



City of Ukiah, CA Design Review Board

MINUTES

1
2
3 **Regular Meeting**

February 14, 2013

4
5 **Ukiah Civic Center, 300 Seminary Avenue**

6 **1. CALL TO ORDER:** Chair Hise called the Design Review Board meeting to order at 3:00
7 p.m.

8
9 **2. ROLL CALL Present:** Tom Liden, Howie Hawkes,
10 Tom Hise, Chair
11 **Absent:** Alan Nicholson, Nick Thayer
12 **Staff Present:** Kim Jordan, Senior Planner
13 Jennifer Faso, Associate Planner
14 Cathy Elawadly, Recording Secretary
15 **Others present:** Charles Ackerley
16 Deborah Ganz
17 Freedom Smith

18
19 **3. CORRESPONDENCE:** None

20
21 **4. APPROVAL OF MINUTES: - December 8, 2011 & October 11, 2012**
22 **M/S Liden/Hawkes** to approve the December 8, 2011 and October 11, 2012 minutes, as
23 submitted. Motion carried (3-0) with Members Nicholson and Thayer absent.

24
25 **5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

26
27 **6. NEW BUSINESS:**

28 **6A. Preliminary Review Ukiah Valley Medical Center – Hospital Support Building** (File
29 No. 13-03-PRE-DRB) Design review pre-application review of new a Hospital Support
30 Building. 275 Hospital Drive, APN 002-160-08.

31
32 **Senior Planner Jordan:**

- 33 • Gave a staff report and noted the Support building is a standalone application. The DRB
34 is being asked to make design comments concerning this project.
- 35 • Provided the DRB with a copy of project comments from Member Nicholson. These
36 comments will be incorporated into the minutes as attachment 1.
- 37 • Introduced Charles Ackerley, Jennings Ackerley Architecture and Design.

38
39 **Deborah Ganz, Adventist Health:** While the Hospital Expansion Project has been approved by
40 the Planning Commission, the hospital is reevaluating the campus for ways to improve and
41 provide for a more uniform/cohesive layout such that the design/color pallette/materials/treatments
42 are well coordinated so the presentation of the buildings/other structures/landscaping provide for
43 a more welcoming/patient/pedestrian friendly environment.

44
45 The Support building is not an OSPD project.

46
47 **Charles Ackerley, Architect:** referred to the site plan for the proposed new Support building:

- 48 • The Support building is currently being designed. While there is no formal design at this
49 point, is asking the DRB for comments related only to the Support Building that would be
50 located in the rear of the hospital campus. The intent is to improve the functionality and
51 aesthetics of the other buildings/structures/existing roadway in the same location.

- 1 • Acknowledged the hospital is also reevaluating the campus layout and/or master plan as
2 to how the hospital functions and is exploring options to make for a more
3 balanced/harmonious/better functioning/attractive and more engaging environment for
4 hospital patients and their families, visitors and hospital staff.
- 5 • Likes having a primary service entrance, designated parking areas and connected
6 pedestrian/public corridors from building to building that help unify and more clearly
7 define the campus and the various functions as opposed to a somewhat hodge-podge
8 design layout.
- 9 • Is of the opinion the hospital complex has more of factory/industrial look. There is a need
10 to make the hospital campus cohesive in a way that the buildings and connections to the
11 buildings, parking area, entrance, and landscaping are more clearly defined, accessible,
12 inviting and friendly. Consideration will be given to overall circulation on the site as it
13 relates to parking and access that may include possible infrastructure improvements.
- 14 • Preservation of patient privacy and providing comfort are examples of highly important
15 components to consider that can be accomplished with appropriate landscaping and
16 nicely designed buildings with treatments that can provide privacy and comfort.
- 17 • UVMC would like to have the new Support Building completed by the end of this year.
- 18 • The Support Building is approximately 12,000 square feet and two-stories.
- 19 • The new support building is not directly associated with patient care.
- 20 • Commented on the functions of the buildings at the rear of the site which include
21 receiving, material/product storage, medical equipment storage, repair area and
22 linen/laundry and are essentially the 'heartbeat' of the hospital. These uses are currently
23 scattered throughout the rear of the site and could be more efficiently arranged to serve
24 the hospital. Many of these functions could be located in the Support Building. The rear
25 of the site also has containers, an emergency generator and a collage of other things.
26 The intent is to analyze these functions and make improvements as the hospital develops
27 and grows.
- 28 • The proposed Storage building will feature office space on the second floor.
- 29 • Understands the building would need to be reconfigured and moved forward because a
30 two-story building is not allowed in the B2 Airport Compatibility Zone without Mendocino
31 County Airport Land Use Commission review and approval.

32
33 **Staff:** Confirmed that a determination would have to be made by the Mendocino County Airport
34 Land Use Commission that a two-story is consistent with the B2 infill compatibility criteria.

