

APPENDIX F
Neighborhood Meeting Documentation



**Changing to meet your needs
as a growing community**



At the request of the MNA, Providence Willamette Falls is mailing this notice to all addresses in the neighborhood.

A special meeting will be held to review a proposal Providence Willamette Falls will be submitting to the City of Oregon City for approval to amend its master plan, originally adopted in 2011 following input from the residents in the McLoughlin Neighborhood Association. The intent of the current proposal is to add several properties on the west side of Division Street between 14th and 16th streets to the master plan boundary. Two of these properties would also require a comprehensive plan amendment and zone change. This will facilitate site planning of approved master plan development, including a medical office building that will provide better access to primary care.

McLoughlin Neighborhood Association Meeting

7 p.m., Thursday, June 4, 2015
Fire Station, 2nd floor meeting room
624 7th Street, at John Adams Street
Oregon City

**Questions? Contact Renee King at 503-650-6262
or email renee.king@providence.org.**



1500 Division St
Oregon City, OR 97045

M C L O U G H L I N



N E I G H B O R H O O D
A S S O C I A T I O N

Steering Committee Meeting Agenda

June 2, 2015

Oregon City Main Station, 2nd floor meeting room

7:00 pm

- | | | |
|----------|----|--|
| 7:00 pm | 1. | Welcome and introductions |
| 7:05 pm | 2. | Special presentation- Providence Willamette Falls Hospital-
Land use proposal regarding the Master plan |
| 7:35 pm | 3. | Review and approval of the minutes-April 2, 2014 |
| 7: 40 pm | 4. | Treasurer's Report- update |
| 7:45 pm | 5. | Old Business
a. Concerts in the Park at the EOT
b. First City Festival- July 25 th - request for sno-cones
c. Transportation Advisory Committee meeting
d. Parks & Recreation Committee meeting- Library park playground
equipment |
| 8:30 pm | 6. | Adjourn |

Steering/General Special Mtg of Providence Staff

McLoughlin NA Sign-in Sheet

Date --- 6/9/15 Time _____

Name/Business/Group/Title	Address	Phone	E-Mail
1 Richard Belleque	1903 14 th St Oregon city	971-267-4135	R.Belleque@gmail.com
2 Brenda Belleque	↓	971-267-4134	
3 Claire Met	1101 Taylor	503-349-8102	
4 Danyssa McGuff	815 Washington Dr St.		
5 Henry Mackenroth	912 5 th		
6 Vanessa Nickel	17425 Wake Robin Cir	503-742-9931	
7 Michael M-Aulley	17413 Maple Robe circle	503-258-7205	MmcAulley@comcast.net
8 Barbara Reskova - Children's Center	1713 Penn Lane	503-655-7725	barbarar@childrens.org
9 Albur Daniels	524 High St.	" 655-3849	billandathia@andl@gmail.com
10 Delinda Kellie	819 6 th St.	503-317-7750	oraetaldora@comcast.net
11 Steve + Laura Laureau	17409 Wake Robin Circle	503-722-8685	laurneau2014@comcast.net
12 Tracy James	1806 15 th St		alydy1943@gmail.com
13 Patricia Pearce	1214 Washington St	503-830-9731	PatPearce@teleport.com
14 Kimberly Water			Kimberlywater@yahoo.com
15 Cameron McCreddie	204 Wash. St. 503-235-9203		cmccredie@realtytrust.com
16 Damon Magee			
17 Christine McKinley	(Providence construction)	503-888-3864	Christine.McKinley@providence.org
18 Tiffany Munroe	1810 14 th St. OR	503-650-9596	tmunroe@aol.com
19 Christine Meyerberg	2265 Gilman Drive	503-686-2364	ChristineMeyerberg@yahoo.com
20 Brenda Dick	" "	" "	gerald@providence.org
21 Renee King, Providence	1500 Division	503-450-2122	Renee.King@providence.org
22 Josh Karstens	6969 SW Hampton St. PDX, OR	503-968-6800	josh@pkarchitects.com
23 Brian Good	207 Washington St	(503) 415-7976	
24 Jim Nicks	302 31 st St		
25 Jessica Belknap	215 Washington St.	503-203-5207	jessicabelknap@gmail.com

26 Jesse Buss
 215 Washington St.
 General Steering Other _____

27. Tamara Anta, Secretary

McLoughlin Neighborhood Association – Steering Committee Meeting
Providence Willamette Falls Medical Center Presentation
7 p.m. June 4, 2015

Providence Willamette Falls Medical Center (PWF) requested time on the McLoughlin Neighborhood Steering Committee for this meeting to serve as the required neighborhood meeting prior to submitting a land use application to the City of Oregon City. Consistent with the provisions of Oregon City Zoning Code 17.50.055, the committee chair, Denyse McGriff, gave email authorization for the steering committee to serve as the neighborhood meeting, provided that PWF mailed notice to the neighborhood association mailing list. PWF did so with the attached mailer that was sent to the list on May 28, 2015.

Meeting Summary

Denyse McGriff opened the meeting and gave context to why the steering committee meeting was expanded to include this presentation by PWF.

Sherri Paris of PWF provided an intro to the project and purposes to solicit feedback. Reminded the group that the current master plan includes three approved phases:

1. Updates to Davis Street parking lot.
2. Hospital updates and additions.
3. Two MOBs, we are now proposing only one.

Josh Kolberg of PKA Architects reviewed the map and showed:

1. Existing and proposed master plan boundaries
2. Site of the proposed single medical office building (MOB) that would be built out per the existing, approved master plan
3. Two properties proposed for a comprehensive plan amendment and zone change from residential/R-6 to Mixed Use Employment. These two properties would provide additional site area that would allow for off-street parking adjacent to the future MOB.

