary:	12.73 acres (not including public rights-of-way)
Current Zoning:	Institutional (INST), Community Commercial (CC), Multi-Family Residential Low Density (RML), Multi-Family Residential High Density (RMH), Single-Family Residential (R-10)

Master Plan Team

Architecture and Planning:	Tom Clark and Scott Combs Clark/Kjos Architects 333 NW Fifth Avenue Portland, Oregon 97209
Traffic:	Todd Mobley Lancaster Engineering 321 SW Fourth Avenue, Suite 400 Portland, Oregon 97204
Land Use Attorney:	David Noren, Attorney 217 East Main Street Hillsboro, OR 97119 503-640-6221 and City of Forest Grove staff

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1	Overview and Purpose
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3	Concepts and Policies
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6	Traffic Analysis and Recommendations

Forest Grove Health District Master Plan

OVERVIEW AND PURPOSE

Tuality Forest Grove Hospital has been a part of the City of Forest Grove since 1962, when a group of doctors organized and financed construction of the first facility on its present site. Since that time, the hospital has provided essential healthcare services to the community and has served the population well.

Over time, many clinics, care facilities and senior living centers have located nearby for convenience of doctors and patients and to take advantage of the available hospital services.

The original hospital building, however, was built with few amenities and little flexibility. It was expanded over the years, with a second patient room wing added in 1976, following the same approach of utilitarian construction and minimal provisions for future expansion.

Meanwhile, the delivery of healthcare itself was changing from a hospital-based care system encouraging overnight stays for relatively minor ailments, to an increasingly outpatient-centered care system offering a myriad of treatments using new technology and techniques but in a more clinic-like environment. Overnight hospital stays are now required only for patients with very acute or unstable conditions. Many services and procedures that previously had been performed only in hospitals are now offered in physician offices and outpatient medical facilities.

Forest Grove Hospital became part of Tuality Healthcare in 1982, and eventually many services previously offered in Forest Grove, such as Surgery and Obstetrics, were transitioned to more modern facilities with greater operational efficiency at Tuality's main hospital in Hillsboro. Forest Grove, however, has continued to grow. At a current population of approximately 21,500 residents within the city, and with a service area including Gaston, Banks, Gales Creek, Cornelius, and surrounding areas, Tuality Forest Grove Hospital must grow to serve this increasing population. Given this projected continued growth, it will, in time, make sense economically and for the convenience of many patients in Tuality's service area for Tuality to offer more comprehensive services in a community hospital in Forest Grove as part of Tuality's overall growth strategy.

Recognizing this, the executive team at Tuality Healthcare asked Clark/Kjos Architects LLC to develop a Master Plan for the existing Tuality Forest Grove Hospital site and surrounding properties for incorporation into the City of Forest Grove Development Code as a Master Plan Overlay Zone. This document, once adopted, would ensure that growth of the hospital, healthcare and compatible related uses are possible, and define and shape development within the Master Plan area in the future. Rather than a specific design or building development program tied to certain time periods, this document is meant to be conceptual and serve as a "flexible framework and "maximum envelope" for potential development as the need arises.

REGULATORY FRAMEWORK

This Master Plan is reviewed as an Overlay Zone amendment to the zoning map pursuant to Development Code Section 10.4.100 through 10.4.135. It is processed by a Type IV legislative procedure. The review criteria for the Master Plan Overlay Zone are set forth in Section 10.4.120. These criteria are addressed in the application, in the staff report, and in the findings adopted in support of the final decision on the application. In general the criteria require that the Master Plan comply with review criteria for a zone change: provide adequate open space, landscaping, circulation and parking to accommodate planned uses; include development and design standards that address and mitigate adverse impacts on the surrounding neighborhood; avoid public nuisances; and comply with the purposes of the Master Plan Zone.

DESCRIPTION OF EXISTING CONDITIONS IN MASTER PLAN ZONE (as of November, 2011)

The Master Plan zone is currently composed of several distinct areas:

- North of 19th Avenue, there is a series of single story medical office buildings with associated parking. These clinic buildings are low profile and generally have little street presence. Most of them are set back considerably from the street or are obscured by heavy landscaping. These clinic properties are zoned Community Commercial, which would allow somewhat higher densities with smaller setbacks than the existing buildings.
- South of 19th Avenue east of Maple Street is Tuality Forest Grove Hospital and Maple Street Clinic. Although separately owned, they share a parking lot and their entrances face each other. They are both one-story and are set back from the street somewhat. Maple Street Clinic is zoned Community Commercial; the hospital, which was zoned for high-density multi-family residential, is being rezoned to Institutional.
- East of the hospital in the center of the block is a vacant grassy lot (zoned multi-family like the hospital). It is abutted by multi-family residential to the north and single-family residential to the south and east. Access to this area is limited to a gap between houses along 17th Place and via other properties facing 19th or Maple.

All of these properties can be characterized as low-density and low-profile. Looked at as a whole, the properties in the Master Plan boundary are underutilized when compared to possible development allowed under current zoning.

Generally speaking, surrounding zoning is Community Commercial to the north, Multi-Family Residential to the east, and Single-Family Residential to the south. Joseph Gale Elementary School is another prominent structure in the neighborhood, just south and west across Maple Street.

This Master Plan designates an adjacent "Opt-In" area for properties to the north that have not been included in the provisions of this Master Plan zone at this time, but which may logically be included in the future if certain conditions are met (as described on Page 3). The Opt-In area north of the Master Plan Zone is currently low-scale highway-oriented commercial buildings of varying ages and conditions, with ample associated parking. Uses include motels, a fast-food restaurant, mini-storage and commercial strip retail. There is a row of older, one-story single-family houses along Oak Street on large parcels. There is little cohesiveness or permanence in structures in the Opt-In area and no functional or aesthetic relationship to the medical uses to the south.

The Master Plan zone therefore sits in a transitional area between active, commercial, larger-scale structures, mid-scale multi-family structures, and smaller residential homes on quieter streets.

See Figure A for the Master Plan boundary and Opt-In area and Figure B for existing zoning within the zone and in the vicinity.

The existing hospital property is approximately 190,559 square feet. The hospital facility itself is approximately 42,800 square feet. Not including parking areas, landscaping comprises approximately 35% of site area, primarily due to a large grassy parcel to the east of the employee parking area behind the hospital. Other properties in the Master Plan area also have significant area devoted to landscaping, ranging from about 25% (Maple Street Clinic) to more than 60% (Forest Grove Medical Plaza).

Tuality Forest Grove Hospital currently employs approximately 173 people in full and part-time capacities. There are approximately 100 full-time equivalent employees. Due to the hospital's operations, employees are on site 24 hours a day. Peak staffing occurs during normal working hours, with significantly reduced staffing levels in evenings and weekends. But due to staggered schedules, staff arrival and departure times do not necessarily coincide with standard peak traffic. Events at the hospital are generally small meetings and classes for patient education and staff training.

Aside from the hospital proper, other current uses in the Master Plan zone employ approximately 40-50 people during normal business hours. None of these facilities hold major events that attract large numbers of attendees at one time.

The existing parking on the hospital site has a capacity of approximately 114 vehicles. Parking for the public is located near the main entrance and emergency department entrance. Parking for staff is located behind the hospital to the north and northeast. Service and delivery loading is located on the south side of the hospital. Ambulances serve the building from the ambulance entrance facing Maple Street. All vehicular access to the hospital is from Maple Street, with an internal connection to the adjacent Maple Street Clinic parking lot for ease of circulation and shared ability to provide overflow parking.

In addition to hospital parking, other buildings within the Master Plan site accommodate approximately 150 off-street parking spaces for visitor and staff use.

CONCEPTS AND POLICIES

Master Plan Boundary

The Master Plan Boundary area encompasses most of the medical uses immediate to the hospital along 19th Avenue between Maple Street and Oak Street. This vicinity already serves as a cohesive zone of clinics, senior care and the hospital. The hospital itself is the cornerstone of healthcare and senior care uses in the neighborhood. By including many of these properties in the Master Plan, our goal is to give property owners predictability of neighboring uses, strengthen the healthcare focus in this area, and enhance and encourage the interrelationships between structures. This Master Plan builds on the existing development, reinforcing and enhancing that development into a stronger, distinct and flexible district to better serve the community in the future.

Opt-in Area

We have designated an adjacent "Opt-in" area for properties to the north of the Master Plan area. The proximity to the hospital and other healthcare-related facilities is an asset that could, if capitalized upon, simultaneously contribute to the values of these properties, enhance the community image and raise the profile of the healthcare district in Forest Grove. This "Opt-In" area has not been included in this Master Plan zone at this time, and therefore is not subject to its provisions, but individual properties may be incorporated into this Master Plan in the future if certain conditions are met. Those conditions include written request by the property owner in accordance with a Type II Application, and either:

- a) Ownership by an entity primarily dedicated to healthcare delivery, or
- b) Proposed redevelopment to healthcare-related use.

See Page 11 for a more specific description of the Opt-In process.

Once "opted in" to the Master Plan zone, properties will be subject to the Master Plan provisions that regulate development within this zone.

See *Figure A* for the Opt-in Area boundary.

Existing uses in the "opt-in" area are primarily highway-oriented commercial structures such as motels, a drive-in restaurant, highway commercial, mini-storage, and single-family homes on commercially-zoned land.

Allowable Uses

Allowed uses within the Master Plan zone are generally a continuation of, rather than a significant departure from, uses allowed by underlying zoning. The exception is property occupied by the hospital. For consistency with these allowable uses, in conjunction with the Master Plan the city is adopting zone changes to amend the base zone designations for Tuality Forest Grove Hospital to Institutional.

See *Figure C* for underlying zoning incorporating the adopted zone changes described above.

The Master Plan zone is divided into two areas with varying allowable uses, divided by 19th Avenue.

In general, allowable uses in the area south of 19th Avenue include higher-intensity healthcare facilities such as medical centers, care centers, and assisted living centers. Commercial use such as retail and dining will not be allowed on the current Tuality-owned hospital site due to its zoning as 'Institutional except as accessory uses (such as the hospital cafeteria, espresso bar and gift shop). Commercial uses, including clinic and care center facilities, will continue to be allowed on the current site of the Maple Street Clinic.

North of 19th Avenue, the Master Plan continues to allow of a multitude of uses per the underlying Community Commercial zone, including office, clinic, senior housing, retail, and dining establishments. Since this area is convenient to hospital visitors and employees, as well as bordering properties along a major commercial arterial, development catering to hospital visitors and staff as well as the city as a whole is encouraged. But flexibility in allowable uses will help ensure that this area will remain vital and maximize its potential as a center of activity and business, which will bring visitors to the hospital vicinity and broaden public awareness of this area's place in the community.

Setbacks

In order for the Master Plan district to work cohesively, divisions between properties within it should be minimized, including setbacks. Most of the properties within the Master Plan district were previously allowed to have no setbacks (0' setbacks) under their former zoning.

Setbacks are required, however, between the Master Plan district and adjacent Residential-zoned property. A minimum setback of 15' is required adjacent to the R-7 single-family zoned properties to the south and southeast, and a minimum setback of 5' is required adjacent to the RML multi-family zoned property to the east. Building height restrictions in addition to these setback requirements will help to ensure that negative impacts on surrounding residential-zoned properties are minimal.

See *Figure D* for setback requirements.

