



VIRGINIA GARCIA MEMORIAL HEALTH CENTER
NEWBERG WELLNESS CENTER
DESIGN REVIEW APPLICATION

SEPTEMBER 6, 2022
REVISED SEPTEMBER 18, 2022

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1| SITE AND ZONING INFORMATION

MAIN PROJECT SITE

Address: 2251 E Hancock St, Newberg, OR 97132

Tax Lot: MAP 3 2 20AB #00500

Property Owner: Virginia Garcia Memorial Health Center

Zoning: C-2 Community Commercial

Existing Use: Medical Office

Proposed Use: Medical Office

Total Site Size: 41,223 sf **15.405.010(A)(2)**

Existing Building Size: 13,107 sf

NORTH PARKING LOT

Tax Lot: MAP 3 2 20AB 00702

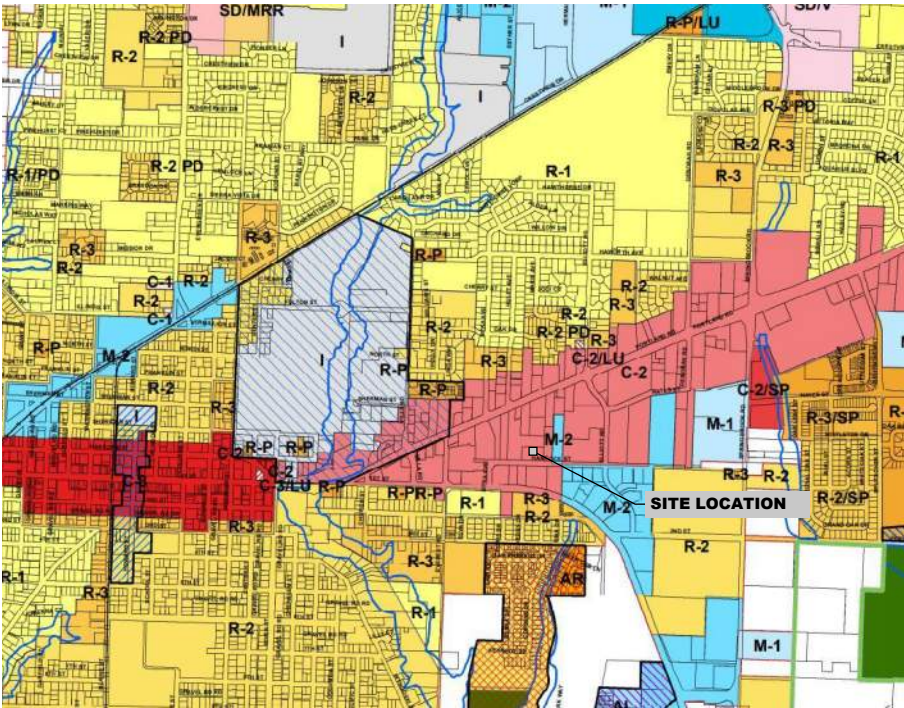
Property Owner: Goodwill Industries of the Columbia Willamette

Zoning: C-2 Community Commercial

Existing Use: Parking

Proposed Use: Parking

Total Site Size: 43,563 sf **15.405.010(A)(2)**



ZONING

- Zoning: Both project sites are C-2 Community Commercial
- Adjacent Site Zoning: Both project sites are surrounded by C-2 Community Commercial
- Setbacks:
 - Front yard setback - 10' min. **15.410.020**
 - Side yard setback - none **15.410.030**
- Landscape Coverage:
 - Required: 15% **15.420.010 (B) (1)**
 - Provided: 25% North Lot Provided: 17% Main Lot
- Height Limitation: No building height limitation because neither abut residential **15.415.020**
- Expected Land Use Review: Type II, major building addition
- Off- Street Parking:
 - Medical/dental office 3.5 spaces per 1,000 gsf **15.440.010(B) and (F)**
 - Required: 77 min; 92 max Provided: 86

Note: Building parking is split between the main project site and the north parking lot site. The north parking will be a long-term shared access agreement between land owners. Agreement between owners and the City of Newberg are ongoing at the time of the submittal. We are requesting for Design Review to commence prior to agreement finalization. Agreement by all three parties will need to be finalized prior to Design Review approval.

No designated employee parking is provided.