Stefanie Slyman described the two land use actions that would be consolidated into one application and subsequent opportunities for the neighborhood receive notice and provide input:

1. Amend master plan boundary to areas where Providence owns.
2. Two change comprehensive plan to MUE zoning.
3. A hearing before the Planning Commission would be scheduled with notification of the proposed land use action would be made in several ways mailing to property owners with 300 feet of the site; copy of the application would be provided to MNA and the Citizen Involvement Council; the site would be posted; and notice would be published in a local newspaper.
4. Public testimony can be provided in writing prior to the hearing or in person at the hearing orally or submitted in writing.
5. Planning Commission will make a recommendation. If recommendation is for denial, the application may be appealed. If not appealed, the application is denied. If the recommendation is for approval, it is forwarded to the City Commission which makes the decision.

The presentation was turned over to Denyse Griffin to moderate the Q&A session. Denyse first reminded the audience that the MNA previously had concerns about PWFMC crossing Division before calling on others to ask questions as follows.

Q: Why require expansion if only one building not two?

A Best use of space/most feasible use of the property for this specific location where a MOB is already approved per the existing master plan. The boundary expansion is intended to allow for parking to

be located adjacent to the MOB, reducing on-street parking impacts on the neighborhood.
(Neighborhood comment: that make's sense.)

Q: Building already there is commercial. What is intent of property between 14th and 15th?

A: Currently no plans. Just to bring in property we currently own into MP boundary.

Q: What are the hospitals growth projections for long term – 5 to 30 years? Might force hospital to expand even further.

A: All we know of right now is slated to be on campus. Don't know that far out. This is already a lot of capital dollars to spend.

Q: Is Providence intending to purchase in the two triangle areas (south of 14th)?

A: No.

Q: Clarification on zoning question and discussion about residential and employment map.

A: This was discussed in more detail including allowed uses in the MUE zone.

Q: How many extra employees will this MOB bring? Will this result in more parking and traffic in the neighborhood?

A: New employees will be in primary care office and rehab. City has code requirements for parking. Intention to meet code requirements. Area of rental houses could be used for parking.

Q: What is happening with the property I live in? (Assume rental house tenant.)

A: No plans on that side of 15th.

Q: How many stories would MOB be?

A: Most likely one or two.

Q: Concern about traffic impact on 15th Street.

A: A traffic study is required as part of this land use application. A traffic consultant has been retained and the City is currently reviewing the scope of the study.

Q: Concern about traffic and parking impacts. Question about why there has been no transportation demand study.

A: The request would only look at the difference between what is currently allowed in the master plan and what is proposed. Intent is not to open master plan for full review. Since PWF is looking to drop one of the MOB's and reduce the total square footage allowed from 50,000 sf to approximately 30,000sf, there will be less impact than what is already currently approved.

Q: Is building going to be owned and occupied by Providence?

A: Occupants could be both Providence and community.

Q: We have lots of vacant office space in Oregon City, why need more?

A: Accessibility to patients is important which is why facilities are needed here at the existing PWF campus. Providence mission to provide care as close as possible to community. Don't want travel to be a barrier for help.

Q: Existing problem with employees parking on the street and taking up neighborhood spaces.

A. Employees should not be parking on the street and they know this. Renee to send Denyse parking hot line to report employees parking on streets.

Q: Besides cost, what are code or height restrictions for going up rather than out?

A. Max height 60 feet so it is not a restriction from a zoning code perspective for what is proposed.

Q: Questioning the addition of the property on the other side of 15th Street. What notification process if Providence decides to building there?

A: It will go through development plan and site review at the City. Notice will be given and the public will be able to comment.

Q: What about original plan to add MOB on Davis parking lot?

A.: Not currently in the growth plan.

General Comments

Request to straighten corner at 15th and Division to remove confusion. Also potentially have a speed bump in first one-third of 14th Street. Also better signage.

Wish someone from the City were here tonight. (Read statement) See reasoning for hospital to get bigger but wrong location. Develop currently on property we own but will buy more and grow again. Try office sharing. Purpose is for Providence to profit. Hospital is okay as is.

Trillium Homeowners Association (THA) has few homeowners against the hospital. Complaints are from homeowners across Division. THA appreciates what hospital has done. What is Providence going to give us if we okay this plan?

I sit on traffic advisory commission. This should go before them before planning commission. Concern about pedestrian crossing on Division. Also need to address Division and Molalla intersection.

Other side of Division (south side) would cut into neighborhood; changes the dynamics of the neighborhood. Seems sneaky to add property into master plan and develop later.

General comments about traffic: already school busses on Division that go down 16th. Parents park waiting for their kids. Busses made traffic back up. Make Davis Street parking lot two story. Have employees park in Community Center and shuttle to hospital.

14th Street is narrow and kids play in street. (Resident asked after meeting if we could sign "Not a thru street.")

This is our community hospital we go to if ill. If I need rehab would like to have parking near where I go. Cannot turn this planning effort into how to fix all of Oregon City's streets.

South side of 15th – Providence does not own all the properties but understands why we would want to have control over property (be in master plan). Plan is not to do anything to those properties so no need to worry now. Won't wake up and find bulldozers on the property.

As a good faith effort, Providence should sell the properties on the south side of 15th. Once start expanding boundary will never stop.

Concluding comment from Chair Denyse McGriff: Neighborhood is not against the hospital. Comments tonight are from the cumulative effort of growth, in particular ripple effect of parking and traffic. Suggest further discussion before going to the City to iron some of this out. Have to do this together.