

MINUTES

Springfield Planning Commission
City Council Chamber—225 Fifth Street—Springfield

July 15, 2003
6 p.m.

PRESENT: Steve Moe, Chair; Lee Beyer, James Burford, Greg Shaver, Gayle Decker, David Cole, members; Greg Mott, Mel Oberst, Colin Stephens, Gary McKenney, City of Springfield.

ABSENT: Bill Carpenter.

1. PEACEHEALTH MASTER PLAN INITIAL REVIEW

Colin Stephens Planner III, was present for the item. He reviewed the application process to this date, and noted that the council had approved the Planning Commission's recommendation regarding the application with one change, that related to the height limitation imposed by the hospital. That was removed, and the height issue would be considered through the master planning process. Mr. Stephens noted PeaceHealth's submission of applications for the master plan and a zone change approval. Those would be concurrent processes. Mr. Stephens reported that staff had reviewed PeaceHealth's master plan application and had determined that more information was needed before staff could do a formal review. Staff was currently working with PeaceHealth on its supplemental submission, which he expected to be completed July 31, with the staff review to follow.

Mr. Stephens acknowledged importance of the application to the City of Springfield and said the presentation was intended to inform the commission prior to the formal review. He encouraged the submission of written questions following the presentation, and said that staff would record all questions asked at the meeting for a later response.

Phillip Farrington of PeaceHealth provided an overview of PeaceHealth plans for the RiverBend Campus. He briefly noted PeaceHealth's design goals for the campus, which included accommodation of future regional health care needs and a flexible design that responded to changing medical demands.

Mr. Farrington called attention to an illustrative master plan showing build-out through the planning horizon. He noted significant design features, including the hospital itself, connected buildings in the medical complex (the Cardiac Institute and the North Medical Hospital Building), surface parking, and structured parking facilities, and the utility plant. He pointed out the location of emergency accesses and the mixed-use commercial (MUC) and residential development that was associated with the proposed nodal development. He noted road access into the campus and pointed out signalized and non-signalized intersections.

Mr. Farrington called attention to the open space along the river and west of the hospital. He suggested the potential that the (MUC) zoning could be oriented toward housing uses, but it could also include general office uses. He noted the areas that would be subject to the /ND nodal development overlay, should it be applied.

Commission Beyer asked how much was planned in surface level parking. Mr. Farrington estimated that there would be about 2,000 parking spaces on the entire campus. He noted the location of employee parking, which would be proportionally higher than at the current hospital site. He said that the proposed parking was not near the high end of the parking that could be allowed because PeaceHealth did not want it to be an inducement for employees to drive, and intended to continue with its transportation demand management plans to encourage transit and alternate mode use. PeaceHealth also intended to charge employees for parking to encourage transit use. Mr. Farrington noted the location of transit facilities on the master plan diagram, and said that transit facilities would be located very close to the front door of the hospital and there would be covered access to those facilities. He noted the likely routes for Bus Rapid Transit service.

Mr. Farrington described development plans for the proposed 830,000 square-foot, 9-story hospital building. He indicated that the building would be 132 feet high and said that the height would be mitigated by different construction materials. Mr. Farrington briefly noted the different uses intended for the different areas of the hospital.

Mr. Farrington described PeaceHealth's plans for general office and housing. He noted PeaceHealth's plans for a range of housing densities in the multiple-family density residential (MDR) zoned area. The total number of units planned was slightly over 800. Mr. Farrington noted that City staff had identified 700 units as the minimum number needed in the MDR area to keep the inventory of residential lands whole. Mr. Farrington further noted that the construction of 46 residential units above retail was planned. He shared a schematic showing the potential mix and matches of housing concepts to illustrate that there were multiple ways for PeaceHealth to achieve the housing goals for the site.

Responding to a question from Commissioner Decker, Mr. Farrington said that PeaceHealth was not in the business of housing development and proposed to work with housing developers to develop uniformly high-quality housing throughout the area. He said that ultimately, PeaceHealth may not retain ownership, but would through the development phase.

Mr. Farrington discussed the many challenges that the City's standards for street connectivity created, and suggested the possibility that easements could be used to enhance connectivity and create cross accesses, precluding the need for travel to a signalized intersection.