- Bicycle Parking:
 - 1 space for every 10,000 gsf
 - Required: 3 Provided: 4 Short Term
- Mailed Notice: Mailed notice required for Type II at least 14 days prior to decision rendered.
- Loading Berths:
 - Required: 2 Provided: 1

Note: See appendix for loading berth variance request.

- Glazing Requirements:
 - 40% on the ground floor facade facing public street; 36% provided **15.220.070(G)**
 - Note: See appendix for glazing requirement variance.
 - 20% on other ground floor facades not facing public street:
 - Provided: North elevation 25%, East elevation 28%; West elevation 25%

2| PROJECT DESCRIPTION

EXISTING SITE - MAIN PROJECT SITE

The site was purchased by long term tenant Virginia Garcia Memorial Health Center in 2021 in hopes to expand the health, dental and wellness services they provide to the community.

The main building site has a long rectangular multi-tenant building, parking to the south, drive aisle on the east and west side and parking to the north. There are existing trees on the north, east and west side of the site. Trash enclosure is located on the west side of the site.

It is unknown when the existing building was built but presumably in the early 90s. The building has a colorful band of green mansard roofs and concrete pilasters that differentiate it from other buildings of the type.



Currently, the building has four tenants, moving west to east:

- VGMHC Medical Office
- County Mental Health Office
- VGMHC Dental Office
- Newberg WIC
- 2nd Floor - VGMHC Offices



EXISTING SITE - NORTH PARKING LOT

The north parking is owned by Goodwill Industries and Virginia Garcia Memorial Health Center will be leasing under a long-term lease. The site is fairly flat and is currently paved.

The site has a small lean-to structure that would be demolished as part of the new project plans.



THE NEIGHBORS

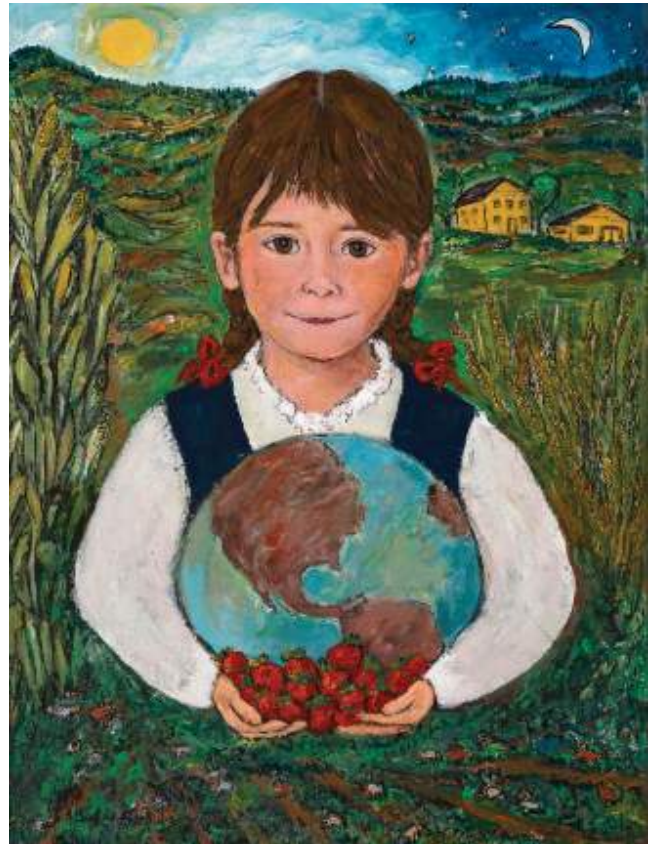
The surrounding neighbors consist of commercial and retail uses. All buildings are set back off the main street frontage. Hancock Street, the frontage along the southern boundary of the site, is not a major transit street and has low pedestrian traffic with intermittent pedestrian walkways.



VIRGINIA GARCIA MEMORIAL HEALTH CENTER

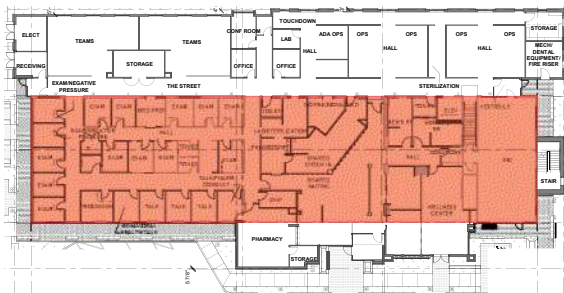
The mission of the Virginia Garcia Memorial Health Center, a non-profit, is to provide high quality, comprehensive, and culturally appropriate primary health care to the communities of Washington and Yamhill counties with a special emphasis on migrant and seasonal farmworkers and others with barriers to receiving health care.