35
36 **DRB:**

- 37 • Questioned plans concerning the roadway that dead ends at the back of Home Depot
38 and finds this to be a very odd situation.
- 39 • Asked if plans include opening up the corridor on the back side of the hospital facility to
40 accommodate trucks and other vehicles where the storage facilities/repair areas are
41 located.
- 42 • Asked about the modular structures that were located near the physical therapy building.
- 43 • There was discussion about the parking on the site, particularly plans concerning the
44 temporary/permanent parking lot on the northwest side of the campus.
- 45 • Questioned if the DRB is being asked to look at the design concept for the Support
46 building whether attention is also to be directed as to how this fits into the grand scheme
47 of plans for the hospital campus.
- 48 • Likes the concept of the Support building, but is really unable to comment on the design
49 aspects because there is no design being proposed at this time.
- 50 • Rather than provide direction preference would like to understand the intent of the
51 project.

52
53 **Staff:**

- 54 • It just happens to be that Hospital Drive ends at the back side of Home Depot.

- 1 • It may very well be the Support building is the beginning of the bigger picture for the
2 hospital campus and while consideration is being given to the overall design of the
3 campus there is only one application and this is for the Support building.
4 • The “overflow” parking lot currently being used by the hospital would be replaced by the
5 permanent parking lot approved as part of the Hospital Expansion project. The overflow
6 parking lot is allowed to be used during construction of the approved Expansion Project
7 and would likely need to be used during construction of the Support Building for parking
8 and construction staging. When the permanent parking lot is built, the overflow lot can no
9 longer be used.
10 • Requests the DRB provide direction to the applicant that can be used for the preparation
11 of the formal application. Design style that is preferred or not, site design concerns, etc.
12 • Need to be clear that the applicant is not required to and provide a “Master Plan” of the
13 hospital campus as part of the Support Building Application.
14

15 **Charles Ackerley:** There is an access driveway from E. Perkins Street where the physical
16 therapy building is located that goes along the back side of hospital facility where the support
17 buildings are located.
18

19 **Freedom Smith, Ukiah Valley Medical Center:** The modular structures have been merged into
20 the job site.
21

22 **DRB** comments related to the design of the new Support building:

- 23 • Agrees with Member Nicholson’s Project comments.
24 • Project should be people centered.
25 • Provide for outdoor space for employees and visitors. People should be able to have a
26 connection with the outdoors. The outdoor space could be covered.
27 • Provide good landscaping.
28 • Provide energy efficient components, possibly green-walls, address heat island effect of
29 west facing windows.
30 • Provide for nice color pallette.
31 • Do not mimic design of hospital/Birth Center. Design for the Support building would not
32 really be meaningful without full concept of the master plan for the hospital campus and
33 how the design of other buildings architecturally ties in with one another.
34 • Recommend relocating the two-story part of the building to be outside of the B2 Airport
35 Compatibility Zone to avoid going to the Airport Land Use Commission. Going to the
36 ALUC is uncertain and would delay the project.
37 • Focus on providing adequate pedestrian and bicycle access to all buildings and provide
38 adequate pedestrian circulation and bicycle parking. Bike and pedestrian issues are
39 important to our community.
40 • Make certain the backside of the hospital has adequate pedestrian and bicycle access.
41 • The generator facility is in an unsuitable location.
42 • The backend of the campus is unorganized and needs to be improved.
43 • Likes the design and welcoming feel of the ‘Pavilion’ building.
44 • Does not need to see the master plan for the site as it relates to the architecture as part
45 of the formal application for the Support building.
46

47 **Deborah Ganz:** Emergency funding has been received to replace and possibly relocate the
48 emergency generator.
49

50 **Charles Ackerley:** Will provide colors and materials from the “master palette” for the hospital
51 campus for the formal application for the Support Building. This would be the “palette” that is
52 intended to be used throughout the hospital campus over time which will be based on a design
53 that fits with Ukiah and/or Mendocino County image and the fact that the Project is a hospital. A
54 “Master Plan” for development of the hospital campus will not be provided as part of the Support
55 Building application.

1 7. **MATTERS FROM THE BOARD:** None

2
3 8. **MATTERS FROM STAFF**

4 8A. **Outdoor Dining Structure Program for Downtown Ukiah.** Request for Design Review
5 Board recommendations regarding design and materials for outdoor dining structures.