Mr. Farrington called the commission's attention to the physical parameters of the medical services zone.

Mr. Farrington called the commission's attention to a land use and zoning diagram of the site.

Mr. Farrington emphasized that PeaceHealth's transportation management planning objectives included the use of alternative transportation modes to the degree possible. PeaceHealth would develop a trip-monitoring plan and would have an aggressive transportation demand management plan. He said the transportation impact analysis developed for the application indicated that there was adequate capacity to serve the full development at build-out. Mr. Farrington called the commission's attention to a map of planned transportation improvements. He also shared a site circulation plan, and pointed out proposed transit routes.

Mr. Farrington noted PeaceHealth's objectives for environmental stewardship on the site, which included for the removal of invasive species, stormwater management through landscaping, and the installation of bioswales.

Mr. Farrington reported that PeaceHealth had developed, at the request of staff, an integrated public facilities plan.

Mr. Farrington reviewed a schematic plan of the proposed hospital, and reported that PeaceHealth had gone through a space planning exercise to determine the best hospital that could be designed. He noted that process had involved public input. He called attention to various planned structures associated with the hospital.

Mr. Farrington shared photo simulations to illustrate the scale of the proposed development from various nearby vantage points.

Mr. Farrington shared a 3D animation flyby view of the development site at full build-out with the commission. He invited questions.

Responding to a question from Commissioner Decker regarding the safety of using concrete as a building material in the event of an earthquake, Mr. Farrington assured her that the materials would meet State seismic standards. Terry Schagru of Turner Construction indicated that concrete was typically used in seismic zone 3 as well as seismic zone 4.

Commissioner Shaver asked for a map showing which properties would be on the tax rolls. Mr. Farrington indicated he could provide that information. He noted that all parking areas and all buildings not directly in hospital use would be on the tax rolls, and there would be increased property tax revenues to the City as a result of the new development.

Commissioner Decker asked about the amount of doctor parking and handicapped parking being provided, and if there was ready access for those who need parking permits close to the entrance. She asked if there was only one entrance. Mr. Farrington said that the hospital attempted to avoid great walking distances from parking to the buildings, particularly for cardiac patients, and had designed multiple entrances that addressed different needs. He estimated that there would be about 330 parking spaces underneath the hospital and the hospital would probably provide tandem/assisted parking for those that need it. He concluded that there would be a considerable amount of disabled parking.

Commissioner Decker asked what the North Medical Building would be used for. Mr. Farrington said that PeaceHealth consulted with doctors on needs and had found a market in those doctors that had the need to make rounds and had surgical visits to make and wished to have nearby office space.

Mr. Stephens encouraged the submission of written questions.

2. FINAL PLANNING COMMISSION APPROVAL OF ODOT DETOUR BRIDGE REVIEW

Greg Mott Planning Manager, noted that the item was on the agenda for the regular session. He recalled that on May 20, 2003, the commission held a joint hearing on a discretionary use Greenway setback with the Eugene and Lane County planning commissions. One of the conditions applied at that time was that the Oregon Department of Transportation (ODOT) was required to prepare a construction management plan, a mitigation plan, and a restoration plan for construction of bridge and eventual removal. City Staff had worked with ODOT, the Willamalane Parks and Recreation District, and the Citizen Planning Committee (CPC) for the Willamut Natural Area on the three plans. The groups had met several times and developed the plans before the commission through a collaborative effort. He recommended that if the Planning Commission was satisfied that the plans addressed its concerns, it accept the documents as consistent with the actions of May 20.

Mr. Mott noted that Dean Fuller of ODOT was present to answer questions.

Responding to a question from Commissioner Shaver regarding the conflicting nesting dates for herons included in the materials before the commission, Mr. Oberst said the first date was related to nesting; by May 1, the herons were gone from the nest, so extending the date to July seemed unnecessary.

Responding to a question from Commissioner Decker, Mr. Fuller said that no vehicles would be fueled over the river. The Biological Assessment addressed that issue and limited those activities.

The meeting adjourned at 6:41 p.m.

(Recorded by Kimberly Young)

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