

November 17, 2016

Ms. Jana Fussell  
Certificate of Need Coordinator  
Oregon Public Health Division  
800 NE Oregon Street, Suite 305  
Portland, Oregon 97232



**RE: CN #675 – NEWCO Oregon - Willamette Valley Behavioral Health Wilsonville, OR**

Dear Ms. Fussell:

Westlake Consultants is a professional services and consulting firm with over 30 years of experience serving our clients throughout Oregon and other western states. Our firm is working with Universal Health Services to site and complete the Willamette Valley Behavioral Health (WVBH) facility at the corner of Day Road and Boones Ferry Rd. in Wilsonville, Oregon. We are providing this testimony today at the public hearing for CN #675 to summarize the land use applications completed and approved by the City of Wilsonville City Council.

**Wilsonville Community**

Wilsonville is a community that has a lengthy and well-established commitment to serving the needs of citizens throughout the region and State with the siting west of the City of the Dammasch State Hospital in 1961. Over the next 34 years, Wilsonville grew and hosted the medical community serving those in need of behavioral health services. With development of the Villebois community on the same site of the closed Dammasch Hospital, Wilsonville chose to continue its commitment by integrating behavioral health services into the housing throughout the Villebois masterplan.

**WVBH Location**

Universal Health Services has specifically chosen to locate the Willamette Valley Behavioral Health facility on a property at the intersection of Day Road and Boones Ferry, two arterial streets, which also place the facility less than ¼ mile west of an Interstate 5 interchange. This location provides direct and convenient access to the primary transportation network for vehicles, mass transit, and pedestrians for all users and service providers that will be utilizing WVBH with your decision to approve CN #675. Further, with the property being located at the northern edge of the City of Wilsonville, Fairfax is providing close proximity and access to the communities of Sherwood and Tualatin, as well as unincorporated urban areas of Washington and Clackamas Counties.

**Land Use**

The UHS team has met with and worked directly with City of Wilsonville Staff on approvals to site the Willamette Valley Behavioral Health facility in satisfaction of all applicable zoning and land use requirements. Earlier this year, nine (9) land use applications have been unanimously approved by the City of Wilsonville, including annexation of the property into the City of Wilsonville, zoning the property, and design review to site and construct the WVBH.

Attached to this letter is an 11x17 copy of the approved site plan and two building elevation renderings for the Willamette Valley Behavioral Health facility that is being constructed with approval of CN #675. The building is located along Day Road with parking contoured into the property behind and along the west side. The building is guided by City overlay district standards resulting in an aesthetic building architecture integrated into the Wilsonville community at a prominent intersection in an area planned for future growth.

The final land use approvals were granted after UHS reached out to surrounding area residents, including a formal community meeting to present and discuss locating the WVBH in Wilsonville on the one subject property at Day Road and Boones Ferry Road. This UHS public outreach was followed by two separate public hearings, one before the Wilsonville Design Review Board in January 2016 and then the City Council in February 2016. Other than clarification questions, there was no opposition at either hearing.

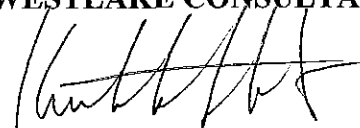
The Design Review Board unanimously approved the WVBH land use application package. At the conclusion of the public hearing, the Chairman stated: *"I don't think I've ever seen a presentation this detailed, this heavy, but it was well worth the time spent"*.

As the elected leaders of Wilsonville, the Mayor and City Council voted unanimously to approve the Willamette Valley Behavioral Health facility. After the vote City Councilor, Charlotte Lehan, stated: *"I think this is an excellent project, I think we've done excellent staff work, and I think it will be a tremendous, beneficial addition to the community."*

In summary, all land use approvals are in place for the Willamette Valley Behavioral Health Facility through the unanimous vote of the City of Wilsonville City Council earlier this year. With approval of CN #675, UHS will be able to provide health services to those in need in Wilsonville and surrounding communities.

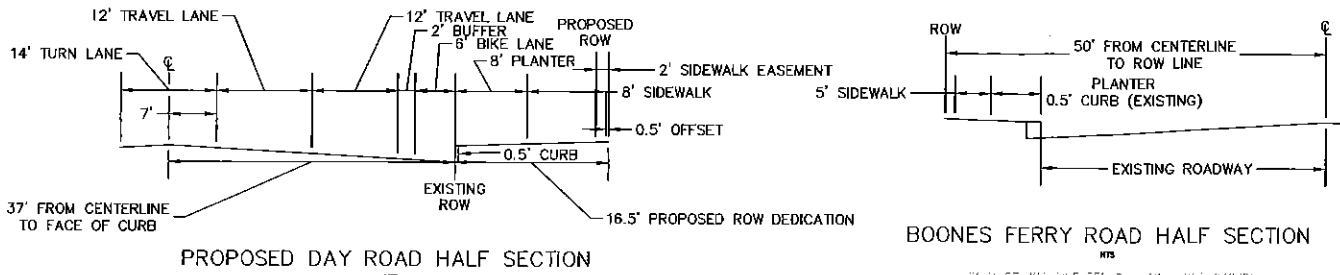
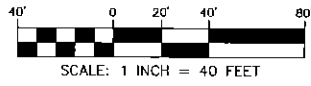
Sincerely,