Buffers

In addition to the setbacks noted above, a 15' buffer is required where the Master Plan district properties are adjacent to R-7 single-family zoned properties to the south. The buffer area shall not include parking, above-ground utilities, or accessory structures. The buffer shall be landscaped with shrubs and trees at 20' maximum spacing, with a fence or wall providing visual screening at the property line. The buffer area may be used for on-site storm water retention or filtration. The buffer may overlap with any required parking lot screening. Buffer requirements are shown on *Figure E*.

Building Heights

Modern hospitals have greater HVAC and electrical requirements than almost any other building type. Ductwork, mechanical equipment such as terminal units, piping, medical gas systems, electrical wiring, data wiring, signal wiring, and often pneumatic tubes all occupy interstitial spaces between the ceiling and the floor above. In addition, hospitals are subject to higher standards for seismic and lateral resistance due to the fact that they provide essential services in case of natural disasters such as earthquakes or severe storms. The structural system consequently can include deep beams and lateral braces, which can also occupy the same interstitial spaces. All of these services and requirements dictate that hospitals have a height between floors that exceeds the standards for other types of buildings. A floor to floor height of 15' is considered a minimum standard in most new hospitals, and some floor levels can be up to 20' tall. At the rooftop level, a standard air handling unit can often be twelve to fifteen feet tall. The City of Forest Grove's building height limitation does not exempt rooftop air equipment from the overall building height calculation.

This Master Plan allows a maximum ultimate build-out for the hospital structure at four stories. In order to accommodate four stories of hospital and rooftop air handling equipment, the maximum building height in the south portion of the Master Plan zone is designated at eighty-five feet (85'). This would allow one hospital level at 20' floor/floor, three levels at 17' floor/floor, and a rooftop air handler at 14' tall. We have designated the building height limit of 85' where the hospital is planned to be located, south of 19th Avenue.

However, to reduce impacts on adjacent R-7 Single-family residential-zoned properties, this Master Plan Overlay does not differ from the City's standard building height limitation of 3' in building height limitation for every 1' from the property line within the Master Plan area. If the hospital is closer than 85' to the property line abutting the R-7 zone, slight stepping of the building form, most likely at the roof level, would be required in order to comply with this requirement. In addition, a setback of 80' is designated along the south edge of the hospital property, as noted above and shown on *Figure D*.

Adjacent to RML-Multi-family residential-zoned properties to the east, the Master Plan increases the current building height limitation of 2.5 stories or 35' (lesser of) to 45', but maintains a setback of one horizontal foot for every three feet in building height per the underlying zoning.

North of 19th Avenue, where the anticipated uses do not include a hospital, building heights of 65' are established as a transitional area between the allowable height of 85' south of 19th Avenue and the allowable height of 45' for commercial properties along Pacific Avenue.

See *Figure F* for a graphic diagram of building height limitations.

Minimum Landscaped Area

Landscaping, as a percentage of overall site development, is to be a minimum of 15% of each parcel within the Master Plan zone, which is in keeping with most of the previous zoning within the Master Plan zone

boundary. If more than one contiguous parcel is under the same ownership, the required landscaping percentage may be calculated across the aggregated parcels

Landscaping and Plant Palette

Specific landscaping designs are not spelled out in this Master Plan but shall be related to actual building projects when proposed. Nonetheless, the landscaping design and strategies shall meet these specific goals:

Safety

- Promote the safety of staff and visitors through landscape design that provides transparency, vehicle vision clearance at intersections and pedestrian crossings, adequate site lighting, visual surveillance of site by law enforcement and security personnel, and visual access to building entrances
- Minimize or avoid plant materials that cause injury or are poisonous if ingested, in keeping with the health-related uses within the Master Plan zone.
- Use landscape maintenance practices and products that eliminate or reduce exposure of toxic substances to people and the environment.

Character

- Establish a palette of plant materials, paving, rock and other elements to unify the landscaping of various buildings as they are developed.
- Favor plant materials native to the Willamette Valley or compatible climates, including plant materials that can withstand dry, warm summers with minimal irrigation.
- Capitalize on the landscape design as a major high-quality amenity in the Master Plan zone. Use the landscape to emphasize the sense of place and image of the facilities and the larger community.
- Design landscapes in consideration of the architectural and landscape context within the Master Plan area.
- Incorporate storm water treatment and retention as "green infrastructure" into the landscaping design.
- Specify materials that are commercial-grade, durable, uniform, and compatible with surrounding structures in the Master Plan zone.
- Enhance the public right-of-way and pedestrian environment with generous landscaping and sidewalk widths along street frontages. Utilize sidewalks separated from the curb line wherever possible, shade trees with spacing complying with City standards, and groundcover or shrubbery in lieu of lawn or bark dust.
- Install special and human-scale paving materials at major outdoor spaces such as plazas, main building entrances, and major walkways.

Outdoor Spaces

- a. Enhance the sense of arrival at the buildings within the Master Plan zone with generous landscaping, paving materials, and benches or seating. Consider a water feature or other amenity if appropriate.
- b. Provide gardens at the hospital, either accessible or “view gardens”, visible from inpatient rooms and other patient care areas to promote healing and a sense of well-being.
- c. Provide a meditative garden if possible for patients, family members and visitors.
- d. Provide a staff refuge garden if possible for busy healthcare staff to be outdoors but with some privacy.
- e. Provide an outdoor dining area adjacent to the hospital dining room as an amenity for visitors and staff.

Vegetative Roofs

- a. Consider vegetative roofs where roof areas are visible from inpatient rooms especially, and from any interior space generally.

Irrigation

- a. Use drip irrigation or low water-use irrigation wherever possible to minimize potable water use for landscape watering.
- b. Consider rainwater harvesting for landscape irrigation.

Parking

The City of Forest Grove’s parking ratios for parking stalls are as follows (Table B-5):

1. Medical Centers:
 - a. Minimum: 2 spaces per 1,000 square feet of building
 - b. Maximum: 2.7 spaces per 1,000 square feet of building (within ¼ mile of transit stop)
2. Medical/Dental Offices:
 - a. Minimum: 3.9 spaces per 1,000 square feet of building
 - b. Maximum: 4.9 spaces per 1,000 square feet of building (within ¼ mile of transit stop)

The entire Master Plan zone falls within one quarter-mile of eastbound and westbound TriMet stops on Pacific Avenue near Maple Street, within easy walking distance.

Based on the nearness of transit and the expectation that different adjacent uses have different peak visit times, which allows a reduction when parking lots are shared between them, the following parking ratios are established for this Master Plan zone:

1. Medical Centers: Minimum: 1.8 spaces per 1,000 square feet of building; maximum: 2.7 spaces per 1,000 square feet of building
2. Outpatient Services/Medical and Dental Clinics: minimum: 3.9 spaces per 1,000 square feet of building; maximum: 4.5 spaces per 1,000 square feet of building
3. Other uses: Consistent with ratios for other building types already defined in the Forest Grove Development Code.

4. A reduction of 10% below the minimum ratio is allowed for shared parking between properties when internally connected by drive aisles or strong pedestrian links to account for the peak usages for different facilities occurring at different times of day.

As properties are redeveloped within the Master Plan area, individually-owned properties shall provide driveway connections between parking lots where practical and pathways connecting buildings and sites so that parking can be shared by adjacent facilities. This will not preclude individual properties from having direct access to their own public street frontages. Cooperation between property owners is encouraged to take into account parking capacities as a whole throughout the master plan area when individual parking facilities are developed.

This Master Plan does not factor in on-street parking to accommodate parking needs, although it is ample along both Maple Street and 19th Avenue. Even if on-street parking is utilized by visitors or staff within the Master Plan district, we do not anticipate demand for spaces causing any parking spillover into adjacent residential areas due to our experience and analysis of previous projects.

Parking areas shall be landscaped (perimeter and interior) and meet all other provisions of the City of Forest Grove Development Code parking requirements (10.8.500 – 10.8.545). Exterior parking lot lighting should be located and oriented to minimize glare affecting neighboring properties, including shielding light sources if necessary.

For the hospital itself, the Master Plan includes a parking structure along the east side of the hospital property. This location at the rear of the hospital property allows the hospital to present a welcoming façade to the street, with landscaping and open space. The parking structure location is also somewhat central to other properties within the Master Plan district for shared use. The construction of structured parking will be triggered when the required amount of parking can no longer be reasonably met by surface parking lots. If the hospital’s current site is not expanded, we anticipate the parking structure being needed when the hospital facility approaches 150,000 square feet in size.

Special care should be taken in the design of the parking structure to mitigate its impact on neighboring properties through sensitive design, setbacks, and buffering. For nighttime staff, the hospital should allow parking near the hospital in surface lots rather than in the parking structure so that neighbors are not affected by glare from headlights or engine noise. Specific design measures should include:

1. Lighting in the parking structure should be activated by occupancy or motion sensors in lieu of being on at all hours.
2. Design of the exterior walls toward neighboring properties should prevent headlights from vehicles in the garage shining on other structures.
3. The exterior walls of the garage toward neighboring properties should mimic other buildings, with a rhythm of openings simulating windows, materials such as masonry to provide visual richness and texture, incorporation of climbing or cascading plants to soften the appearance, and other features.

If the hospital were to acquire other property within the Master Plan district for parking purposes, the timeline for parking structure construction could be longer than anticipated here or the size of the structure may be smaller.

Bicycle parking shall be provided in accordance with the current City of Forest Grove Development Code (FGDC). Bicycle parking shall be distributed to be convenient for staff and visitors. Site access by truck shall be off Maple Street or 19th Avenue so as not to route truck traffic through residential areas. Truck maneuvering and loading areas shall be provided on site and separated from other on-site vehicular traffic and parking areas. Loading areas shall meet provisions in the Forest Grove Development Code.

Shared Parking by Agreement

The number of parking stalls shown on hospital property in this Master Plan document for each phase is based on the maximum ratios listed above. The hospital has the option to build parking quantities using the maximum ratio while dedicating a quantity of stalls based on the minimum ratio to hospital use. The difference between the resulting maximum parking and minimum parking may be offered to one or several other property owners within the Master Plan Zone by written agreement filed with the City of Forest Grove. The number of spaces that the hospital is dedicating by agreement to another party or parties must be specified in each agreement, and the total number of spaces being offered to other parties must not fall short of or exceed the difference between maximum and minimum needed for the hospital. Neighboring property owners having parking agreements with the hospital are permitted to count the parking dedicated by agreement as part of the number of stalls required for development on their own properties. The result of this agreement process is that property owners within the Master Plan Zone may be able to accommodate less parking on their own properties, and therefore build at higher densities or provide more open space. At any point an agreement is made by the hospital with another property owner, an analysis of hospital parking use and capacity should verify that the quantity of parking available for hospital use is adequate and that agreeing to supply parking to other property owners will not cause a shortage.

Parking space quantities should be evaluated at the time of any building development to ensure that the ratios above are met.

Circulation (Auto, pedestrian, and bicycle)

Maple Street and 19th Avenue will serve as the primary vehicular access to properties within the Master Plan area, including motorized vehicles and bicycles. Both of these streets have ample capacity for additional traffic volumes. Please see the Traffic Analysis in the Appendix.

Due to the healthcare focus of the Master Plan zone, the development within the area encourages walking as a form of transportation and for exercise through these measures:

- a. Building entrances shall have convenient, visible and direct connections to sidewalks in the public right-of-way.