6
7 **Shannon Riley, City Project and Program Analyst:**

- 8 • City Council authorized staff to develop an Outdoor Dining Structure Program for
9 Downtown Ukiah.
- 10 • The Program is modeled after the successful pilot project at Patrona and will extend to
11 eligible restaurants in the Downtown core.
- 12 • Program guidelines are being developed.
- 13 • Intent is to avoid 'cookie-cutter' appearance and allow for businesses to personalize their
14 outdoor dining structures as much as possible within the Program guidelines in
15 compliance with City safety and design standards/encroachment regulations, etc.
- 16 • Would like DRB input regarding fencing, floor surface, furnishing standards
17 (tables/chair/umbrellas and umbrella stands/lighting/portable heaters/trash
18 receptacles/other decorative items).
- 19 • Provided examples of outdoor dining structures used in San Francisco and Long Beach
20 and asked for the DRB to comment and make recommendations thereof (See attachment
21 2). Noted the difference between the Parklet in San Francisco and the program the City is
22 proposing is that the Parklets are truly public parks even though they are typically located
23 near a restaurant and can be used by anyone.
- 24 • Also provided are materials/product specifications from Bison (See attachments 3, 4 & 5).
- 25 • The outdoor dining structures in Ukiah will basically be the property of the restaurant
26 which would be responsible for maintenance, providing insurance, and for compliance
27 with all City rules/regulations.
- 28 • Asked the DRB to review the draft Program and make recommendation.
- 29 • A number of city jurisdictions limit large tables in outdoor dining. (No bigger than a four-
30 top)
- 31 • With regard to the Parklet bottom right (see attachment 2), would think there would be
32 some kind of small barrier on the back of the wooden bar/table so food/dishes and the
33 like do not fall into the street.
- 34 • Related to tables and chairs, plastic or resin chairs are prohibited. Such chairs get 'grimy'
35 and are light weight so they tend to get blown around. Some cities suggest specific
36 materials for chairs, such as wrought iron, fabricated steel, etc.

37
38 **DRB comments regarding Parklet examples from San Francisco and Long Beach**
39 (attachment 2):

- 40 • Questioned the design related to the outdoor dining example with the barrels. The design
41 appears to be 'choppy.'
- 42 • Do not like the row 2, left side example (see attachment 2) which looks like a corral.
- 43 • Likes the outdoor dining structure on the bottom left of the examples. The materials
44 appear to be 'Bison' and the design is pleasing/welcoming and less cluttered than some
45 of the other examples. Likes the use of landscaping in this example provides green space
46 and a barrier between the street and outdoor dining area.
- 47 • The design and choice of materials/accessory décor relative to the outdoor dining
48 structure example bottom right is interesting. The barrier can act as a table and people
49 sitting on the stool seats can look at traffic while eating. The sidewalk extends outward,
50 the design is simplistic yet very appealing/inviting.
- 51 • Outdoor dining structures should be level and supported as the floor transitions from
52 sidewalk to structure. Member Liden cited an example in Virginia where brick and sand
53 are used. The transition between the sidewalk and outdoor dining was nicely achieved
54 and highly pleasing aesthetically.

- 1 • Member Liden supports allowing florescent colors for umbrellas, rather than prohibiting
- 2 them. They can be used well.
- 3 • Height of railing should be no more than 36 inches.
- 4 • Presentation is important.
- 5 • Structures should not appear or be cluttered for safety/privacy/aesthetic purposes.
- 6 • Materials and surfaces used should have the ability to be power-washed.
- 7 • Use of redwood for the floor of the structure is not a good idea because it can be slippery
- 8 in the winter.
- 9 • Important to extend the sidewalk outward.
- 10 • Provide for some type of railing system for outdoor dining structure.
- 11 • Landscaping should be encouraged. Planters are okay and can be effective a
- 12 barrier/separation between the structure and the street.
- 13 • Make sure there is some way to maintain underside of structures in order to remove
- 14 debris/garbage which can accumulate under decks and create unpleasant odors/smells.
- 15 • Likes the brick and sand approach. There is an advantage to having a permeable
- 16 surface. Also, this would prevent debris from getting under the surface and creating
- 17 odors.
- 18 • Likes the concept of having 'patio-type surfaces.' Could be brick, tile, or other types of
- 19 materials used for patios.
- 20 • Structures should be ADA accessible and need to have a foundation.
- 21 • Platform structures are okay provided they are level with the sidewalk with a smooth
- 22 transition from sidewalk to outdoor dining area.

23
24 There was discussion concerning surfacing using sand and the technique used.

25
26 **Chair Hise:**

- 27 • Supports having guidelines with basic concepts because some people will want to do
- 28 more and others less. Some people may only want tables, others tables with planters,
- 29 and others may want a well-defined structure and take a more architectural approach.
- 30 Guidelines are necessary to steer way from 'anything goes' kind of design and to prevent
- 31 clutter.
- 32 • Has seen patio work done with sand and square pavers that are very effective and
- 33 provides for a nice appearance. This technique is actually less costly than concrete. Is
- 34 familiar with mixing sand with cement and this too is an effective technique.
- 35 • Wood decking and railing is expensive and is not typically durable. There are
- 36 prefabricated materials available that are longer lasting.
- 37 • With the right design, benches would be acceptable. Benches function great as boarders.
- 38 • European Café themes are well-known for using small café tables. The reason large
- 39 tables are likely prohibited is to be able to seat a small number of people like European
- 40 café's do. Restaurants that have a sideyard typically have larger tables for outdoor
- 41 dining.