- | We believe that health care is a human right and that treating the whole person results in a healthier outcome.
- | We are committed to providing a safe, culturally competent environment where our patient's diversity is celebrated and everyone is welcome.
- | We value our community and work every day to understand the needs of our patients through partnerships and innovative approaches to health care.
- | We strive to create an environment for our staff that encourages partnership. We understand that the work we do today ensures the health of our patients tomorrow.

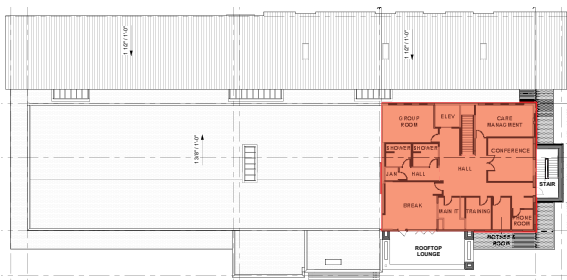


NEWBERG WELLNESS CENTER - INTERIOR

The project is to expand the existing building to accommodate the community needs for medical office, dental office and wellness. The existing building is 13,107 GSF. With the new addition the building will be 22,131 GSF. WIC Newberg, the east tenant, will remain in the building for the foreseeable future. The County Mental Health tenant, one of the middle tenants, will be vacating the building prior to construction start. Building expansion is expected to be about 9,024 GSF with primary expansion on the north and south sides of the building and the new stair tower on the east side of the site. Drive aisle and parking on the north, east and west are expected to be removed as part of this project.



New First Floor - existing building highlighted



New Second Floor - existing building highlighted



Overall project program:

- | Medical office - 15 exam rooms, 1 procedure room and 5 talk rooms
- | Dental office - 9 dental operatories, sterilization and x-ray
- | Pharmacy
- | Lab services
- | Multi-purpose wellness center
- | Support spaces

NEWBERG WELLNESS CENTER - DESIGN INSPIRATION

The direction given to the design team was to deliver a design that would connect to the Latinx community, the primary demographic of people served at this facility. To make this visual and design connection we have taken inspiration from the mid-century Mexican modernist designs of Luis Barragan and Ricardo Legorreta which pairs simple modern forms in saturated color with traditional materials like stone, stucco and heavy timber.

The work of Barragan is recognizable for its typical composition of low block forms, the use of bold colors, the connection of interior spaces to exterior landscape, the use of natural daylight, and the use of grids.

The work of Legorreta is typified by solid geometric shapes, the dramatic use of light and shadow, super saturated color, and perforated walls with gridded openings.

LEGORRETA

- Interplay of Light and Shadow
- Solid Geometric Shapes
- Striking Color Combinations of Earth Tones

BARRAGAN

- Solid Forms
- Bold Color
- Heavy Timber
- Grids
- Natural Light
- A Composition of Low Box Forms
- Connection to the Exterior and Landscape