- b. Sidewalks along the public right-of-way shall be 8' minimum wide and, if possible, separated from the street curb.
- c. Landscaping along the public sidewalk shall include shade trees and shrubs, and foster a visually interesting and pleasant walking experience.
- d. If deemed appropriate by the City Engineer, crosswalks across public streets shall be made of distinctive materials to increase pedestrian visibility and have curb extensions to improve pedestrian safety and visibility.
- e. A new crosswalk on 19th Avenue, mid-block between Maple and Oak Streets, will be required as the properties north of 19th Avenue are redeveloped, if approved by the City Engineer. Features to improve the safety of this crosswalk should include curb extensions, a change in paving material, signage, and lighting.
- f. Pedestrian circulation routes shall be well-lit at night with pedestrian-scale fixtures.
- g. Walkway connections to parking areas and between buildings should minimize crossing vehicular routes, but when those crossings occur, the pedestrian crossing shall be clearly marked for safety.

In the event that Maple Street becomes a public transit corridor, provisions shall be made for transit stops to serve the Master Plan zone, including a shelter if deemed appropriate by the Transit Agency.

See Figure G for vehicle and pedestrian site circulation, bicycle parking, and future transit stop locations.

Building Design

The purpose of this section is to promote certain common elements of building design and materials to be used in the design of buildings in the Master Plan to ensure that development occurs in a cohesive and aesthetically-pleasing manner. These provisions are *required* on property owned by Tuality and *encouraged but not required* on buildings under different ownership. Each building will have its own distinctive but complementary building design and material palette.

General Building Materials

At the time of this writing, most buildings in the Master Plan area already share many similarities in exterior materials, fenestration and form. The Maple Street Clinic and the Booth and Korchinski buildings have brick exteriors with contrasting stucco or brick elements. Tuality Forest Grove Hospital is partially clad with red/brown brick at the main entrance. The nearby Marquis Care Center (in the designated Opt-In area) has a brick veneer on the public façade.

As structures within the Master Plan are developed or redeveloped, they are *required* (in the case of Tuality) or *otherwise encouraged* to build upon the above materials as follows:

1. For institutional facilities including hospitals, clinics, office buildings, and other buildings of commercial use:

- a. The primary building material is brick veneer composed of several colors in buff-to-red color range. The brick veneer may be accented with contrasting or inset brick features such as recessed brick panels, bands, window surrounds, or pilasters.
 - b. Accent blocks and windowsills may include ground-face concrete masonry units.
 - c. Window frames are aluminum with an anodized finish, either clear anodized or dark bronze anodized.
 - d. Entrance canopies, trellises or other related features may be constructed of steel or steel and glass in lieu of brick.
 - e. Shielding of rooftop mechanical units shall be with metal paneling or siding, prefinished or painted a neutral color compatible with the building.
2. For congregate residential facilities including assisted living apartments or care centers:
- a. The primary building material may be brick as noted for Institutional facilities, or may be painted wood siding in keeping with the more residential character of the use. Even if the majority of exterior cladding is wood, any façade facing a public street should include brick veneer on at least 40% of the building wall.
 - b. Accent blocks and windowsills at walls with brick veneer may include ground-face concrete masonry units (which would be included in the 40% coverage).
 - c. Window frames are aluminum with an anodized finish, either clear anodized or dark bronze anodized. If wood siding is used for the building cladding, painted or vinyl-clad aluminum frame windows or vinyl windows may be used as an alternative.
 - d. Entrance canopies, trellises or other related features may be constructed of steel or steel and glass, wood, or other materials used as cladding on the building.
 - e. Shielding of rooftop units shall be with painted metal paneling or siding, or wood siding.

Other Building Design Elements

Most of the current buildings within the master plan area have similar forms, with a regular rhythm of windows facing the street and primary public entrances under projecting porches or porte cochères.

New buildings in the Master Plan area are required (in the case of Tuality-owned facilities) or otherwise encouraged to continue this common vocabulary with:

- a. Windows to provide a sense of connection, welcome and openness to the public approach to the building. Window sills should be no higher than 3'-0" above grade as much as possible. Larger public areas inside buildings (such as waiting rooms, lobbies, cafeteria dining rooms, and meeting rooms) should have large windows to reflect their more public function.
- b. Primary entrances visible from the street and public parking areas, marked by canopies, porte cochères, or other elements providing shelter to those entering the building and visual cues to the entrance location.
- c. Institutional and commercial structures should avoid the appearance of sloped overhanging roofs that are more suggestive of residential structures.
- d. Residential structures such as assisted living apartment buildings and care centers may use sloped overhanging roofs.

In addition to the above, building design standards within the Master Plan zone shall be as required within the City of Forest Grove Development Code and Design Guideline Handbook. Where these requirements and the Design Guideline Handbook conflict, whichever rule is more stringent shall apply.

Infrastructure and Public Services

Utility infrastructure within the Master Plan zone has significant capacity (as of late 2012). This Master Plan does not address impacts of the potential building volumes on existing capacities due to the uncertain timeline of development within the Master Plan zone and the unknown potential impacts of other property development in the surrounding neighborhood and city on these same utilities. Impacts of Master Plan development on city utility infrastructure must be assessed at the time that any specific construction projects are proposed, in relation to existing surrounding development at the time of project proposal.

Adequacy of services to be considered includes:

- Water supply
- Sanitary waste disposal
- Storm water disposal
- Fire protection water supply
- Police protection
- Fire protection

MASTER PLAN DEVELOPMENT AND PHASING

This Master Plan is meant to be a framework for that development when it occurs. While an attempt has been made to anticipate the order of phasing, the plan is intended to be flexible to allow different sequences of development to meet community needs and facility growth.

This Master Plan Zone area involves many property owners. Because it is not reasonably feasible to solicit and coordinate possible development plans with each of them, the development shown in this section of this Master Plan submittal concentrates on property currently owned by Tuality Healthcare. The hospital is most suited to the long-term thinking and planning needed for a Master Plan, due to its longevity as an institution and the need to plan and build major infrastructure changes years in advance. Other property owners are comparatively more transient and also tend to plan in much shorter time frames. Showing no change on non-hospital-owned property in this Master Plan is not meant to imply that future development will not occur on those properties - it merely means that development on those properties is less predictable at this time.

The governing aspect of this Master Plan document for non-Tuality properties is the *Concepts and Policies* section, which delimits development but would allow somewhat more density than currently exists. The substantive review criteria will be those of the underlying zone as modified by the *Concepts and Policies* section of this Master Plan. Review procedures for development on non-Tuality properties will be the same as for the underlying zone.

For Tuality-owned property, the following *Building Volumes & Phasing Concept* section establishes development maximums, and together with the *Concepts and Policies* section, establishes the substantive review criteria for development on current Tuality-owned property only. Because this property is master-planned in much greater detail, the review procedures for Tuality-owned property are those set forth in 10.4.120, which generally allow Type I review for development that is consistent with the Master Plan and Type II or III review for development that is not envisioned by the Master Plan, that substantially increases size or impacts, or that has the potential for neighborhood or community concern.

Building Volumes & Phasing Concept

For the two hospital properties, the physical separation of the parcels within the Master Plan zone means that each will serve a separate but closely-related function. The hospital site is planned to evolve into a 100-bed community hospital with associated parking garage and attached medical office/outpatient services building. The parcel at 19th and Maple is planned to develop into a medical office building. See *Figure 1* for a three-dimensional illustration of maximum build-out allowed on current hospital-owned property.

However, rather than building a new hospital as shown all at once, development is expected to be incremental in large phases, built as the population increases and hospital services needed in the community grow and change. The hospital will continue to operate and inpatient license will be maintained through all development phases. See *Figures K-0 through K-4* for phasing plans.

It cannot be predicted with absolute certainty in this Master Plan what factors may trigger development of certain phases. However, factors conducive to initial phase hospital development may include:

- City population reaching 30,000 residents or greater
- Increased number of general practice or specialty medical clinics in Forest Grove, with physicians referring patients for outpatient medical services such as laboratory testing or imaging
- Decision by Tuality Healthcare to develop Tuality-owned medical clinics in Forest Grove as part of its service or business strategy
- 100% increase in volumes of emergency treatment visits in Forest Grove
- Volume of Tuality Hospital patient visits in Hillsboro outgrowing capacity of the main hospital, causing the need for expansion in either Hillsboro or Forest Grove.
- In addition to these factors, Tuality Healthcare may decide to replace components of the aging facility independent of any other triggers.

Please note that these conditions are predicted to encourage development but should not be considered thresholds requiring development.

The early phases are expected to focus on adding facilities for outpatient care and medical offices, with the later phases expanding inpatient facilities and providing for additional community hospital services.

The construction of Phases 1 and 2 will alternate with the demolition of existing wings of the hospital to maximize ground area for buildings and parking. Old and new wings will tie to each other and continue to work together as a comprehensive healthcare facility during these early phases. This phasing approach also enables the new wings to be located near the street, giving them prominence and ease of access by the public. It also minimizes the impact on residential neighbors to the east and south.

The new wings are planned as three-story additions due to the limited property available and to accommodate surface parking. Multiple-story wings also give the building more stature, and provide better views for staff and patients, while still being compatible in scale with other neighborhood buildings.

Functionally, at the end of Phase 2, the existing hospital will be completely replaced with a modern, outpatient-centered facility closely tied to physician offices but also continuing to offer inpatient care. The existing geriatric psychiatry unit will also move to the new building, with the option of use as general inpatient beds. Tuality envisions continuing to offer Emergency, outpatient imaging, laboratory, dialysis, and other outpatient services in the replacement facility. Additional services such as routine surgeries and endoscopies could also be included in the building program if economically feasible at the time of development.

Phase 3 is planned to connect directly to the wings constructed in Phases 1 and 2. The construction is expected to occur behind the earlier wings so that the public face and entry sequence of the hospital is not affected, and neighborhood impacts will be minimal. Larger floor plates will be more efficient and will help accommodate expanded outpatient and inpatient services, as well as an additional 25 inpatient beds.

It is at this point that a parking structure will be needed for staff parking on the east end of the property. A three-story structure (with a possible additional underground level) should be adequate for the projected building size. The parking structure can be designed to be low-scale, and buffered from neighboring homes with landscaping and other mitigating features.

Phase 4 is shown as an additional floor for up to 50 more inpatient beds, bringing the building to four stories in height. This expansion will also trigger the need for more parking, so a concurrent one-story addition to the parking garage would be needed at the same time.

The new Medical Office Building at 19th Avenue and Maple Streets is not planned at any specific stage of the phasing sequence. It will be developed when Tuality Healthcare determines that there is sufficient demand for additional quality physician office space in Forest Grove. This building is expected to be up to two stories over one story of parking to maximize the site. It will be sited to address the corner of the site to contribute to the street character and relate to pedestrians, as well as to give the building prominence.

When fully developed, the completed hospital itself is estimated to have 400 employees. Events would primarily consist of classes for patient education and staff education, support groups for patients and families, and healthcare screening fairs. Visitors to the hospital come and go intermittently during the day and would total approximately 175 per day.