42
43 **DRB:** While Patrona's outdoor dining structure looks good, it is not level with the sidewalk. It is a

44 platform.
45
46 **Member Liden:**

- 47 • Referencing Patron, one does not expect to have a 'deck' on an asphalt surface where
- 48 people park their cars. The structure is not level with the sidewalk.
- 49 • Likes most of the design concepts in the examples of outdoor dining structures featured
- 50 in attachment 2.

51
52 **DRB comments regarding Bison products and material brochure** (attachments 3, 4 & 5)

- 53 • Provides nice examples of patio surfacing. Sees that Bison provides prefabricated
- 54 concrete and stone surfacing materials of different design and character.

1 **DRB comments:**

- 2 • Likes the concept of outdoor dining. Patrona outdoor dining was a nice addition to the
3 Downtown.
4 • Would like to see other outdoor dining establishments in the Downtown.
5 • The design examples would be useful for the Program because the outdoor dining
6 structures need to be attractive. The examples of outdoor dining structures could act as
7 design guidelines that provide ideas and samples of materials that could be used. Do not
8 like the “corral” with trellising or the barrel with tree in attachment 2. Likes the idea of
9 trees and landscaping, but the barrel in the middle of the barrier/railing is odd.
10 • Structure should provide for a happy medium between being able to relate to pedestrian
11 activity on the sidewalk and having the sense of being safe and separated from the street
12 because this represents the fun of eating on the sidewalk.
13 • Inquired about how the Program would work and what would be the boundaries? Could
14 someone do an outdoor dining project on Perkins Street?
15 • While the program should have guidelines and standards for compliance, creativity
16 should be encouraged.

17
18 **Staff:**

- 19 • There would be a standard package that people can choose from. If someone wants to
20 do something different than the standard package, the DRB can review the project.
21 • While neon colors would not likely be a good choice and hence prohibited, it could be
22 such colors would be appropriate for a project. The DRB would be able to make this
23 determination.
24 • While the program boundaries have not been determined, they will likely be limited to the
25 Downtown core, primarily because unlike other areas this area does not already have
26 onsite areas to accommodate outdoor dining and can only use the sidewalk or other
27 right-of-way for this.
28 • Perkins Street outside of the downtown would not be included in the Program
29 boundaries.

30
31 **Chair Hise** asked about the requirements for a barrier.

32
33 **Staff:**

- 34 • The matter of barriers is being looked at as they relate to safety, ABC requirements
35 and/or other city/public right-of-way/encroachment requirements.
36 • Does the DRB want to consider planters as fencing?

37
38 **DRB:** Encourage planters as fencing.

39
40 **Floor Surface**

41 Open to different techniques; Likes materials from Bison. Most effective if sidewalk is extended
42 and make certain all surfacing is level with the sidewalk.

43
44 Would like to see a variation in surfacing materials. Does not want to necessarily see all brick.

45
46 **Furnishing Standards**

47
48 **Tables & Chairs**

- 49 • Are necessary provided they are maintained, safe for persons. Plastic chairs should be
50 allowed provided they have some architectural design where the plastic is mixed with
51 stainless steel and/or the like.
52 • Metal tables and chairs look nice. Cautioned though some metal tables and chairs can
53 get too hot in the afternoon sun. Table cloths would be an option.
54

- 1 • Likes staff's recommendations concerning materials permitted on page 2 of the staff
2 report.
3 • Agrees all plastic or resin tables and chairs should be prohibited.
4

5 **Member Liden:** Supports considering florescent colors rather than prohibiting. They can be
6 very attractive if used in the right context. Also okay with stripes and patterns.
7

8 **Staff:** Design concepts and colors for outdoor dining should not be distracting.
9

10 Umbrellas & Umbrella Stands

- 11 • Should be encouraged. They also provide shade.
12

13 Lighting

14 **Member Liden** likes the concept of kerosene lamps.
15

16 **Staff:**

- 17 • Kerosene lamps would likely be a fire hazard since portable heaters are allowed.
18 • The City has specific requirements regarding lighting.
19

20 **DRB:** Likes staff's recommendation regarding lighting as provided for on page 2 of the staff
21 report.
22

23 Portable Heaters

- 24 • Good idea.
25

26 Trash Receptacles

- 27 • All outdoor dining establishments must be kept clean. City staff is discussing the
28 technical aspects of this.
29

30 Other Decorative Items

- 31 • Awnings provide for a nice accent provided they do not extend into the public right-of-
32 way.
33

34 **9. SET NEXT MEETING/ADJOURNMENT**

35 The next meeting will be Thursday, March 14, 2013. The meeting adjourned at 5:11 p.m.
36

37 _____
38 Cathy Elawadly, Recording Secretary
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Attachment # 1

Adventist Health Center, Campus Addition
Preliminary Review of the Utah Valley Medical Center Hospital Support Building
City of Ukiah, Design Review Committee

RECEIVED

February 12, 2013

FEB 13 2013

CITY OF UKIAH
PLANNING DEPT.

In reviewing the request for design review I have some general thoughts on the design approach, as well as a few specific responses to the proposal.

