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RIVER TERRACE MEMORY CARE
950 SOUTH END ROAD
MODIFICATION TO CONDITIONAL USE (MD-18-00001) AND VARIANCE (VAR-18-00001)
November 30, 2018

PLANNING COMMISSION RESPONSE COVER LETTER

The following responses have been included to address all remaining items from the planning commission meeting held on November 26, 2018:

1. Grounds for Variance
 - a. Figure 1 – Typical Shared Unit Plan as Proposed
2. Transparency of Façade along South End Rd.
 - a. Figure 2 – Building Elevation of South End Rd. Facade
3. Storm Drainage
 - a. Figure 3 – Overflow Drainage Diagram

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1) 17.60.030 - Variance—Grounds.

A modification of the original CU-14 conditional use permit at the newly acquired River Terrace Memory Care building at 950 South End Road is part of this land use request to increase the capacity of the building from 31 to 38 residents. This CU modification is sought to provide more flexibility to serve a wider demographic. A series of small building additions will diversify the type of memory care units possible in order to better serve the dementia residents and families of Oregon City and the surrounding area.

A type II minor variance procedure is requested for the River Terrace Memory Care addition to make the altered units more comfortable for residents. The zoning of the property is R-10 which allows a lot coverage of 40%, while the type II minor variance request allows up to an additional 25% totaling 65% potential lot coverage. This variance request asks for a 0.19% increase in lot coverage for a total of 40.19% in total lot coverage or 88 sq. ft. over the typically allotted amount for the zoned property.

Below is a response to the variance grounds conditions listed in OCMC 17.60.030.

A variance may be granted only in the event that all of the following conditions exist:

- A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

The property is located at the Northwest corner of South End Road and Amanda Court in Oregon City. The North addition, which is broken up into four separate small additions, bump out the existing shape of the building to extend rooms and transition them to shared units. Each of these additions to the North are within the required setbacks and height restrictions of the R-10 zoning. Furthermore, the proposed expansion is designed as a set of small one story additions spread around the building. Enlarging the first floor in smaller increments, rather than one large addition, minimizes the impact to the surrounding neighbors.

- B. That the request is the minimum variance that would alleviate the hardship;

The purpose of the project is to provide an adequately proportioned response to the community demographics of Oregon City and surrounding area. The existing building is comprised of only private units and does not provide for a diversity of needs. As part of the modification to the original conditional use, we are proposing to modify some of the unit types to provide a variety of options to families seeking dementia care. Adding shared bedrooms also addresses the preference for companionship by some residents. The variance would allow us to increase the size of the double occupancy rooms to provide residents with more comfortable bedrooms, leaving room for more accommodating maneuvering space due to a high percentage of residents who require ambulatory assistance. In addition, larger rooms also enable family members, community members, and staff members to more easily visit, interact, and provide care for residents.

Given the layout of the existing building, it would be possible to move some program elements up to the second level with a large second story addition and create units within the existing footprint of the building. However, while this would be allowed per the zoning code, it would not seem to fit with the surrounding neighborhood context of the single family homes. The simple building extensions of a select number of existing units alleviates the hardship from the

existing building design, while maintaining a contextually appropriate response to the existing fabric of the neighborhood.

- C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

In the context of the existing neighborhood fabric, the existing property is rather large and has all but met the lot coverage allotment in the R-10 zone. In granting the minor variance, the proposed development will maintain a small stature with the minimal one story additions around the perimeter and would facilitate the continuance of a convenient, attractive and harmonious community. The overabundance of landscaping throughout the site also minimizes the impact of the slight increase in lot coverage and provides a benefit to the surrounding community. The R-10 zoning requires 15% of the site to be landscaped, while the proposal maintains 38% even with the proposed modifications, which is well over the required threshold. Because sidewalks that were originally proposed in the initial design were not built, the proposed additions do not decrease the amount of landscaping present. The total landscaped area will actually increase slightly from the originally reported amount.