Barragan - Casa



Barragan - Chapel of Capuccinas



Barragan - Jardin Del Pedregal



Barragan - Casa



Barragan - Casa



Legorreta - Camino Real Hotel



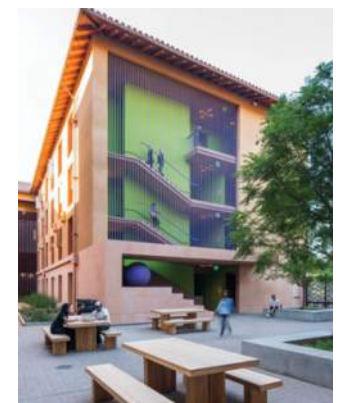
Legorreta - House Adrenaline



Legorreta - Centro Nacional De Las Artes



Legorreta - Stanford University



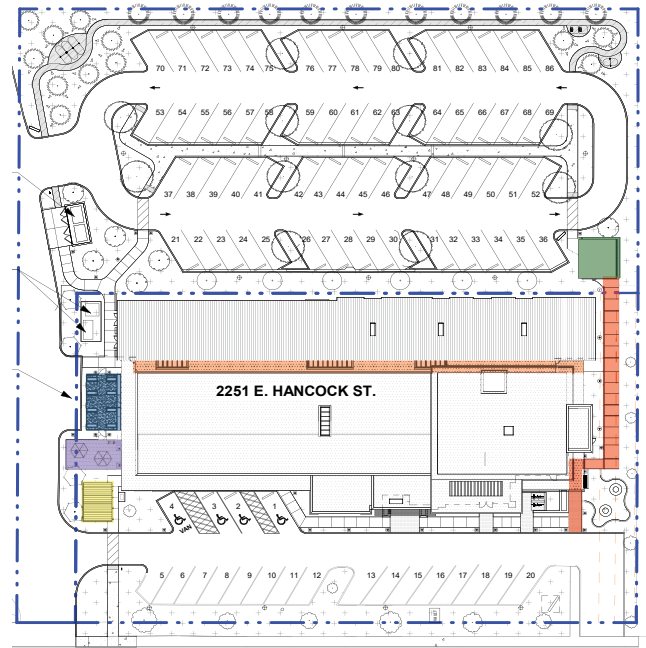
Legorreta - Stanford University

NEWBERG WELLNESS CENTER - EXTERIOR DESIGN

15.220.070 (F)

The main south elevation of the building design is composed of a collection of colored box forms ranging from tan color for the base building to a rich rust color for the pharmacy, wellness center and stair tower masses and a vibrant gold for the main entry. The collection of forms is connected to an arcade running around the west, south and east sides of the building. The arcades are punctuated by gridded screens that act as filters for the sun as well as provide colorful accents to the base building. This gives the design a bold and upbeat character while tying the design to the modernist inspiration and the vibrant Latinx culture. Above the main blocks is the mass of the wellness center punctuated by an outdoor terrace at the second floor that connects to the staff break area.

The west side of the lot strings together a series of outdoor programmed spaces along the arcade. On the north end is the west entry into "the Street" shown in orange, the main internal east/west circulation spine of the building. At the north end of the site outboard of the arcade is the community garden with raised beds for fresh food. To the south is an outdoor plaza with tables and seating for lunch breaks, stopping points for patients, or outdoor community outreach events like food drives. At the south end is a small pavilion for long term bike parking with a covered area for a bicycle repair tools for the community.



The east side of the building is dominated by the mass of the stair tower and arcade. Outboard of the building runs "the Boulevard", a wide heavily trafficked exterior walkway flanked by landscape. At the north end of the Boulevard is a trellised entry pavilion leading visitors from the north parking lot to the building entries on the south. This connects into a walking path to the north with future exercise equipment. At the south end of the Boulevard is a landscaped child play area with simple raised berms, a water feature and a bench.

The north elevation functions as a secondary front as it faces the north parking lot. The mass is a long bar punctuated with bands of windows and pops of color. The main goal is to pull the visitors around the building to the front entries using the Boulevard.



NEWBERG WELLNESS CENTER - SITE

BUILDING ENTRANCES AND MASSING

15.220.070(D)

The existing building is set back from Hancock street. With the new addition, the building will still be set back from the primary street but will be more prominent. There will be three major entries oriented to the primary street - the main clinic entry into the waiting room for VGMHC, a secondary exit for entry into the wellness center for VGMHC and the main clinic entry into the waiting room for Newberg WIC.

The building massing has multiple levels of height. The west side of the south facade is 1 story while the east side of the south facade is 2 story. Between the story change and the articulation of the building entries the massing is broken down to be pedestrian friendly.