As an introduction I refer you to a letter I composed in 2007 as a response to a proposal for an addition and remodel to the emergency entrance area on the West side of the existing Critical Care unit. Although it was written for a different building proposal, it is still relevant to the current proposal.

In reviewing this proposal, I couldn't help looking for some context, as the form and massing of the new Support Building has no relationship to the neighborhood or the existing campus. So I looked at the Adventist Health Center purpose and meaning from their website:

"We provide Spiritual Care

Hospitalization can bring feelings of fear, helplessness and vulnerability. Utah Valley Medical Center is committed to caring for the whole person and emphasizes care for the spiritual needs of patients and families. Our goal is to create a healing environment, as echoed in our mission statement.

Patient Focus (Our Mission Statement)

We reflect God's love to our community by providing physical, mental and spiritual healing.

Employee Focus

We strive to provide every team member with purposeful, worthwhile work and to help them recognize the contribution they make, personally.

Community Focus

We commit to be good corporate citizens through caring, competence, and stewardship.

Our Rallying Cry

A Team That Cares, A Mission That Matters"

Does the new building respond to any of these goals?

A responsive healthcare campus design addition must not only address the challenges of evolving technologies and sustainable life cycle costs, but also the human element of healthcare, blending technical design innovations with the healing environment. Joining operational efficiency and capital cost concerns with evidence-based healthcare design. In a successful health care plan, the architecture of both the services delivered and the building work in harmony.

The Adventist Medical Center has another opportunity here and now to unify its campus and become a model corporate citizen for the City of Ukiah.

The starting point may be a unified color palette. Color can have a profound psychological and physiological impact on humans and the built environment. Color and architecture go hand in hand. Color is the language of form, and is also the language of emotions. Through exterior color we influence our townscape and interact with our surroundings by way of cultural

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associations, and the emotional associations of color. A drive down Hospital Drive is an experience in architectural confusion and an incoherent hierarchy of campus planning.

Someone tried to do something right with the Outpatient Clinic; the building has a strong presence with the massing broken up in interesting and understandable relationships and color harmony. It welcomes you and has a definable front door. However it stands alone. The rest of the campus is unintelligible functionalism. The current proposal reinforces the lack of any coherent master planning.

Following are some specific suggestions for improving the proposed Support Building.

1. Provide pedestrian bulb-outs at all crosswalks to enhance pedestrian safety and promote a more walkable city.
2. Provide real pedestrian shading and wet weather protection at entry arcade rather than an abstracted metaphor.
3. The east elevation is an underdeveloped idea and offensive freight loading dock with no pretense of softening through scale, massing, building details or landscaping. Perhaps the wall in front could have some horizontal relationship to the north facade instead of being an afterthought. The entry along the west facade will be an inefficient energy drain and on the exterior, a seasonable pedestrian sufferance. The north street facade is assumed to be a single dark ribbon window the length of the building with no human engagement.
4. The building massing is bland and may fit in a suburban business park or highway industrial zone. It relies on high performance glazing and has no relationship to its environment or the city of Ukiah design guidelines or historical character. It has no relationship to any of its neighbors or neighborhood, and creates further discord amongst its architectural neighbors.
5. Although the presentation is very preliminary, there is a glaring disregard for the screening of the vehicle service areas. A chain link fence along the eastern border does not create a harmonious and healing environment even for truck drivers.
6. There are other strategies for building design beyond the cladding of a "Stacking and Program Diagram". Perhaps the design team could move beyond the programming and schematic phase and into design development before more presentations.
7. Provide a proposal for a coherent color palette program.

Respectfully,

Alan Nicholson, Associate AIA

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RECEIVED

FEB 13 2013

CITY OF BOAH
PLANNING DEPT

Good Buildings Make Good Neighbors

Now is the time, to consider the healing power of architecture. Just how much difference can architecture make to health?

There is nothing new in the idea that architecture can be an aid to healing. Historically, hospital buildings have played an important role in defining a city, an expression of philanthropic ideals, wealthy patrons and employing architecture and design to inspire patients, staff and the community; to be good neighbors.

Hospitals are where we celebrate our most intimate and touching but also our most harrowing and emotional moments. They should be among the most important and profoundly symbolic spaces we inhabit yet instead they are largely the result of dim bureaucratic decisions, penny-pinching, unquestioned orthodoxy and, at best, average planning and architecture.

How can architecture contribute to healing? Nowadays, large buildings such as hospitals are required to fulfill a complex amalgam of physical, aesthetic, social and symbolic functions. Finding ways to optimize these functions is a major challenge for modern architecture. Before ever thinking about what a project will eventually look like, the architect has to identify the intended functions of the project and its footprint.

Too many architects think that great design comes from great programming. They thrive on data, sizes, economics, codes, and client driven business models. Then at the end, they quickly decorate their program, treating the artistic skills of our profession with very little understanding. ~~But the product fails in the end because the designer has turned everything they do into an objective science based on business value.~~ Creativity and innovation, on the other hand, are subjective processes that do not operate in this reductionist manner.