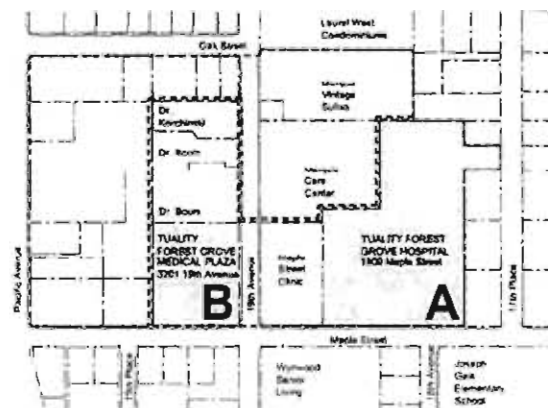


Figure 1: Tuality-owned property as of September, 2012 (shaded green)

Related outpatient facilities on current Tuality-owned sites would employ an additional 75-100 people, with approximately 400 visitors per day.

Below is a detailed description of allowable uses, including an estimate of general maximum amount and type of each use on Tuality-owned property. With the exception of the overall totals per parcel, the square footage maximums per use below should be recognized as estimates, with at least a 10% administrative allowance for unpredictable future needs.

Parcel "A" (1809 Maple Street)

USE	APPROXIMATE AREA (SQUARE FEET)
Outpatient medical offices, including dialysis, physical and occupational therapy, lab services, sleep lab, and support functions	30,000
Inpatient hospital services (including outpatient services) – radiology, surgery, emergency, respiratory therapy, inpatient rooms	107,600
Administrative offices	10,000
Gift shop/health retail	2,000
Cafeteria and dietary department kitchen	10,000
Loading/supply storage	20,000
TOTAL	179,600

Parcel "B" (3201 19th Avenue)

USE	APPROXIMATE AREA (SQUARE FEET)
Outpatient medical offices	21,600

CHANGES TO THIS MASTER PLAN

After adoption, property owners inside the Master Plan boundary may request changes to it. Recognizing that the Master Plan will evolve and change over time, the review process for various change types has been outlined below. The goal is to recognize the appropriate level of review for each type of change for a streamlined process.

As defined in the Forest Grove Zoning Code at the time that this Master Plan was written, the City of Forest Grove has four different levels of review, which are summarized here for convenience. Actual requirements of each review process shall be as defined in the Forest Grove Zoning Code at the time the process is implemented.

Type I Process: Administrative Decisions

This type of review applies to Zoning Standard adjustments, certain projects within a Master Plan, lot line adjustments, landscape review not subject to Site Development or Design Review, and Parking Plan reviews not subject to Site Development or Design Review. The Planning Director or his designee makes Type I decisions.

Type II Process: Limited Land Use Decisions

This type of review concerns certain Zoning Standard adjustments, minor modifications to Conditional Use Permits, certain types of Design Review, Site Development Review, and certain projects within an approved Master Plan. Notice of Application and invitation to comment are mailed to the applicant, owner(s) of the subject property, property owners within 300 feet of the perimeter of the subject property, and any recognized interested party. The Planning Director or his designee shall make Type II decisions after considering submitted comments.

Type III Process: Quasi-Judicial Land Use Decisions

This type of review applies to certain Zoning Map Amendments, New Conditional Use Permits or Major modifications of Use Permits, certain types of design review, and elevation of a Type II permit at the Director's discretion. Prior to a hearing, notice of the application includes publishing in a newspaper, posting in three conspicuous public places in the City and on the subject property, and notice by mail as noted for Type II decisions. The Planning Commission or other appropriate commission shall make Type III decisions after considering submitted comments and testimony at a hearing.

Type IV Process: Legislative Land Use Decision

This type of review applies to legislative Zoning Map amendments, and amendments to the text of the Zoning Code. Notice is given as described for Type III processes, aside from the mailings to property owners, which may not be applicable for some types of review.

Review of development projects for Tuality-owned property under this approved Master Plan will be subject to the provisions of 10.4.125, which contemplates approval of some development that is not

specifically provided for by the Master Plan through Type II or Type III review without amending the Master Plan itself.

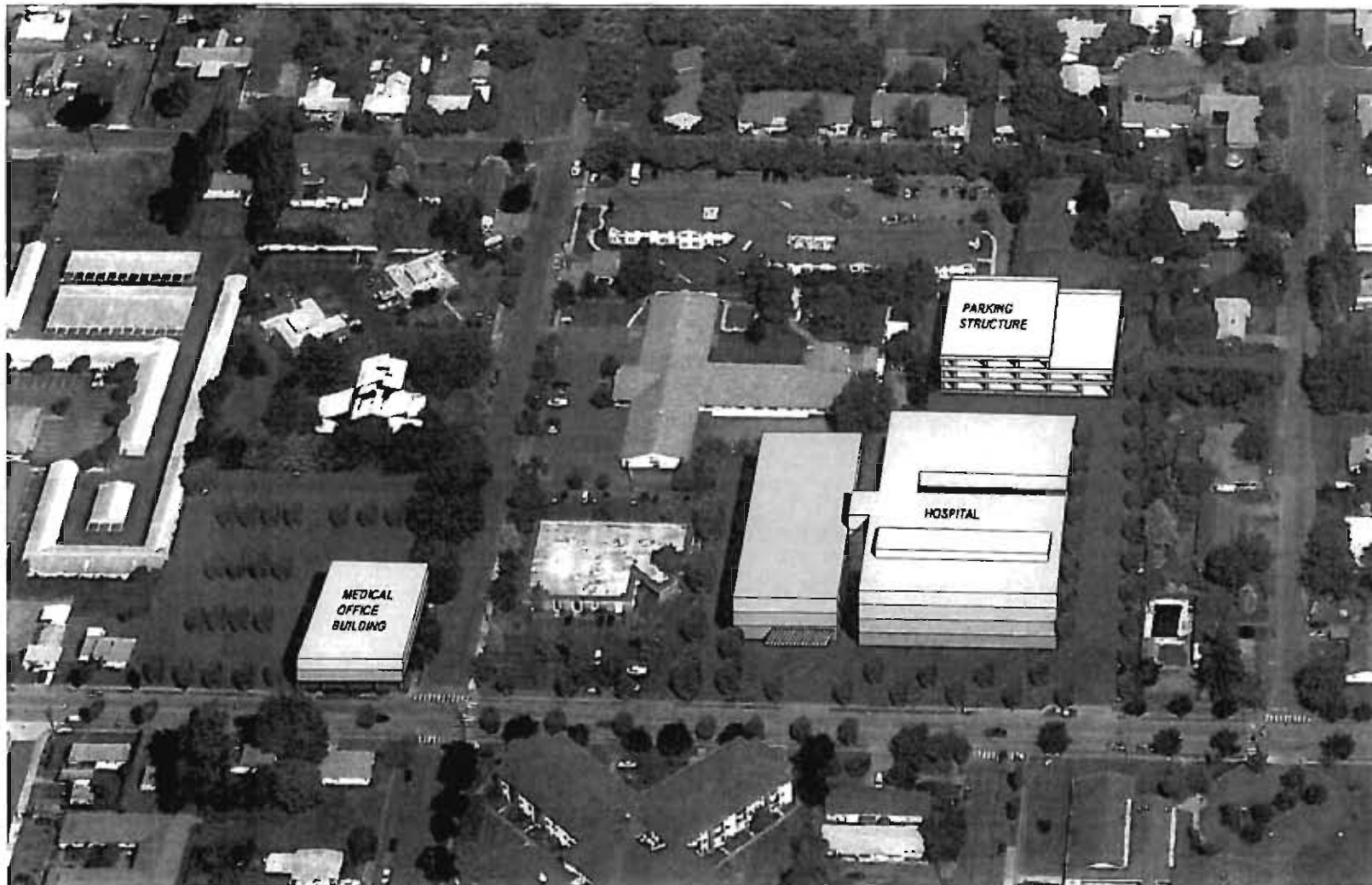
For the following types of changes to the Forest Grove Healthcare District Master Plan, the following types of reviews shall be performed, except when decided by the Community Development Director that the proposed change is significant and requires a higher level of review.

- A. Property owner request to amend Master Plan boundary to withdraw from Master Plan designation: Type II Review. Does not require consent of other property owners within Master Plan; upon approval the zoning map would be amended to remove Master Plan Overlay from the property.
- B. Adjacent property owner within designated "opt-in area" request to amend Master Plan boundary to be included in Master Plan: Type II Review. Property owner requesting inclusion must either:
 - a. Provide documentation showing that it is an entity primarily dedicated to healthcare delivery, or
 - b. Propose redevelopment of property to be included to healthcare-related use as a condition of inclusion.

Inclusion approval does not require consent of other property owners within Master Plan. Upon approval, the Zoning Map would be amended to apply Master Plan Overlay to the property.

- C. Property owner request to change specific development provisions or limitations established by the adopted Master Plan: Requires written consent of owner(s) of greater than 50% of the property within master plan boundary as defined at time of request, based on area measurement, and Type II or Type III Review.
- D. Amendment to the Master Plan to change major Master Plan elements for a particular area of the Master Plan zone: Processed as an Amendment to approved Master Plan pursuant to Section 10.4.130, by a Type IV legislative process.

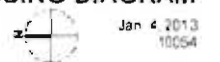
The Community Development Director shall make the determination whether a proposed change should be processed as a Type II or Type III change to development provisions or as a Type IV Amendment.

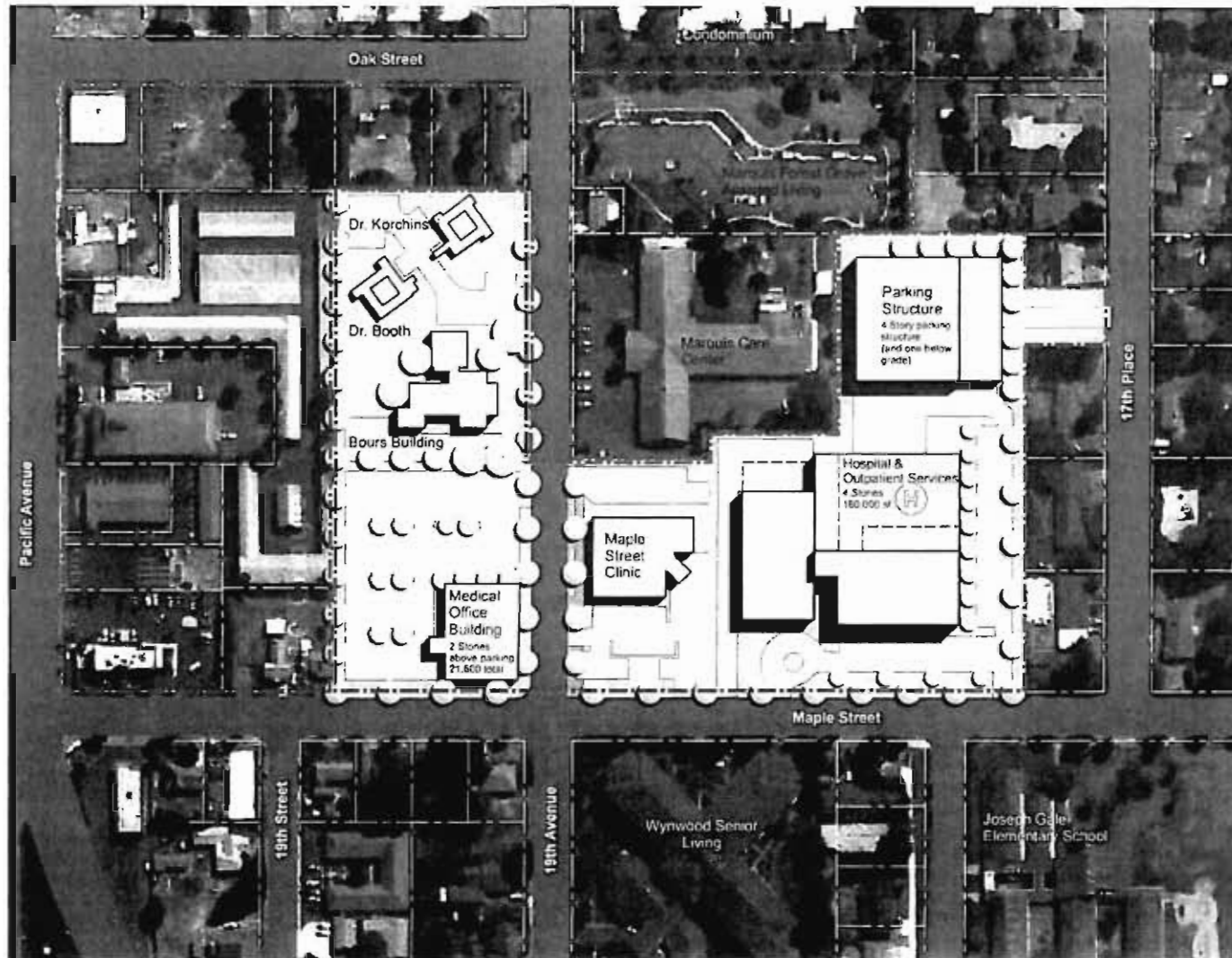


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TUALITY HEALTHCARE
CLARK / KJO ARCHITECTS