**WESTLAKE CONSULTANTS, INC.**



Kenneth L. Sandblast, AICP  
Director of Planning

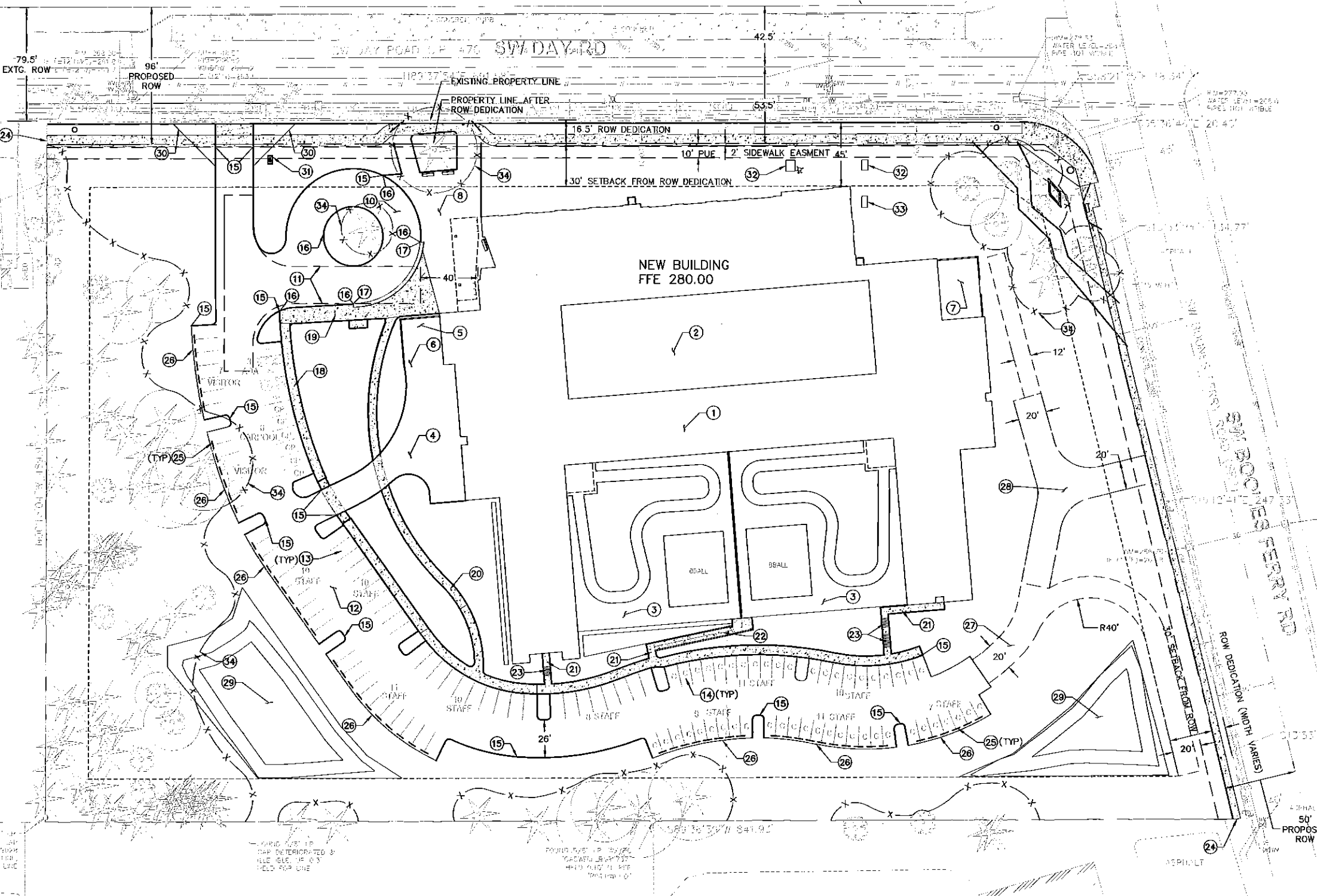
Attachments



NOTE:  
TAPERED ROW DEDICATION REQUIRED ALONG A PORTION OF THE BOONES FERRY FRONTAGE TO ACCOMMODATE SIDEWALK INDICATED AT CITY PRE-APP MEETING