- D. Any impacts resulting from the adjustment are mitigated;

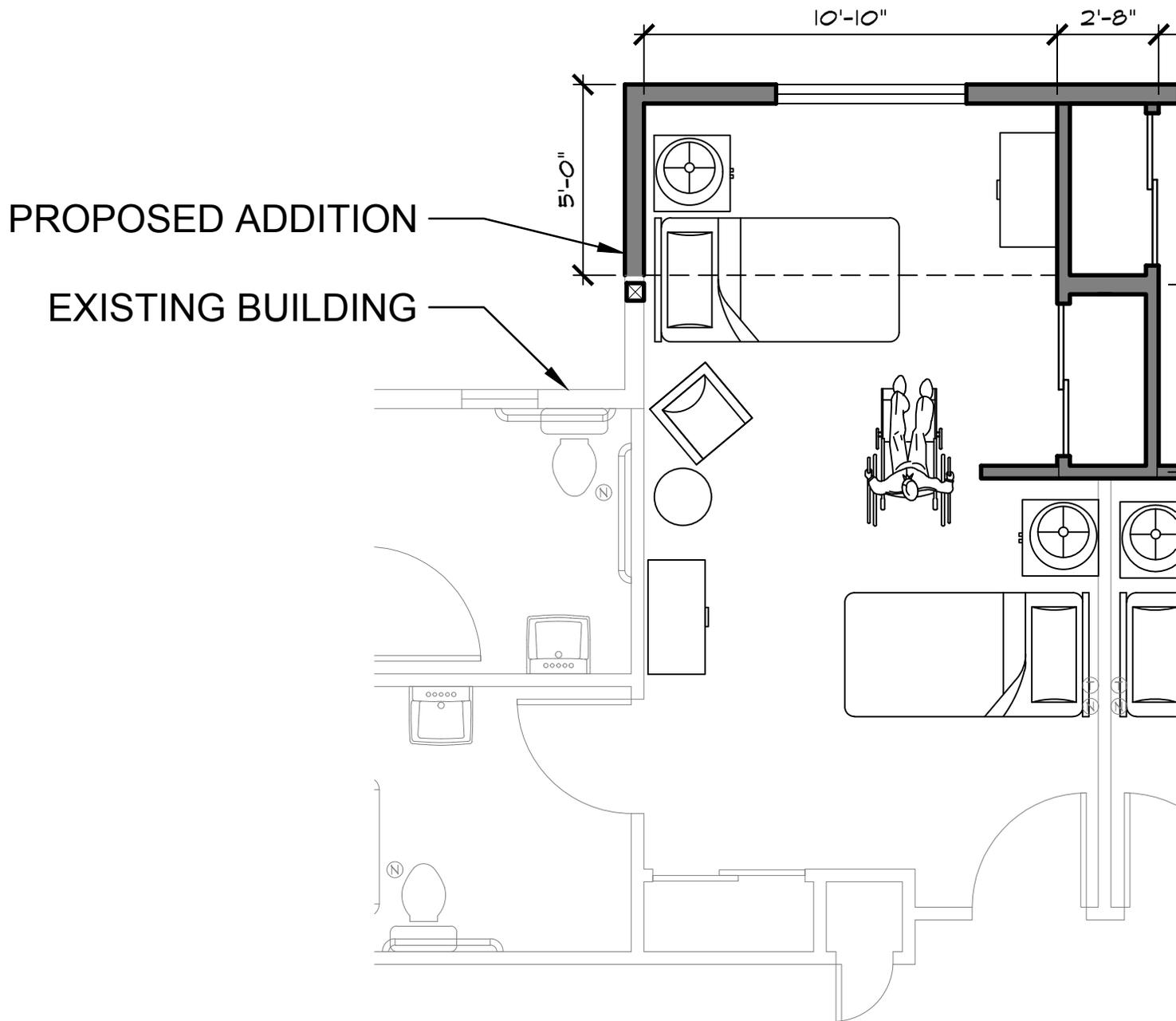
Any impacts to the surrounding buildings are mitigated by maintaining the required zoning setbacks. The building additions are also split into five separate small additions to minimize a large building expansion that could impede the access to desirables or necessities. In addition to this, all existing and new mechanical units are to be relocated and screened away from the property line. A site obscuring fence will also be installed to maintain privacy for the neighbors to the North. The existing South façade is flat along the East portion and could use some modulation to enhance the character of the building. This new South addition also faces Amanda Court and would not impede on the desirables or necessities of the surrounding properties. In addition to this, the surplus of landscaping on the site also mitigates the additional building coverage and minimizes the impact.