Much detailed research has been done on the workplace environment; on the effects of architecture on staff, on performance and on profit. In every instance studies show that workers respond positively to inspiring architecture and that as a direct consequence, they feel happier, are healthier, are able to work harder and more productively. As a result, profits increase.

The design of hospitals on the other hand, which are unique and complex structures compared with even the most sophisticated business office, is being left to design-build contractors, with architects reduced to impotent members of a larger private finance consortium. Quality in architectural design is pushed to the periphery if at all. Where it appears, it is used sparingly in the design of atria, lobbies, or in the treatment of an isolated facade, a purely cosmetic exercise.

The argument against decent public architecture is one of cost. It is true that hospital buildings are hugely expensive to construct, far more so than offices, housing or even

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luxury hotels. But they are even more staggeringly expensive to run. However, compared with the day-to-day costs of running a hospital, the capital expenditure is trifling, yet it is at this stage, and this stage only, that the opportunity arises to do something enduringly worthwhile with the building itself. Personnel and operating costs are 95% or more of a building's cost, so that design excellence becomes the most valuable yet insignificant cost in the life of a building.

If any buildings deserve the full attention of architects, product-designers and artists, then those buildings are hospitals, which should be among the finest, most thoughtful and most affecting and healing spaces we encounter. In hospitals, both the sick and their relatives are at their most vulnerable; putting them in buildings that are at best bland and ill-considered, at worst ugly and actually harmful. This is our chance to get them right.

Unfortunately for the communities that HBE (Hospital Building & Equipment Company) provides design / build health care facilities; design excellence and the concept of creating a better community is not part of the program. The current building proposed for the City of Ukiah cannot be distinguished between an auto body repair shop, a strip mall or a budget roadside motel.

As the HBE Mission Statement proudly announces, "our entire process is structured to deliver the most value for your design". The essential key to their mission is providing low cost structures. So much so that the possibility of enduring motivated design or being a good neighbor in building 's missing from the company culture.

Also unfortunate is that the proposed building is the face of the Adventist Health Care in Ukiah. This is a rare opportunity for the public expression of their beliefs and a chance to make a statement of a healthy, healing quality of life in the community. Good buildings do make good neighbors.

Alan Nicholson
June 7, 2011

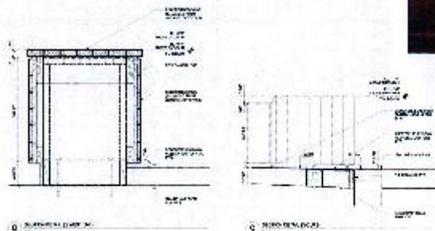
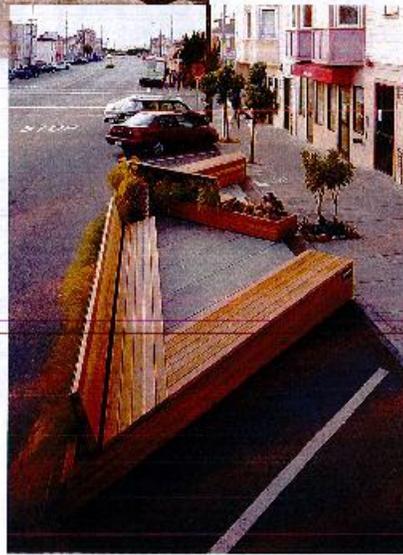
Parklet Examples from San Francisco and Long Beach



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Parklet in Three Diagonal Parking Spaces (San Francisco)



Section on Chestnut C & D - Mosaga Parklet

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BISON INNOVATIVE PRODUCTS

HOME DECK SUPPORTS WOOD TILES PLANTERS/BENCHES POP-UP PARK GREEN ROOF MORE INFO

Street Decks
Projects
Articles & Press

BISON POP-UP PARKS

Join one of the newest urban trends by building a pop-up business deck on a street using the Bison Pop-Up Park system. Retail establishments like coffee shops and restaurants are teaming up with their municipalities to create creative and beautiful public gathering areas with outdoor seating. This benefits both the municipality and the retailer by utilizing under-used space for high-traffic public areas where establishments experience new energy and vibrancy to their areas and boost customer sales.

- Affordable to install and provides retail owners a new revenue stream.
- Level platform that extends off curbside.
- Sturdy, stable and completely modular for seasonal use.
- Fast and simple installation and take down.
- Creates a beautiful ambience by using real wood decking on face.
- Bison's innovative line of benches outlines the deck perimeter.
- Poling deckbody, filling area with Bison Benches.

Decorated with Deck Supports Bison Wood Tiles Bison Garden Curves Bison Benches with Bison Tiles

[Contact our sales team for more information regarding the Bison Pop-Up Park.](#)

STREET DECKS

[San Francisco Periodic - Project Profile PDF](#)
March 23, 2011

[Street Films Blog](#)
[Watch Video on San Francisco's Payment to Parks](#)

<http://www.bisonip.com/streetDecks.php> 4/26/2011

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New York City Pop-Up Parks

Aug 24, 2011

David Byrne Brings In NYC's First Pop-Up Cafe



Contact our sales team for more information regarding the [Bison Pop-Up Park](#).