FIGURE J: MASSING DIAGRAM



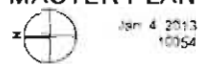


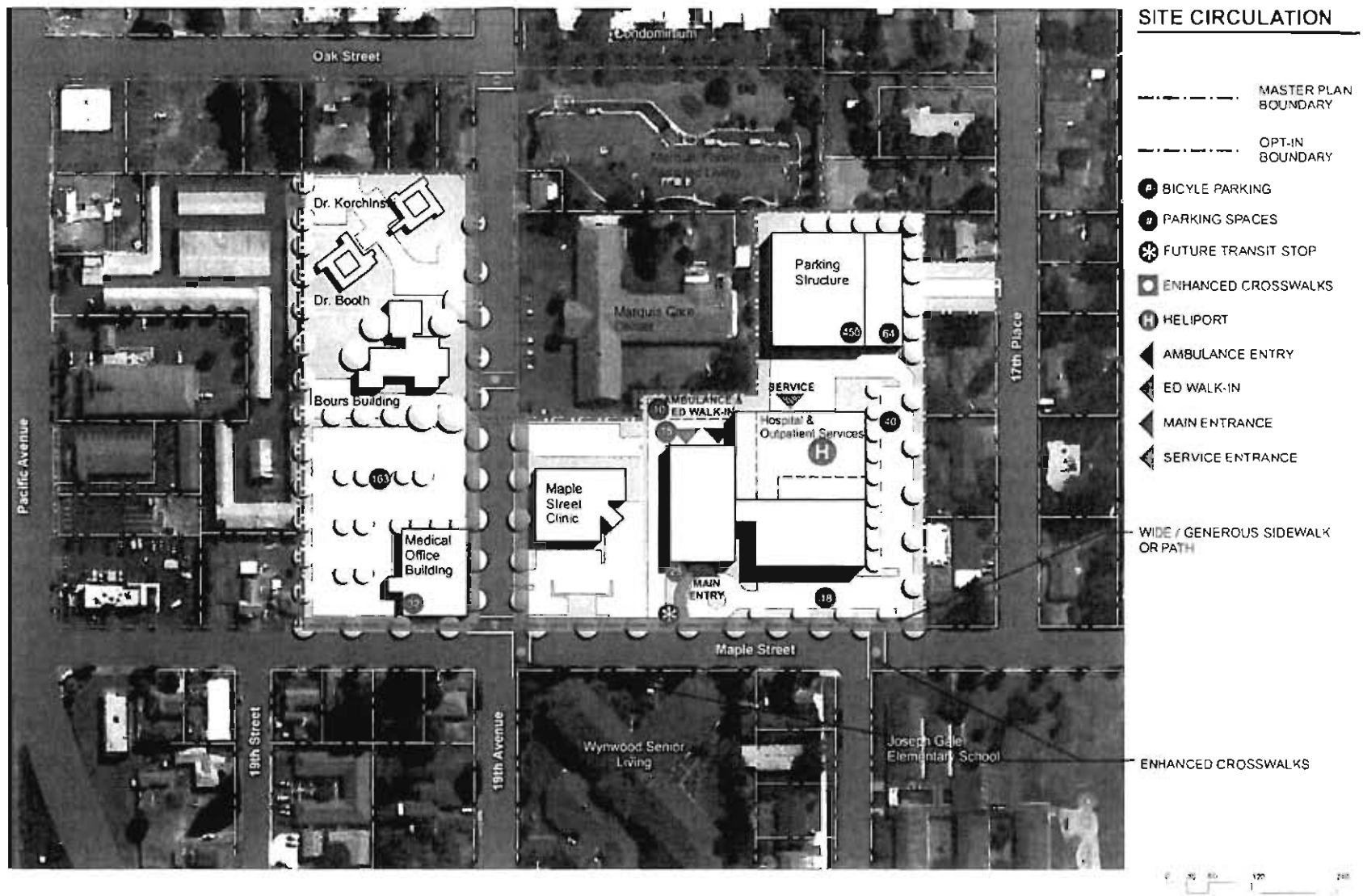
MASTER PLAN

- MASTER PLAN BOUNDARY
- OPT-IN BOUNDARY

FOREST GROVE HEALTHCARE DISTRICT MASTER PLAN
 TUALITY HEALTHCARE
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FIGURE H: MASTER PLAN