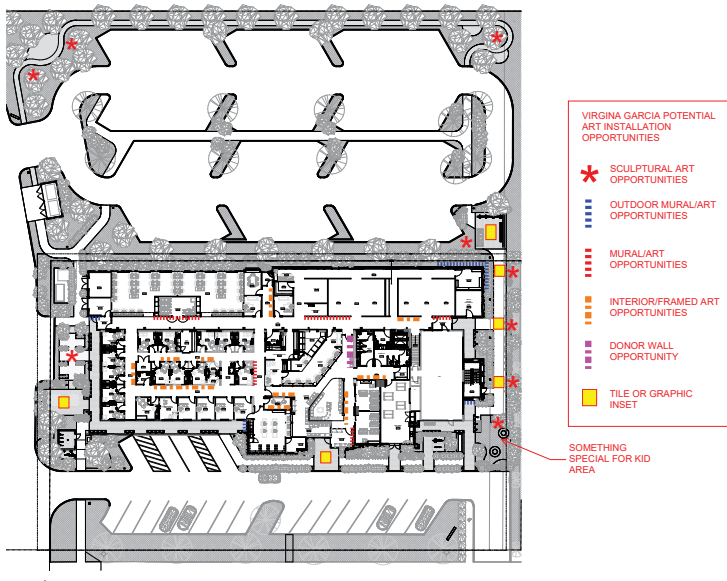
ART AND MURALS

15.435.130

This project will emphasize culturally appropriate art that enhances the built environment and creates community. We have delineated several areas for potential art installations. Although we will likely not be able to place art at each location, we will be looking at each of the locations closely as we continue design.

As for murals our priority location is in the upper northeast corner of the building. We have an extensive wayfinding challenge of getting building visitors to park in the north parking lot and having to traverse the east walkway to get to the south side front door. Using a culturally appropriate mural will help emphasize wayfinding and provide interest on the north elevation which is muted compared to the south elevation.

Murals will be permitted through City of Newberg.



WINDOWS ON THE GROUND FLOOR FACADE ON PRIMARY STREET - SOUTH ELEVATION

15.220.070 (G)

Moving from west to east, the first block of rooms is the medical clinic. We have maximized the glazing to meet the needs of the clinic and to maintain structural integrity of the existing south wall. We have provided natural light at the end of the hallway with a nice large window. We have also created large window openings at the procedure room and talk rooms. Between conflicts of wall mounted equipment and balancing the patient privacy we feel we have maximized the square footage in this area.

The next space to the east is the pharmacy space. Security of the space is the utmost importance since they will be storing narcotics. We have provided four punched openings high up in the wall to allow for natural light while maintaining security to the space.

The next space to the east is the waiting room. We have maximized the glazing with a full storefront glazed wall while maintaining the entry portal.

The next space to the east is the wellness center. We have a significant amount of glazing in the room but still want to provide patient privacy. In particular, we have a solid wall around the teaching kitchen so that people can learn basic cooking skills out of the view of the public.

The next space to the east is the Newberg WIC space. They are an existing tenant and we are proposing to leave the glazing as currently constructed.

The last space to the east is the new stair tower. We have provided punched openings at the stairs in line with the architectural language for the building.

Because of the use of the spaces along the south elevation, we feel we have maximized the glazing within programmatic reason but are falling short of the required 40%. Please see the variance paperwork in the appendix.

3| DESIGN DRAWINGS

- | Cover
- | C1.0 Main Site - Existing Conditions and Demolition Plan
- | C1.1 Main Site - Demolition Plan Notes
- | C2.0 Main Site - Civil Site, Grading, Utility Plan
- | C2.1 Main site - Construction notes
- | C1.0A North Lot - Existing Conditions and Demolition Plan
- | C1.1A North Lot - Demolition Plan Notes
- | C2.0A North Lot - Civil Site, Grading, Utility Plan
- | C2.1A North Lot - Construction Notes
- | A1.0 Overall Site Plan
- | A1.1 North Parking Lot Plan
- | A1.2 Main Site Plan
- | A2.1 First Floor Plan
- | A2.2 Second Floor Plan
- | A2.3 Roof Plan
- | A3.1 North and South Elevations
- | A3.2 East and West Elevations
- | A7.1 Site Structures
- | A7.2 Site Structures
- | A7.3 Site Structures
- | A7.4 Site Structures
- | A7.5 Site Structures
- | A7.6 Signage Details
- | L1.01 Materials Plan - South
- | L1.02 Materials Plan - North
- | L2.01 Preliminary Grading Plan - South
- | L2.02 Preliminary Grading Plan - North
- | L3.00 Planting Schedule & Notes
- | L3.02 Planting Plan - South
- | L3.03 Planting Plan - North
- | E1.0 Site Plan - Lighting - North
- | E1.1 Site Plan - Lighting - South
- | E1.2 Site Plan - Lighting - North - Photometrics
- | E1.3 Site Plan - Lighting - South - Photometrics