**TOPOGRAPHIC LEGEND**

- PROPERTY BOUNDARY
- EASEMENT LINE
- SS UNDERGROUND SANITARY SEWER
- SD UNDERGROUND STORM DRAIN PIPE
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND ELECTRICAL LINE
- FENCE AS NOTED
- CONCRETE CURB
- BLOCK WALL
- OVERHEAD LINES
- EDGE OF PAVEMENT
- BUILDING FOOTPRINT LINE
- CONCRETE
- GRAVEL
- ⊗ BLOW-OFF OR AIR-VAC VALVE
- CATCH BASIN
- CURB INLET (NO GRATE)
- ⊗ GAS VALVE
- ⊗ GAS METER
- ⊗ GUY ANCHOR
- ⊗ FIRE HYDRANT
- ⊗ MAILBOX
- ⊗ TRAFFIC SIGNAL BOX
- ⊗ TRAFFIC SIGNAL POLE
- ⊗ SANITARY MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊗ SIGN ON POST
- ⊗ SURVEY MONUMENT AS NOTED
- ⊗ FOUND 5/8" I.R. W/IPC PLS 53760, SET IN SN 29223
- ⊗ TELECOMMUNICATIONS RISER
- ⊗ UTILITY POLE
- ⊗ WATER METER
- ⊗ WATER MANHOLE
- ⊗ WATER VALVE
- ⊗ WATER WELL
- HCR HANDICAP RAMP
- I.R. IRON ROD
- W/IPC WITH YELLOW PLASTIC CAP
- ⊗ TREE STUMP
- ⊗ DECIDUOUS TREE
- ⊗ EVERGREEN TREE



**KEYNOTES:**

- 1 PROPOSED BUILDING: TOTAL GSF=62,000 SF SEE ARCHITECTURAL PLANS
- 2 INTERIOR BUILDING VIEW COURTYARD SEE ARCHITECTURAL AND LANDSCAPING PLANS
- 3 EXTERIOR BUILDING PATIENT ACTIVITY COURTYARD SEE ARCHITECTURAL AND LANDSCAPE PLANS
- 4 SERVICE DRIVE
- 5 WATER MANAGEMENT DUMPSTERS WITH CANOPY SEE ARCHITECTURAL PLANS
- 6 LOADING/UNLOADING WITH CANOPY SEE ARCHITECTURAL PLANS
- 7 GENERATOR ENCLOSURE (OPEN TO ABOVE) SEE ARCHITECTURAL PLANS
- 8 BUILDING ENTRY PLAZA SEE ARCHITECTURAL PLANS
- 9 SITE ACCESS ENTRY DRIVE
- 10 DROP OFF ENTRY, LOADING/UNLOADING
- 11 EMERGENCY ACCESS, FIRE TRUCK AERIAL ACCESS, AMBULANCE ACCESS DRIVE
- 12 PARKING DRIVE AISLE, EMERGENCY ACCESS
- 13 STANDARD PARKING STALL 9'X19'
- 14 COMPACT PARKING STALL 8'X16'
- 15 VERTICAL CURB
- 16 FLUSH CURB
- 17 FLUSH CURB - FIRE TRUCK AND AMBULANCE ACCESS
- 18 7' WIDE PEDESTRIAN PATH
- 19 11' WIDE PEDESTRIAN PATH
- 20 6' WIDE PEDESTRIAN PATH
- 21 5' WIDE PEDESTRIAN PATH
- 22 5' WIDE PEDESTRIAN PATH WITH RAMP, HANDRAIL AND RETAINING WALL
- 23 STAIRS
- 24 STREET SIDEWALK BARRICADE
- 25 6' WHEEL STOP
- 26 EDGE OF PAVEMENT
- 27 EMERGENCY/MAINTENANCE ACCESS ROAD
- 28 EMERGENCY FIRE TRUCK TURN AROUND
- 29 STORMWATER QUALITY FACILITY AND DETENTION POND
- 30 VISION TRIANGLE
- 31 ENTRY SIGN. SEE SIGNING PLANS
- 32 BELOW GROUND SITE UTILITY VAULT. SEE UTILITY PLAN.
- 33 ABOVE GROUND SITE UTILITY VAULT. SEE UTILITY PLAN.
- 34 ADJUSTMENTS TO TREE PROTECTION FENCING TO ALLOW FOR INSTALLATION OF SITE IMPROVEMENTS AND GRADING TO BE COORDINATED WITH THE PROJECT ARBORIST

**LEGEND - PROPOSED**

- CURB
- ASPHALT
- CONC

- GENERAL NOTES:**
1. ELEVATIONS BASED ON WASHINGTON COUNTY BENCHMARK 455, OSHD BRASS DISC AT NW CORNER ELLIOTTEN ROAD BRIDGE OVER I-5, ELEVATION 281.548, NGVD 1929.
  2. STORMWATER WATER QUALITY AND DETENTION FACILITY WILL EVOLVE AS FINAL DESIGNS PROGRESS DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS AND PERMITTING FOR THIS PROJECT.
  3. SEE LANDSCAPE PLANS FOR ADDITIONAL SITE INFORMATION.

