

From: [Diliana Vassileva](#)
To: [Pete Walter](#)
Subject: FW: River Terrace Memory Care, pre-application comments
Date: Wednesday, November 07, 2018 8:12:25 AM
Attachments: [image1.PNG](#)

Comment for South End memory care facility expansion.

Thanks,
Diliana



Diliana Vassileva
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From: Greg Peterson [mailto:gregp8921@icloud.com]
Sent: Wednesday, November 07, 2018 4:10 AM
To: Diliana Vassileva <dvassileva@orcify.org>
Cc: File <gregp8921@icloud.com>
Subject: River Terrace Memory Care, pre-application comments

Ms. Vassileva,

Re:

https://www.orcity.org/sites/default/files/fileattachments/planning/project/12605/glua-18-00025_complete_app.pdf

Re: Site Plan and Design Review (17.62.050), item 20.c, as follows:

Proposal is commercial development.

20. Screening of Mechanical Equipment:

a. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.

Applicant's Response:

No rooftop equipment proposed.

b. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.

Applicant's Response:

No wall-mounted mechanical equipment is located or is proposed on a façade that faces a right-of-way.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director.

Applicant's Response:

All existing ground-mounted above-ground mechanical equipment that will need to be relocated due to building additions is to be screened by shrubs and existing fences.

d. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.

Applicant's Response:

No solar/wind equipment proposed.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director.

Applicant's Response:

All existing ground-mounted above-ground mechanical equipment that will need to be relocated due to building additions is to be screened by shrubs and existing fences.

Having no vested interest in the subject project, I am nevertheless compelled by nature to observe those things that might improve the aesthetics and/or functionality of a building. In the instant case, I have to say the presence of several AC units on the south exterior are not properly shielded from view, as required by code (see excerpt above).

Can this be addressed concurrently with the proposed minor modification?

Respectfully

Gregory M. Peterson

18865 Shenandoah Drive