

RANGE

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Project Name: Nehalem Bay Health Center and Pharmacy
Subject: Landscape Narrative
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SITE DESIGN APPROACH

The overall site design aims to create a regionally appropriate landscape setting around the new Nehalem Bay Health Center and Pharmacy, provide universal access, reach a full spectrum of sustainability objectives, and offer programmed spaces that cater to a diversity of visitors. The site design must function for visitors to the new building, either by car or on foot. The building and parking lot act as a conceptual “ecotone” dividing the site into two distinct planting compositions inspired by the adjacent natural landscapes: the tidal marshes along the Nehalem River and the upland forests typically found in the foothills and mountains of western Oregon. Design and material selection were also influenced by the history of the lumber industry in Wheeler, Oregon.

Northern Site

The landscape at the northern end of the site, along Highway 101 and a portion of Hospital Road, references the tidal marshes north of the site. Plants selected for these areas will be evocative of the grassy landscape but will be adapted to the built conditions of the site. Landscape boulders will be scattered throughout the planting beds in the plazas to mimic the distribution of similar features along the river.

A landscape buffer including a mix of shrubs and small trees will be provided to screen the parking lot from the view of Highway 101 and Hospital Road. Trees will be located to maintain open views from the pedestrian plaza and building to the Nehalem River and the Neahkahnie mountain range. Pedestrian access to the site will be provided via an accessible walkway off Hospital Road, and steps off Highway 101.

Southern Site

The landscape at the southern end of the site and along a portion of Hospital Road references the native upland forests. The plant material will consist of native trees, shrubs, and groundcovers. Due to the steep topography in this area of the site, walls will be used to reduce the overall grades and accommodate the building, walkways, and utilities. An erosion control seed mix and open weave jute erosion control fabric will be used on planted slopes steeper than 3:1 to reduce the risk of erosion.

Pedestrian and Staff Plazas

The pedestrian plaza is located on the northwest end of the building and provides an opportunity for visitors to gather and enjoy the scenic views to the north. Large timber seating is strategically placed to take advantage of views and facilitate patient drop-off and pickup. Boulder slabs on either side of the steps to Highway 101 provide additional seating opportunities and will blend seamlessly into the adjacent landscape.

Within the plaza are two planters with rock accents. Inspired by the riverbank as it is carved away by the current, these planters help direct the flow of circulation and accent the edges of the space leading to the main entrance of the building.

A staff plaza is located on the northeast end of the building and provides a private outdoor seating opportunity for employees that is separate from the public entrance. Buffered from the parking lot to the north by a planting area, this plaza also includes a planter with rock accents and a bench located to direct views to the upland forest plantings.

Center Main Entrance

All pathways converge at the building's main entrance, which is located at the northwest end of the building. A widened area of specialty paving accommodates increased circulation and contributes to a sense of arrival. A patient drop-off will be adjacent to the main entrance, including a flush curb, lit bollards, and truncated domes.

Parking Lot

The parking lot has interior planting areas no more than eight (8) spaces apart. Plantings will include low maintenance, heat-tolerant shrubs and groundcovers evocative of the tidal marsh. Trees will be kept to the perimeter of the parking lot due to narrow interior planting areas. Trees planted around the perimeter of the parking lot will provide shade and reduce stormwater runoff.

Generator/Transformer

The generator and transformer are screened from the building, parking lot, and adjacent roads by a metal fence (see architecture) on the front and a retaining wall and tall evergreen shrubs on the sides and back.

MATERIALS

Paving

- CIP Concrete Paving - Pedestrian: 4" thick, no reinforcing, saw cut joints, broom finish, natural color, over 4" thick $\frac{3}{4}$ " minus aggregate base.
- CIP Concrete Paving - Pedestrian – Specialty Finish: 4" thick, no reinforcing, saw cut joints, sand finish, over 4" thick $\frac{3}{4}$ " minus aggregate base.
- Truncated Domes: Mortar set dome unit pavers over a 4" concrete slab at patient drop-off. Urban Accessories or similar, cast metal truncated domes, 24"x24".
- Maintenance Path: $\frac{1}{4}$ " minus aggregate.
- Vehicular Asphalt Paving: Reference Civil.

Systems

- Steps: 12" run x 7" max rise typical, CIP concrete, light broom finish, natural color, hand tooled nosing. Galvanized double handrail in the center. Handrail illuminated with mounted LED pod lighting per electrical.

Walls

- CIP Retaining Wall: 8" width (or per structural requirements), CIP concrete with dimensional wood veneer, western red cedar or Doug fir. Max 4' ht.
- Boulder Slab Seating at Steps: Dry stacked stone retaining using locally sourced boulders. Size of boulder slabs vary.

Site Features & Furnishings

- Timber Seating: Columbia Cascade, Timberform Colossus Big Timber Seat, with back.
- Illuminated Bollard: Reference electrical and lighting.
- Boulders: Landscape boulders sourced locally. Sizes vary.

Tree Protection

Existing trees along the property line are to remain as indicated on the drawings and will be protected by a temporary 4' ht. chain link fence where shown on plans during construction. Work is to be performed under the supervision of a certified arborist.

Soils

Stockpiled native soils will be used as much as possible, pending soil analysis. Imported sandy loam topsoil will be used as required. Fertilizers per soil fertility report recommendations. Add controlled-release fertilizer to each planting pit.

New Topsoil Depths:

Shrubs, Groundcover, Trees: Till 12" imported topsoil at Tidal Marsh plantings and 2" of compost mulch with slow release fertilizer. Top dress with 3" of arborist wood chip mulch. Till 6" of compost into existing soils and 2" of compost mulch with slow release fertilizer for Upland Forest plantings. no mulch in Upland Forest seeding areas.

Planting

Native and climate adaptive plant species will be chosen for their low maintenance and low water demands.

- Trees: B&B or containerized, see schedule.
 - Deciduous: 2" caliper, or as shown.
 - Evergreen: 8 – 12 ft ht
- Planting areas (Tidal Marsh and Upland Forest areas): Shrubs, grasses, vines, and groundcovers in 4", 1, 2 and 5-gallon containers as required. 36" o.c. spacing for pricing.
- Upland Forest Seed Mix: Sunmark Seeds Erosion Control and Woodlands seed mixes, or similar. 1 gal. shrubs every 6' o.c.
- Erosion Control at Slopes: Provide open weave jute erosion control fabric where shown on plans.

Irrigation

A fully automated irrigation system will cover all planting areas, including weather-based controller, sub meter, backflow, mainline, laterals, wiring, high-efficiency sprinklers, and testing. Example products include Rainbird and Hunter. Temporary spray irrigation will be provided to the areas shown on plans.

END