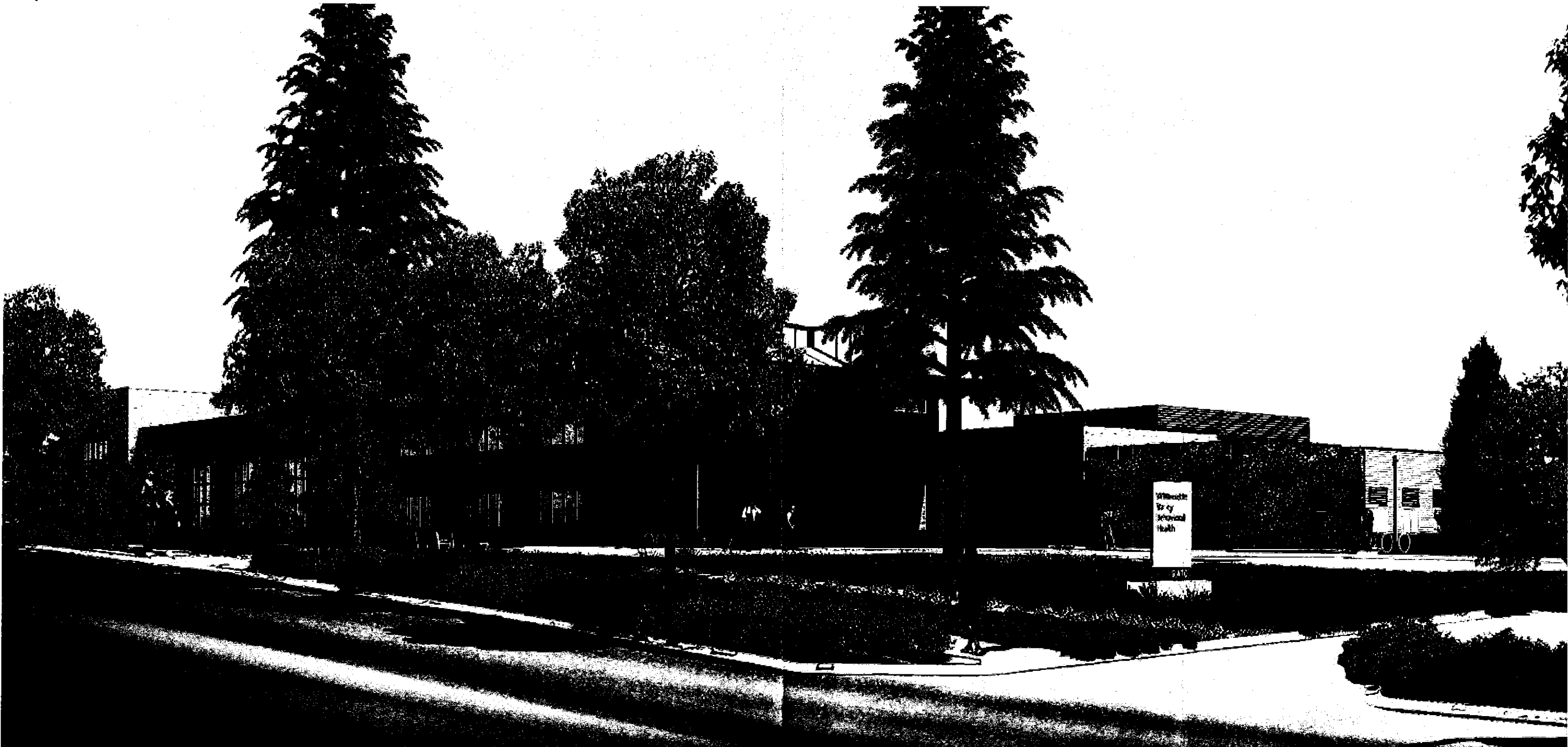
**UHS** Universal Health Services, Inc.  
Willamette Valley Behavioral Health  
9470 SW Day Road Wilsonville, OR

LAND USE APPLICATION - JANUARY 11, 2016

LAND USE SITE PLAN

**WESTLAKE** CONSULTANTS inc.  
ENGINEERING • SURVEYING • PLANNING

**SRG**  
C100



Willamette Valley Behavioral Health - January 25, 2011