- E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

The alternative of utilizing existing space within the first floor for further expansion of bedrooms shared by two residents would require a second floor addition to accommodate staff spaces that would need to be relocated. However, while it would be within the zoning code to build out the second floor of the facility, it is impractical and would result in a large building mass not in keeping with the context of the neighborhood. It is believed that a second story addition in this instance would begin to infringe on access to light, air, and other desirables or necessities. An approved type II minor variance granting an additional 88 sq. ft. to the lot coverage beyond the 40%, would allow a more contextual one-story building addition in the neighborhood similar to that of the surrounding buildings.

- F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied

It is believed that the minor variance continues to fulfill the spirit of the zoning code by limiting size, maintaining compatibility with surrounding buildings and using residential architectural character and landscaping.



AREA
234 SQ. FT.



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RIVER TERRACE MEMORY CARE
TYP. SHARED BEDROOM PLAN

MEMORY CARE ADDITION
PHASE II
NOVEMBER 30, 2018
PROJECT NUMBER: O1805

2) Proposal to meet OCMC 17.62.015 - Modifications that will better meet the design review requirements:

A modification to the transparency standards of the East building façade facing South End Road is requested via the OCMC 17.62.015, *Modifications that will better meet the design review requirements*. The zoning code requires a 60% transparency requirement on all commercial buildings. During the original application for this project, the standard was used to reduce the transparency down to 53%. As approved, the actual transparency of the building design on the front façade facing South End road only met 48% as measured. The new building addition extends the East Façade 4'-0" and this proposal requests to maintain the 48% transparency through OCMC 17.62.015.

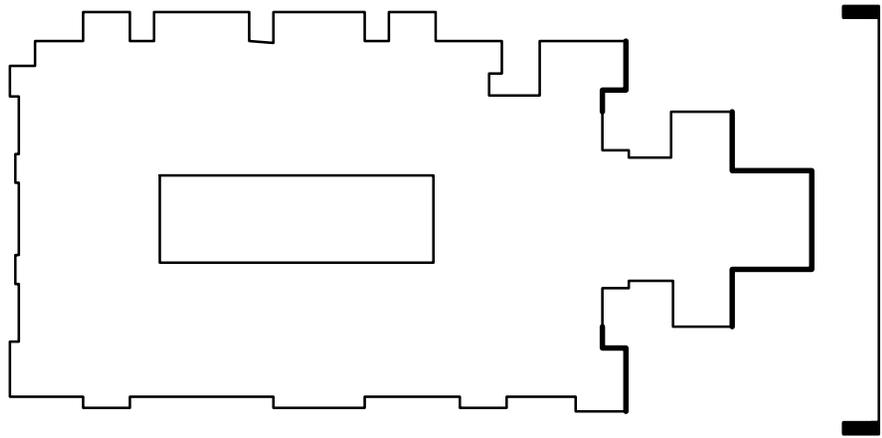
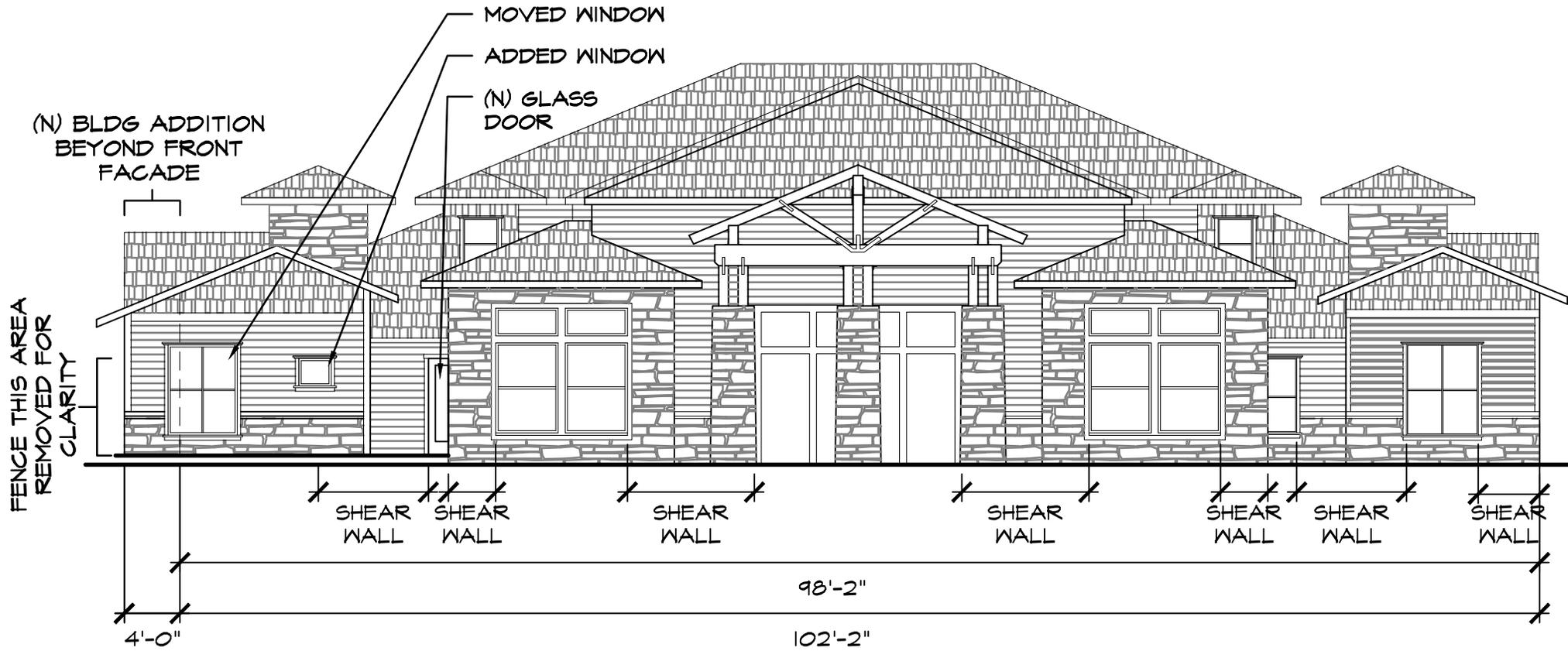
The existing building is located within a residential neighborhood on a property zoned R-10. In this context it is believed that the existing building design struck a balance between the commercial standards and the context of a residential neighborhood to ensure that the architecture is related to its site and surroundings. The East facade still meets the intent of the standard with a design that has large tall open windows to connect to the exterior pedestrian zones and maintain an active streetscape. For the most part, these are the public areas of the building and are designed with large windows, which offset the more modest windows along other façades where private living areas are located. The modulation of the building breaks up the façade to relate to the single family homes and context of the surrounding neighborhood and also works to maintain glazing that is proportional to each massing and a dominating architectural element of the façade.