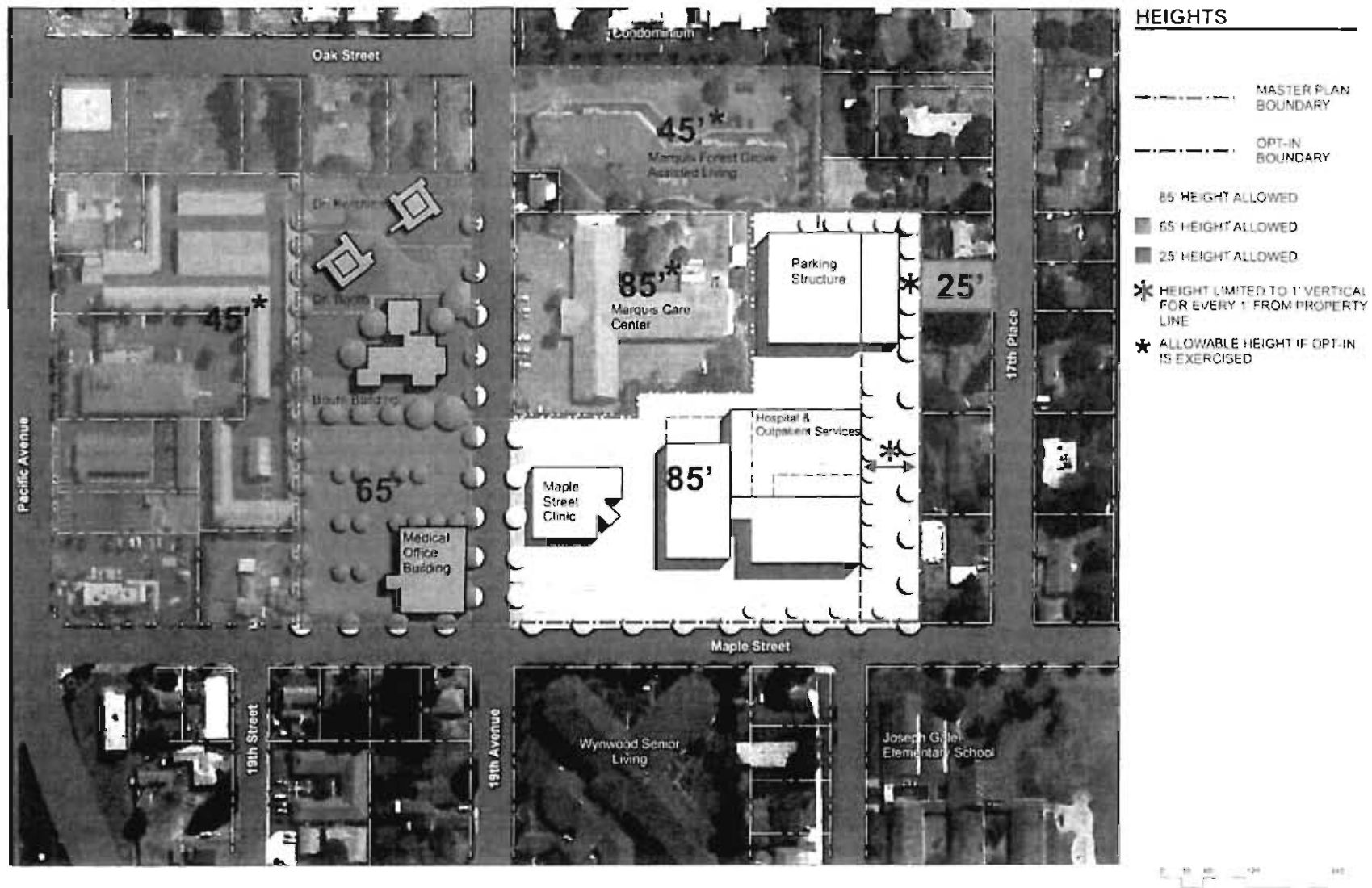




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FIGURE G: SITE CIRCULATION

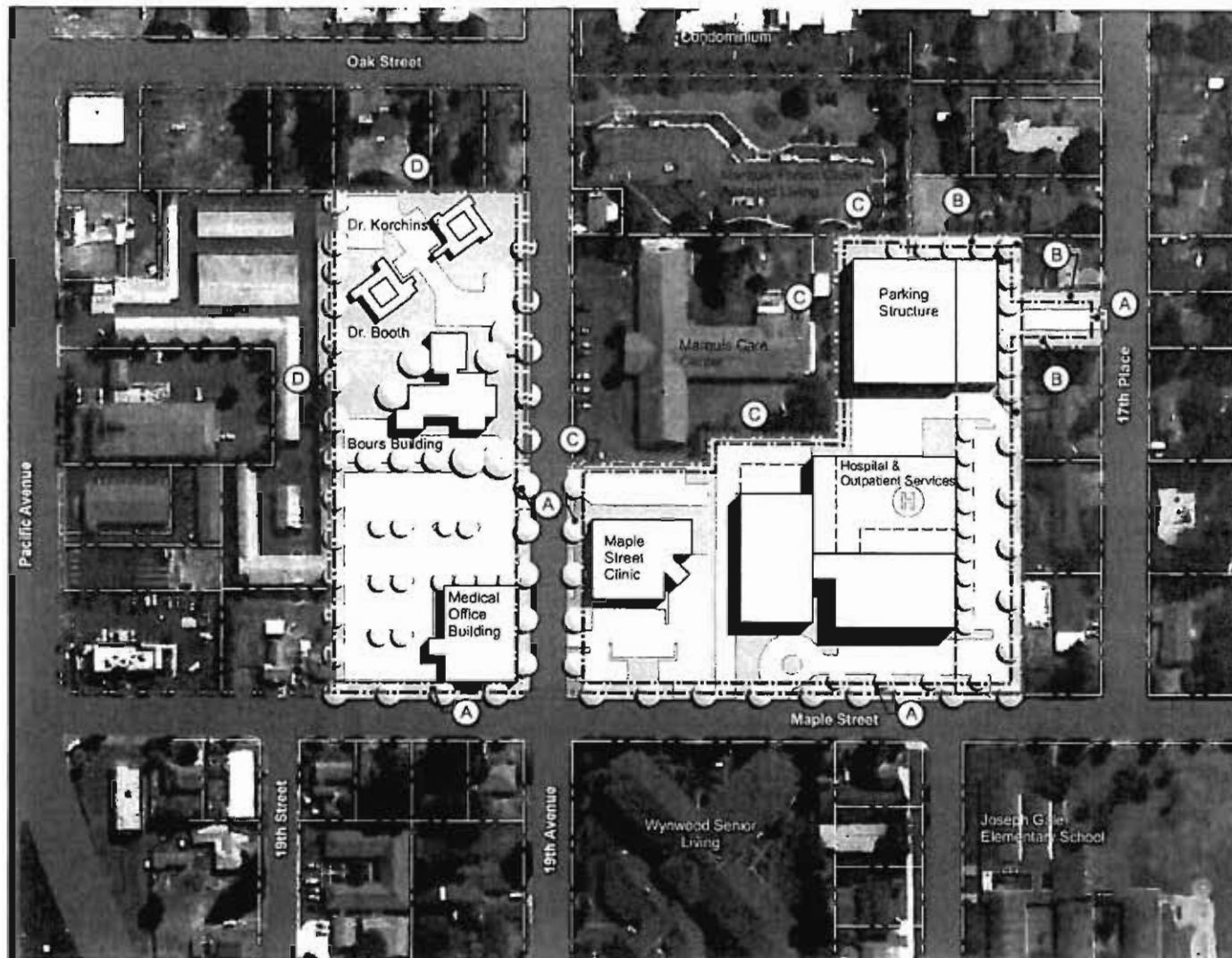
Jan 4, 2013
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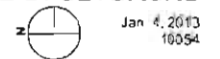
FIGURE F: ALLOWABLE HEIGHT





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FIGURE D: SETBACKS

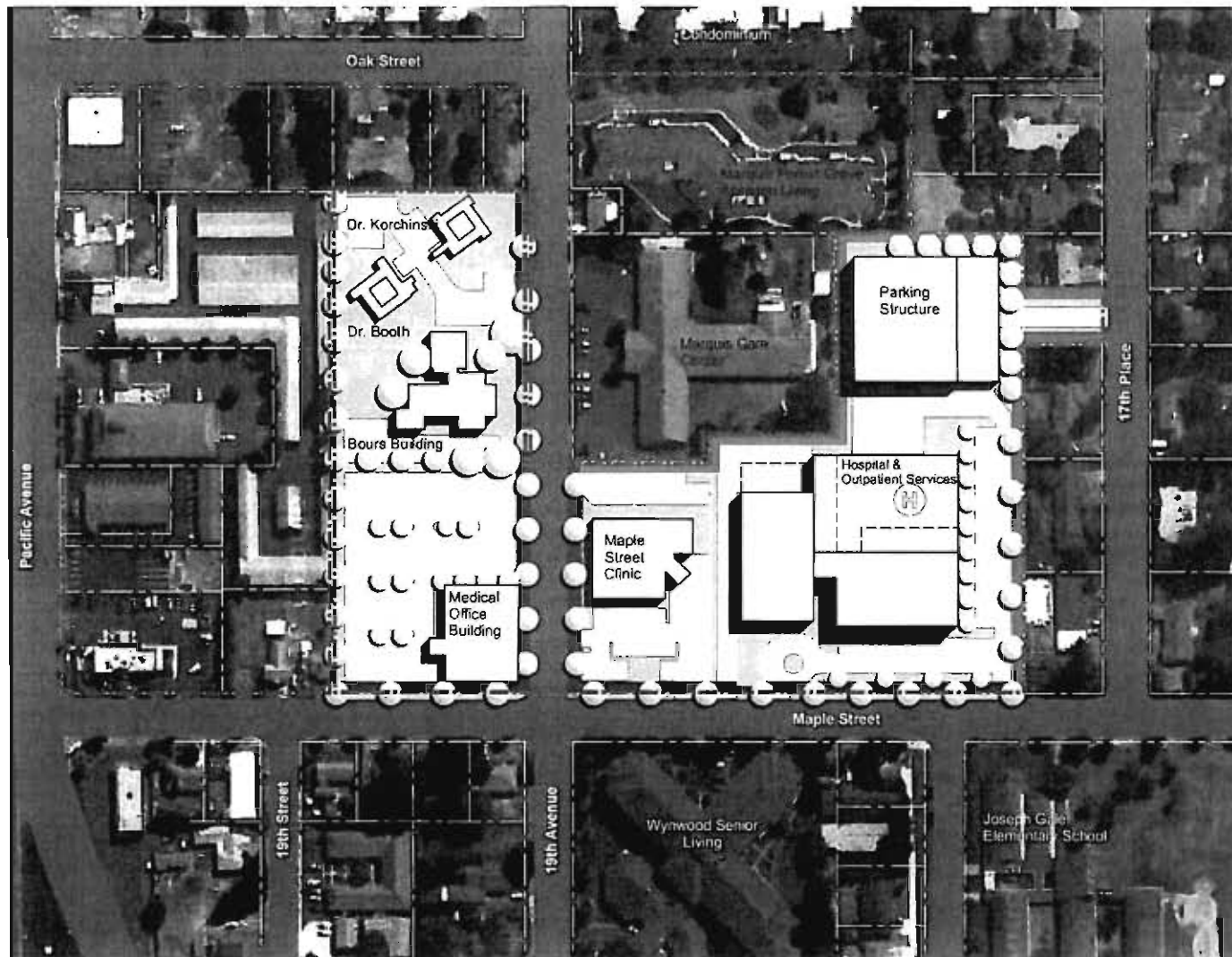




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FIGURE B: PREVIOUS ZONING

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BUFFERS

- MASTER PLAN BOUNDARY
- OPT-IN BOUNDARY

BUFFERS:

BOUNDARY TO R-7 RESIDENTIAL ZONE

- 15' LANDSCAPE BUFFER
- 6' FENCE AT PROPERTY LINE
- TREES AT 20' MAX. SPACING
- SHRUBS
- NO PARKING, ABOVE GROUND UTILITIES, OR ACCESSORY STRUCTURES

BOUNDARY RML + RMH RESIDENTIAL ZONES

- 10' LANDSCAPE BUFFER
- 6' FENCE AT PROPERTY LINE
- TREES AT 20' MAX. SPACING
- SHRUBS
- NO PARKING, ABOVE GROUND UTILITIES, OR ACCESSORY STRUCTURES

ENHANCED STREETSCAPE

- ENHANCED LANDSCAPING
- ENHANCED PEDESTRIAN ENVIRONMENT
- TYPICAL ALONG MAPLE ST. & 19TH AVE
- TYPICAL AT MAIN ENTRANCE

NO BUFFER REQUIRED BETWEEN PROPERTIES WITHIN THE MASTER PLAN ZONE.

0' 30' 60' 120' 210'

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FIGURE E: BUFFERS



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ZONING

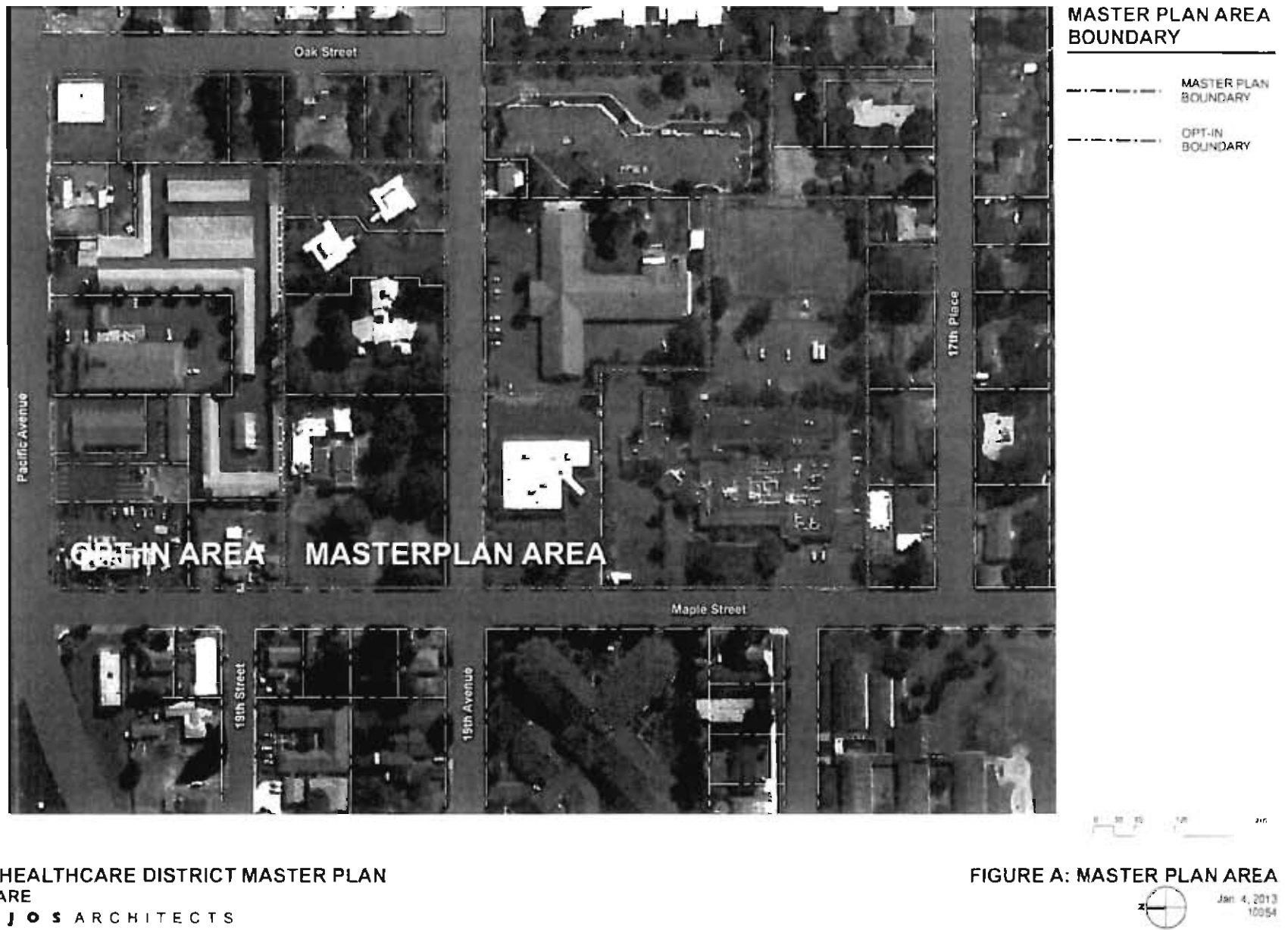
- MASTER PLAN BOUNDARY
- OPT-IN BOUNDARY
- RML (Multi-Family Residential Low Density)
- RMH (Multi-Family Residential High Density)
- CC (Community Commercial)
- INST (Institutional)
- ★ Zone Change with this Master Plan