STREET DECK & POP-UP PARK AWARDS & PRESS



Bison Awarded 2010 National Park By ArchitectureWeek.com - Bison Pop-Up Park
ArchitectureWeek.com - Special Recognition & Exterior Improvement - Bison Pop-Up Park



Pop-up parks win 71.7% in Sunset's "The top 100 ideas, people, places and things that are making life in the West better in 2011." [Sunset, February 2011, p. 25.](#)

"Pop-up parks, Parklets, Red Deck, Hot drops. Call 'em what you want - but, isn't it time what government can become when a community puts together?" **Bison's street deck system** [Bison Pop-Up Parks](#) - [How to San Francisco Parklet](#).



BISON.com Top 200 in March, San Francisco - San Francisco's Parklet wins Top 200 award from Bayview Magazine, which features the [Bison street deck unit](#) on its home page.



Jessie Salas-Khan, Urban Engineer, The New City of the Future, [Sunset](#), December 20, p. 158.

To date Salas-Khan, New York City's Department of Transportation Commissioner, often finds street repurposing efforts and products far more effective working around bureaucracy when all aimed to be simple and a win-win.

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NYC DOT Press Release Urban Pop-Up Park Street, curb extension [curbside pop-up cafe](#) Urban in January and de Kwan's first Pop-up Cafe in New York City's Financial District last August, 2010. [Bisonip.com press release - NYC DOT Announces First Pop-up Cafe, Bringing Innovative Public Space to Lower Manhattan](#)



San Francisco News Article - "Pa.Mob." Pedestrians Move to Create Sidewalk Sitings - Mayor Gavin Newsom and the City of San Francisco will use a pilot program to turn parking spaces into beautiful pedestrian spaces. This is a change in thinking and use of the city's public spaces. The City Department of Public Works Director Fil Bessie, who is in charge of approximately 25 percent of the public space in San Francisco is taken up by streets.



San Francisco Takes Parking Spaces for First Sidewalk Sitings - The city is currently in the process of doing a pilot program effort as a 100,000 sq ft of public space in the city of San Francisco, said the San Francisco Planning Department's Arnes Power, project manager for Pavement to Parks. "We will take the occupation of a sidewalk off the sidewalk and move it into the park lane."

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Attachment # 4



HOME DECK SUPPORTS WOOD TILES PLANTERS/BENCHES POP-UP PARK GREEN ROOF MORE INFO

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Deck Supports
Versajust
Level-It
ScrewJack

BISON DECK SUPPORTS

Photo Gallery - Decking Surface Materials | Commercial Decks | Residential Decks | Water Features



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Adjustable BISON Deck Supports elevates a variety of decking surface materials over soffits, walls, concrete pillars, or grade. It works anywhere you want to add a deck. Our patented screw design, pedestal system provides level and smooth decking surfaces so you can relax, sunbathe, or enjoy your deck over a hot tub, brightly colored concrete pillars, or any other use.

Here are three brands of pedestals. Click above to see Versajust, Level-It, and ScrewJack to determine which Deck Support is right for your project.



Have questions on how to install a Bison Deck? Watch our videos.



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Blind Base for heights 24" or 36"

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VERSAMOUNT
 Weight Rating: 1500 lbs. (PS2)
 Height Range: 24" - 36", goes up to 36" with Bison Brace
 Industrial Grade
 Built in base leveling

ALLEGORIC

Model Number	Mount Option	Height Range	Finish
V1	Adjustable Pedestal	24" - 36"	2504
V2	Adjustable Pedestal	24" - 36"	3504
V3	Adjustable Pedestal	24" - 36"	5504
V4	Adjustable Pedestal	24" - 36"	8204
WC2	Quick Lift Pedestal	31" - 36" (31" max height of deck, 36" max height of deck)	2504

Part Number	Part Name	Dimensions
VT18	Tilt	1.8" wide
VT316	Tilt	3.16" wide

ALLEGORIC

Part Number	Part Name	Dimensions
YT18	Use for Tilt Level Mount	1.8" high
VT316	Use for Tilt Level Mount	3.16" high
HD25	Road Safety Delineator	1.4" x 1.8" x 3.16"
HD50	Road Safety Delineator	1.4" x 1.8" x 3.16"
HD75	Road Safety Delineator	1.4" x 1.8" x 3.16"
LD	Low Height Delineator	1.4" x 1.8" x 3.16"
B11	Ballast Stone	3.16"
PS1	Plastic Stone	1.8"
LD4	Low Height Delineator	1.4" x 1.8" x 3.16"
RS1	Road Safety Delineator	1.4" x 1.8" x 3.16"
FB	Footrest	1.4" x 1.8" x 3.16"