Response to planning commission comments from 11/26/18 meeting:

From what was in our original application and presented to the planning commission on 11/26, the following changes have been made to address transparency:

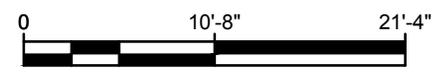
- The existing window at the SE corner has been added back to the street-facing façade
- A new window has been added at the SE corner to meet the originally proposed percentage of 48% transparency.
- The existing solid door next to the modified portion of the front façade, initially proposed to be a window, has been changed to a full lite glass door.

The length of the South End Road façade originally considered as part of the transparency calculations currently measures about 98'. The originally approved amount of transparency along this façade was thought to be 53% but measures about 47' or 48% on the originally approved elevation. A four foot building addition is proposed at the south end of the front (East) façade and with it an added 2.3 lineal feet of glazing to maintain the originally proposed amount of glazing. With the added glazing, the total percentage of glazing remains unchanged from the originally proposed 48%.



102.17 LINEAR FOOT ELEVATION
 47 LINEAR FEET OF (EX) GLAZING
 + 2.3 LINEAR FEET OF (N) GLAZING

48.25% TRANSPARENCY



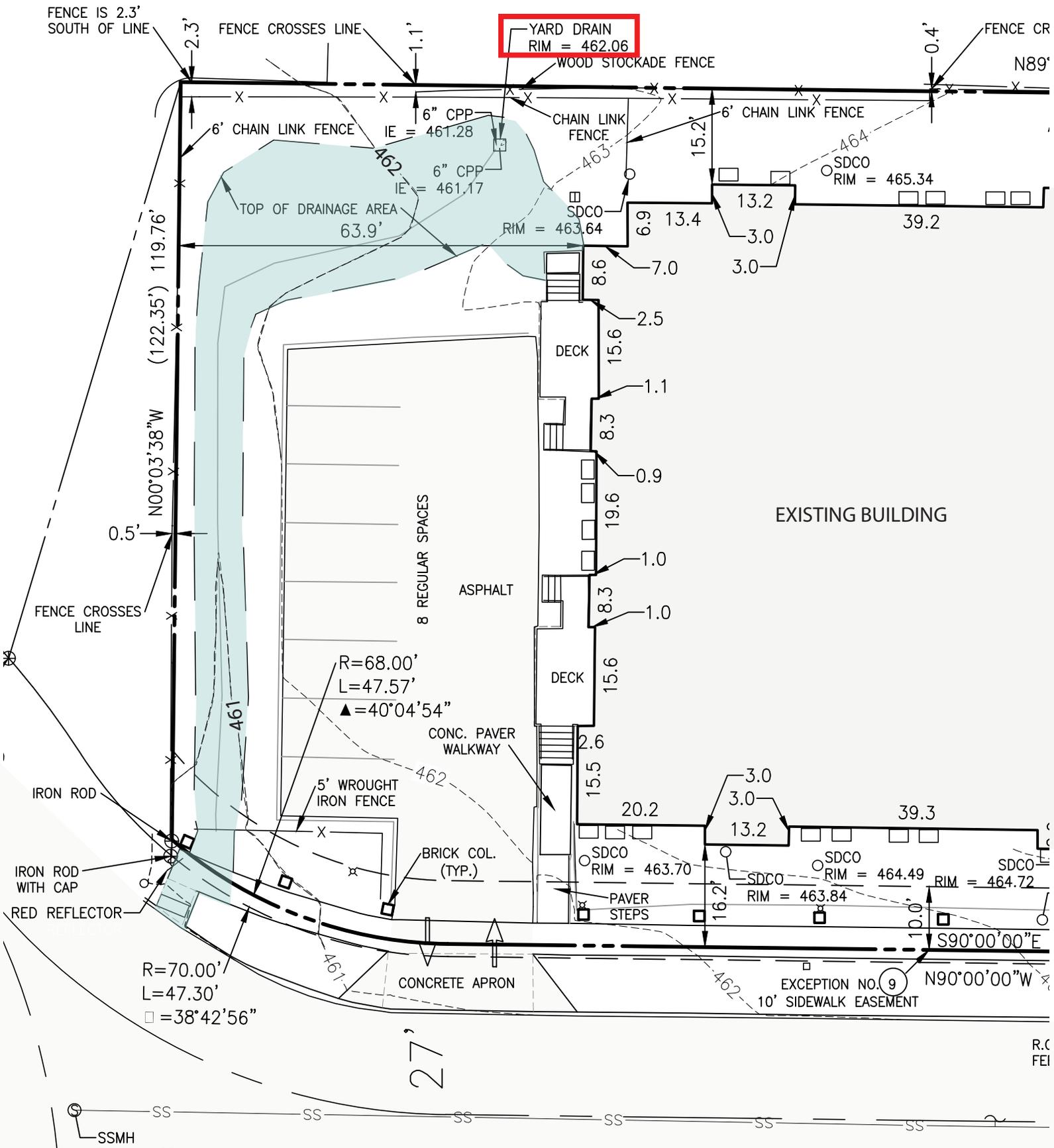
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RIVER TERRACE MEMORY CARE SOUTH END RD. BLDG. ELEVATION

MEMORY CARE ADDITION
 PHASE II
 NOVEMBER 28, 2018
 PROJECT NUMBER: O1805

3) Storm Drainage Response

The storm drainage at the property located at 950 South End Road, Oregon City was built, inspected and approved under the original building permit (BB-14-0042). The storm water retention is adequately sized per the calculations provided and approved at the time. The project currently has 38% of the site landscaped, well over the 15% required by the OCMC in an R-10 zone. The total impervious area proposed, including the 529 sq. ft. additional building coverage, is actually less than what the storm drainage was originally designed for. This is because several hundred linear feet of sidewalks in the original design were never built and will not be built with the proposed additions. To speak to the comment made during the first planning commission meeting, the water in the street that was noticed may be the overflow drainage that was designed to flow into the street during surge events.



Drainage Area Diagram

AMAND
(ASPH)

R.C
FEI

27'
25'

SSMH
RIM = 460.14