FIGURE C: ZONING

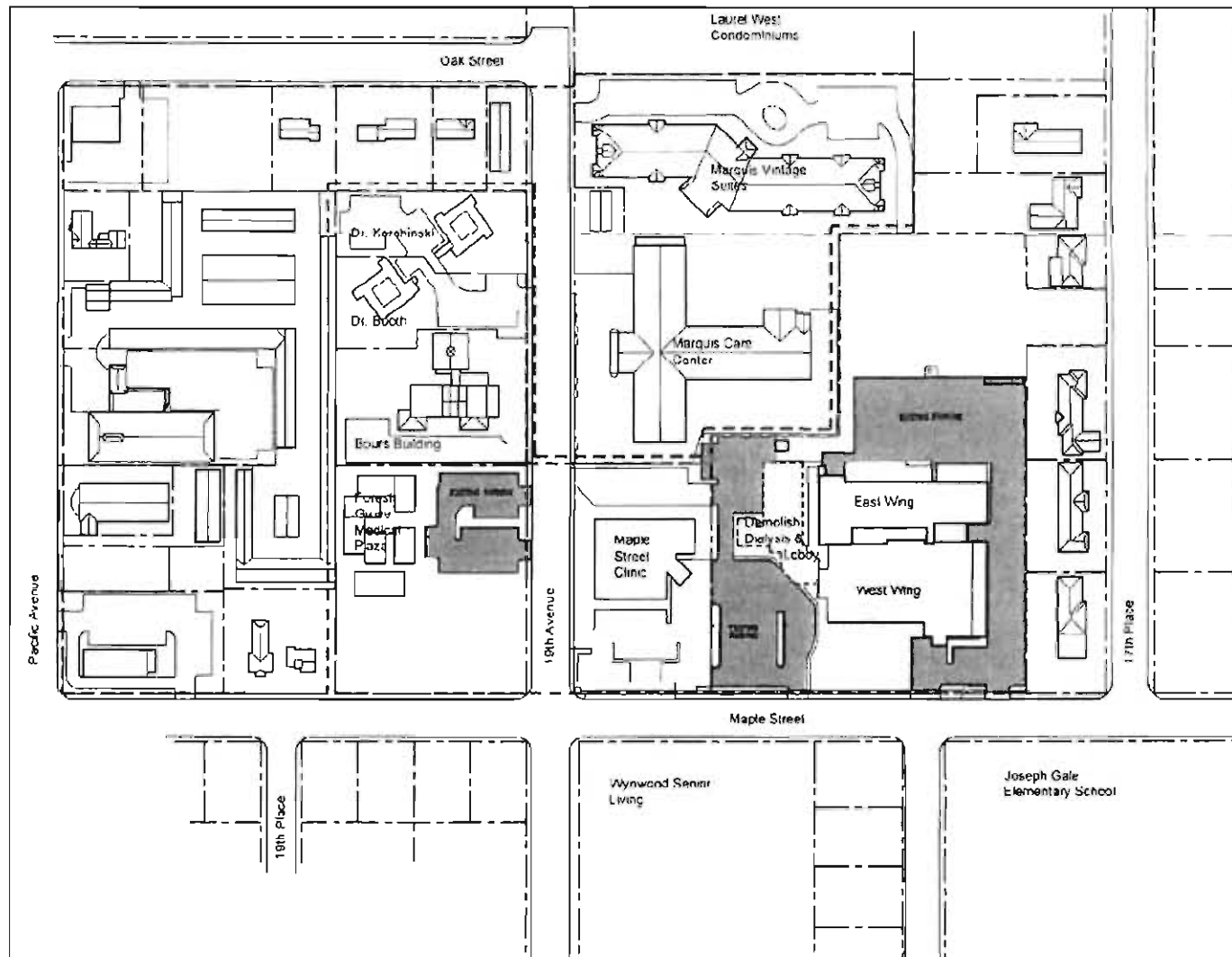


FOREST GROVE HEALTHCARE DISTRICT MASTER PLAN
 TUALITY HEALTHCARE
 CLARK / KJOS ARCHITECTS



FOREST GROVE HEALTHCARE DISTRICT MASTER PLAN
 TUALITY HEALTHCARE
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FIGURE A: MASTER PLAN AREA



PHASE 1A

- Master Plan Area Boundary
- Opt-in Area Boundary

Work this phase:

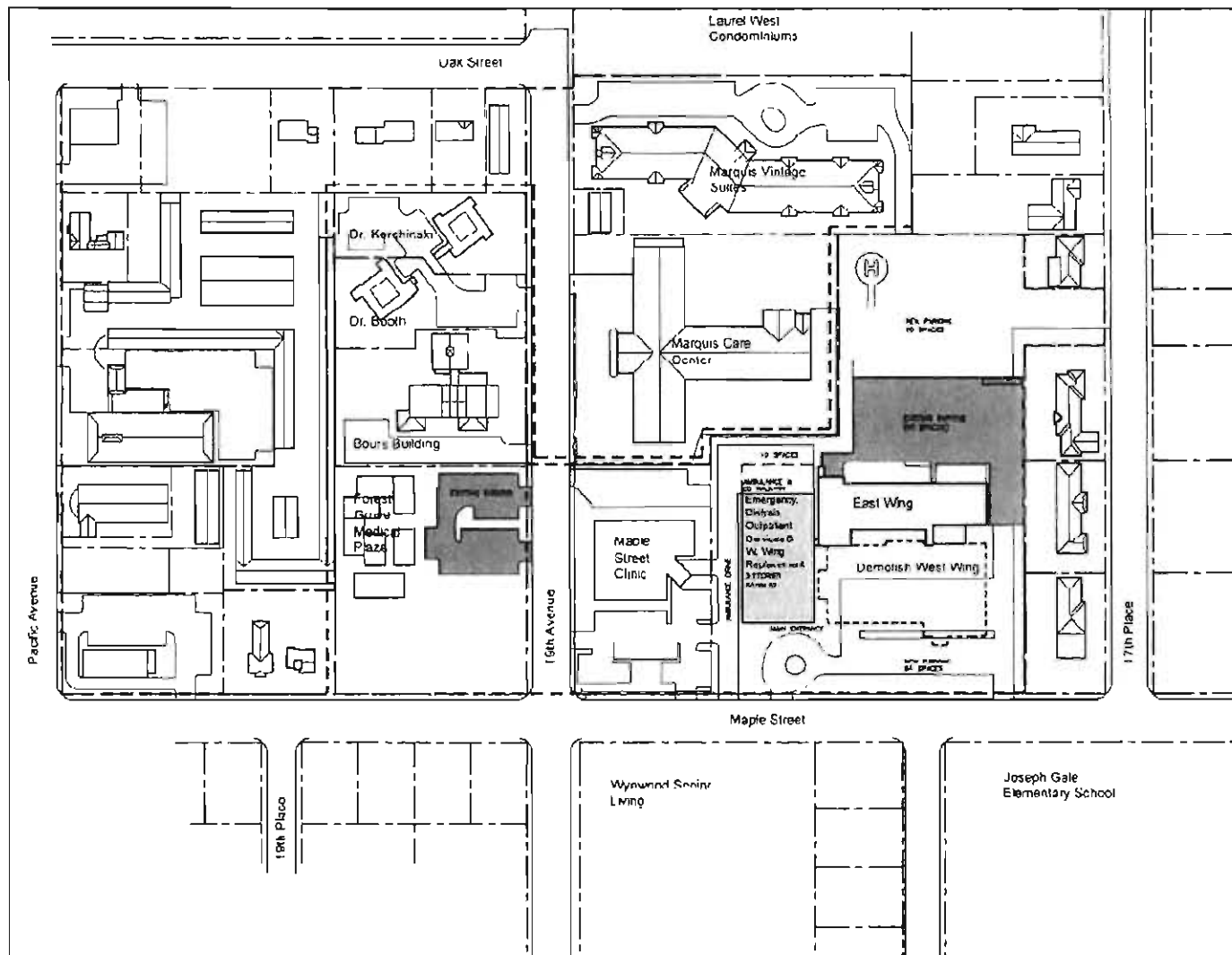
- Move dialysis to temporary location on site
- Move Admitting, Medical Records and Pharmacy into temporary space
- Demolish 1963 Wing and entry



FIGURE K-1A: PHASE 1A



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PHASE 1B

- Master Plan Area Boundary
- Opt-in Area Boundary

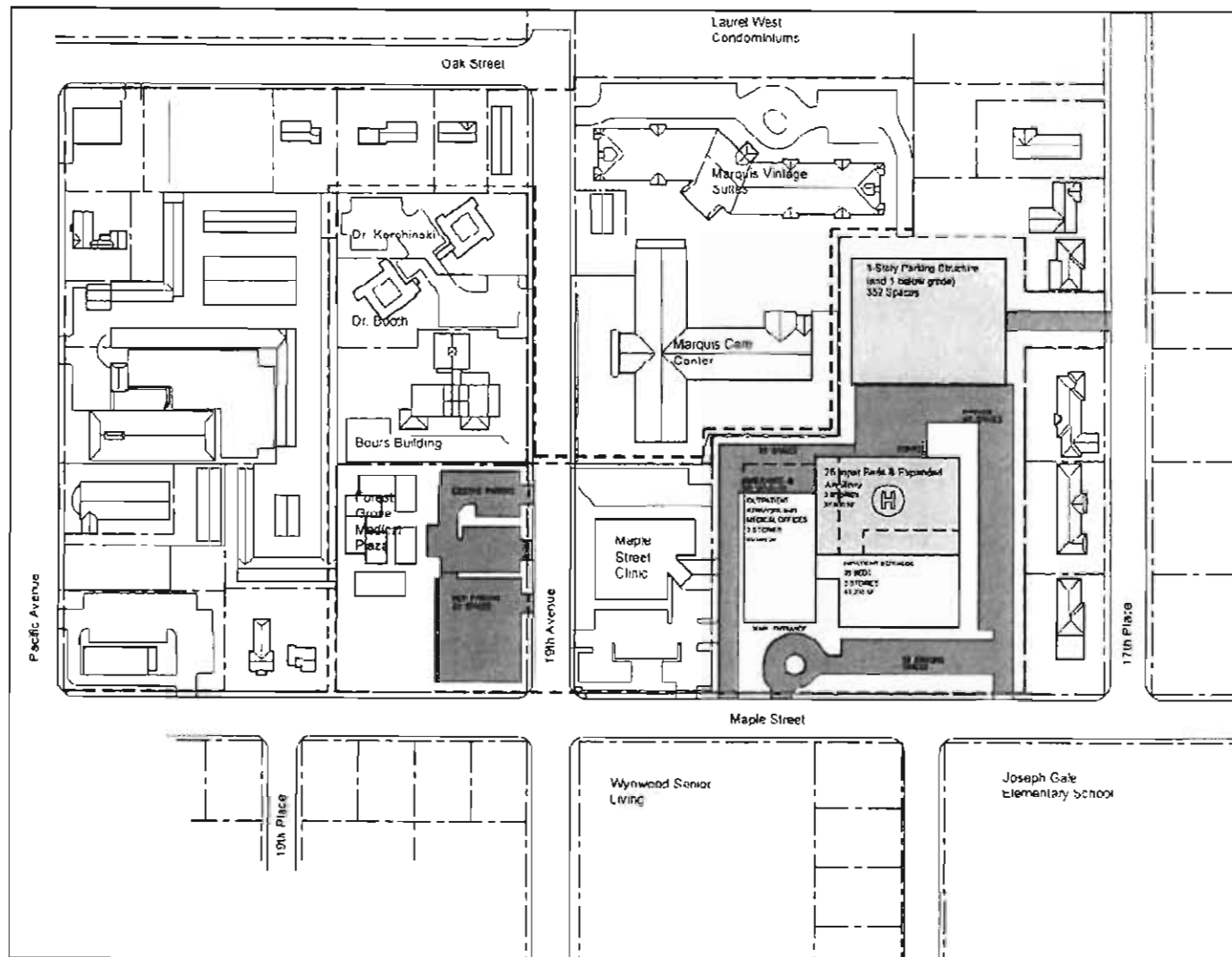
Work this phase:

- Build new Outpatient Services wing (replacing functions in West Wing including Emergency, also including medical offices and Dialysis).
- Demolish West Wing
- New parking areas, ambulance drive, and patient drop-off.
- Build new parking areas on site of former West Wing

FIGURE K-1B: PHASE 1B



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PHASE 3A

- Master Plan Area Boundary
- Opt-in Area Boundary

Work this phase:

- Build 3-story (4 levels with one below grade) employee parking structure at the east end of the hospital lot
- Expand hospital by additional 25 beds and enlarged ancillary in 3-story wing, with helistop on roof

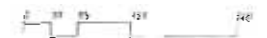
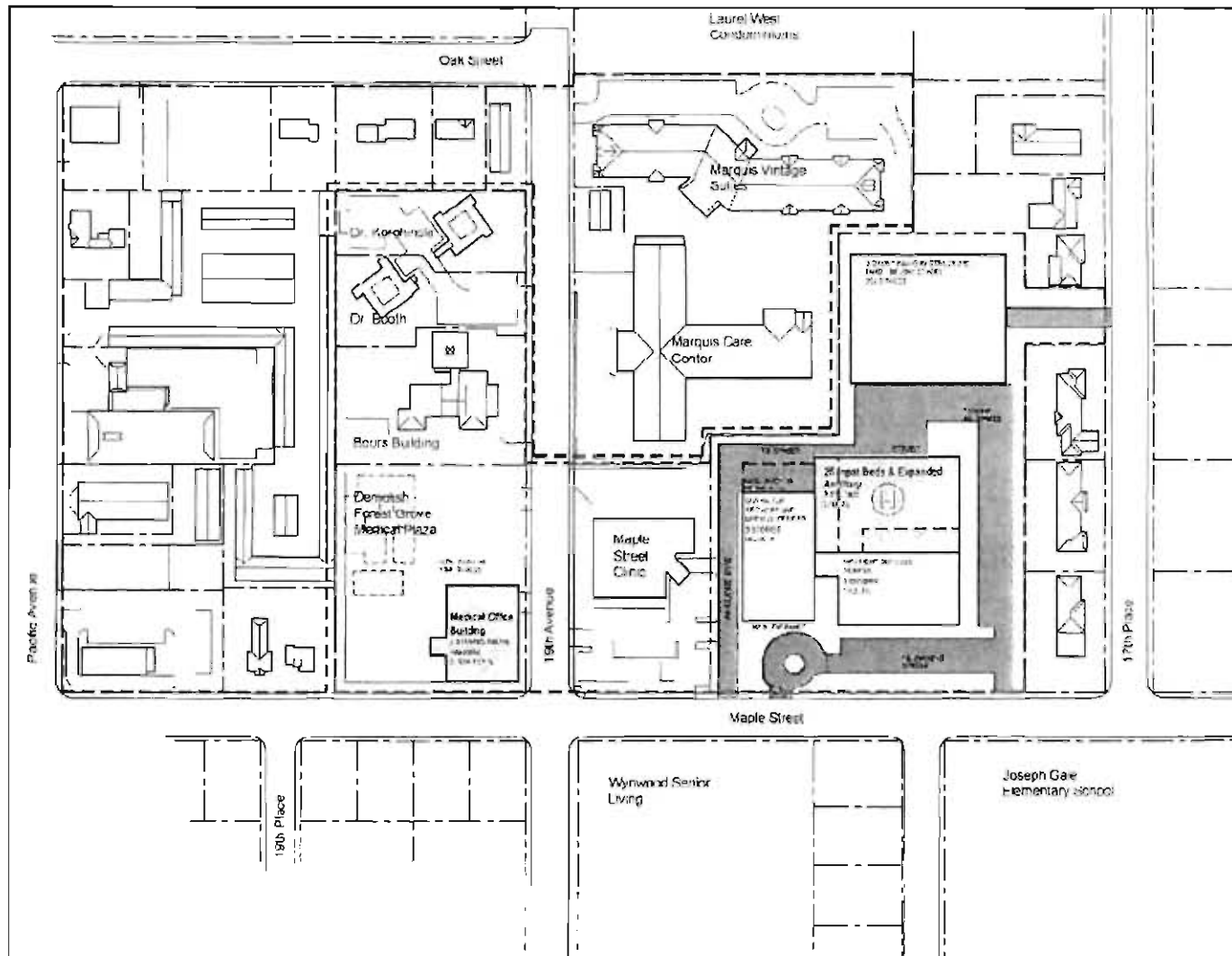


FIGURE K-3A: PHASE 3A



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PHASE 3B

- Master Plan Area Boundary
- Opt-in Area Boundary

Work this phase:

- Build new Medical Office Building for 15 physicians on Forest Grove Medical Plaza site
- Demolish Forest Grove Medical Plaza building and replace with parking

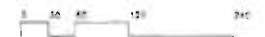
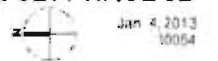
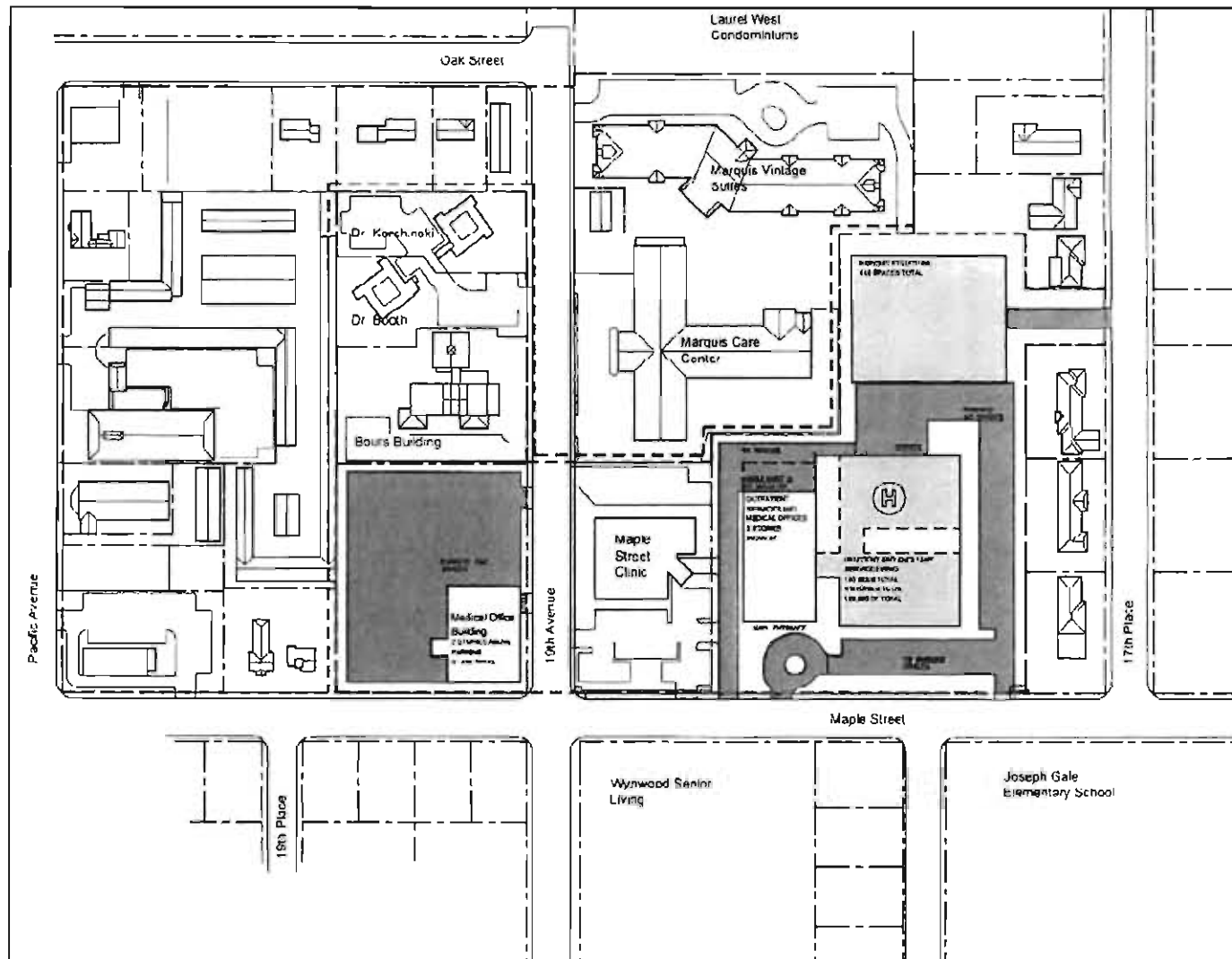


FIGURE K-3B: PHASE 3B





PHASE 4

- Master Plan Area Boundary
- Option Area Boundary

Work this phase:

- Add fourth floor for inpatient units to hospital, increasing inpatient beds from 50 to 100, with helistop on roof
- Build fourth floor on parking structure

FIGURE K-4: PHASE 4



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ORDINANCE NO. 2013-09

EXHIBIT 2

**Recommended Changes to the
Forest Grove Healthcare District Master Plan**

1. The landscape buffer area adjacent to any residential zone shall comply with Category D of Development Code Section 10.8.425 Table 8-3 *Buffering Combinations for Landscaping and Screening*.
2. Setbacks adjacent to any residential zone shall be at least one foot of building setback per three feet of building height. Building height shall be measured at the highest point closest to the property line.
3. Outdoor lighting shall comply with DC Section 10.8.755 (A-D) *Lighting Standards for Multi-Unit Development*.
4. If 17th Place has not already been fully improved to City standards prior to the construction of any parking area or structure taking access from 17th Place, the applicant shall improve that segment from Maple Street to the east property line of 3309 17th Place with curbs and gutters on both sides, and a sidewalk and street trees on the north side of the street.
5. A traffic impact study shall be performed at any time traffic would potentially increase by at least 50 peak hour trips, in compliance with Development Code Section 10.1.225(D)).

Planning
COMMUNITY DEVELOPMENT
CITY OF FOREST GROVE
P.O. BOX 326
FOREST GROVE, OR 97116



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LAND CONSERVATION
AND DEVELOPMENT

Attn: Plan Amendment Specialist
Dept. of Land Conservation & De
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