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Bison Brace

BISON BRACE Use when Height Range is between 24" - 36"
 Index: 816 side



Part Name	Part Number	Description
Bracket	BC	Bracket
Base Plate	BP-6	Base Plate
Expansion Bolt	EB-5	Expansion Bolt
Adjustable Pedestal	V1	Adjustable Pedestal
Quick Lift Pedestal	WC2	Quick Lift Pedestal

LEVEL-IT: ADJUSTABLE DECK SUPPORTS

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Pavement to Parks San Francisco: Divisadero Street



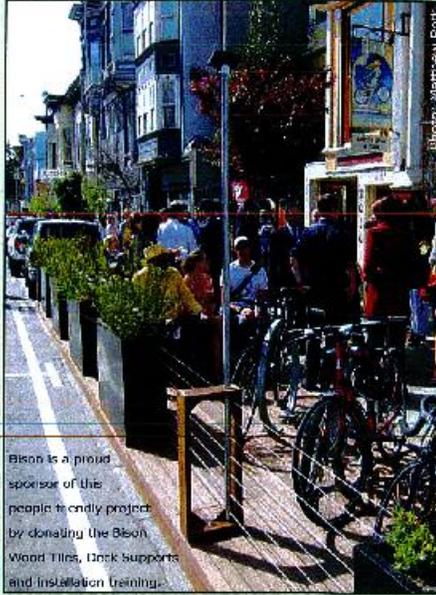
San Francisco's Mayor Champions Parklet

The 'green' movement is extending beyond improving the earth's environment to improving peoples' environments. Over time densely populated cities like San Francisco have become oceans of concrete where automobiles swarm like schools of fish.

San Francisco's Mayor Gavin Newsom is counteracting this trend by reclaiming bits of space for people by spearheading Pavement to Parks. One recent project is a "parklet" built on a curb-side deck outside the Mojo Bicycle Café over what was once two public parking spaces. The decking surface is Bison Massaranduba Wood Tiles (FSC Certified SCS-COC 007585) and is constructed with Bison's Versajust pedestal, fastening and bracing systems. The natural hardwood deck extends a level surface off the sidewalk



and onto the street where there are planters, seating, bike racks and solar powered accent lights.



Bison is a proud sponsor of this people friendly project by donating the Bison Wood Tiles, Deck supports and installation training.

Bison Highlight:

According to Andres Power, project manager for Pavement to Parks, they "get the same effect as a \$100,000 [concrete] bulbout at a fraction of the funds."

[Project Information](#)

[Pavement to Parks Information](#)

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Pavement to Parks

San Francisco: Divisadero Street

"Pavement to Parks is a collaborative effort between the Mayor's Office, the Department of Public Works, the Planning Department, and the Municipal Transportation Agency."

Project Information

Project Location	San Francisco, CA In front of Mojo Bicycle Cafe: West side of Divisadero Street, between Hayes and Grove Streets
Opening Date	March 18, 2010
Size	44' x 6'
Owner	City of San Francisco Landscaping maintained by Mojo Café
Architect	Riyad Ghannam of RG Architecture www.rg-architecture.com
Project Manager	Andres Powner San Francisco Planning Department
Contractor	Volunbeers/Bison
Deck Support	Bison Versadjust Adjustable Deck Supports
Decking Material	Bison Massaranduba 1-1/2" Laminated (SCS-CCC-002585)
Pedestal Height Range	2" - 5"



Department of Public Works Director Ed Reiskin, Supervisor Rosa Mirkarimi, and Mayor Gavin Newsom standing in what used to be two parking spaces. Photo: Matthew Roth

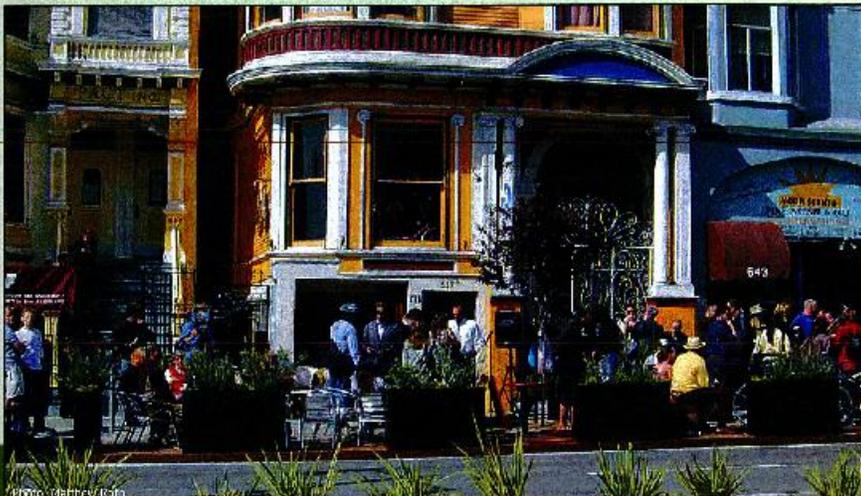


Photo: Matthew Roth



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