

10-18-18 Meeting Agenda

- 1 – Welcome & Introductions
- 2 – OCPD Community Officer updates
- 3 – Brandon Lanius, John Lape Architect to present plans for minor addition to South End Memory Care
- 4 – Candidates Forum
- 5 – SENA Treasurers Report
- 6 – Adjourn

JOHN LAPE, ARCHITECT
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River Terrace Memory Care
South End Neighborhood Meeting
October 18, 2018

INTRODUCTIONS:

- Brandon Lanius; architectural project manager
- Jeffery Wellington (not present); owner with experience in senior care
- John Lape; architect (we specialize in ALF & MC)
- please sign the sign-in sheet

BACKGROUND:

- Building built in 2016
- Petra operated the building as a memory care community for ~6 months
- Bldg. been vacant ever since
- New team:
 - New Architect
 - New owner (Jeffery) finishing up purchase of the property
 - New management company very experienced in senior care

OUR WORK:

- Bldg. will continue to operate as a memory care community serving residents in need in Oregon City
- Improve ADA accessibility
- Improve lighting to meet licensing requirements
- Work to commence within 30 days on mostly interior work while we process the land-use application to add residents
- Building reopen about the end of February 2019
- Adding 1 unit
- Extending 6 other units to accommodate double occupancy
 - 38 total residents
 - Still maintaining set-backs on north and south sides
 - Existing 6' sight obscuring fence to remain on north side
 - Shifting exterior HVAC units to beside the unit expansions
 - Will not be any closer to property line than they are now
 - Fans will now face sideways, not towards adj. property
- Here to answer any of your questions

EXHIBIT:

- Site plan

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Date: 10-18-18

Hazel Grove / Westling Farm Neighborhood Association Meeting

#	Name:	Address:		Phone #:	
1	Marilyn Stettall	Street:		Home:	503-657-7058
		Email:	pmc22@a.com	Cell:	
2	Beverly Warner	Street:	11833 White Lane	Home:	503-722-7473
		Email:		Cell:	
3	Maryanne McDonald	Street:		Home:	
		Email:	114 Vine St	Cell:	503-351-2363
4	Tom Hesserick	Street:	106 Vine St	Home:	503-722-2150
		Email:		Cell:	
5	Damon Mabee	Street:	1402 Taylor Street	Home:	
		Email:		Cell:	
6	Guest Tat. NCS	Street:	310 3rd Ave	Home:	
		Email:	Pdgbxerresene@a	Cell:	
7	Doug Nealey	Street:	11614 Parvish Road	Home:	
		Email:	intstats16@gmail.com	Cell:	503-407-2178
8	Bill Kennifox	Street:	19464 Drayton St	Home:	503-522-2881
		Email:		Cell:	
9	West Rictor	Street:	19500 Orchard Grove Dr	Home:	
		Email:		Cell:	

Date: 10-18-18

Hazel Grove / Westling Farm Neighborhood Association Meeting

#	Name:	Address:			Phone #:	
1	Tom Oliver	Street:	19364 Hazeltroove	Home:		
		Email:		Cell:		
2	KIRBY WARNER	Street:	11833 WHITE LANE	Home:	503-722-1473	
		Email:		Cell:		
3	Mark J. Matheson	Street:	855 Melba ST	Home:	503 453 0250	
		Email:		Cell:		
4		Street:		Home:		
		Email:		Cell:		
5		Street:		Home:		
		Email:		Cell:		
6		Street:		Home:		
		Email:		Cell:		
7		Street:		Home:		
		Email:		Cell:		
8		Street:		Home:		
		Email:		Cell:		
9		Street:		Home:		
		Email:		Cell:		

Date:		South End Neighborhood Association Meeting			
#	Name:	Address:		Phone #:	
1	Marilyn Metzger	Street:		Home:	
		Email:		Cell:	
2	Sandie Galbreath	Street:	1161 Metzger	Home:	
		Email:		Cell:	
3	Derry G. Werbel	Street:	652 WARNER PARROT	Home:	
		Email:		Cell:	
4	Gary & Joyce Johnson	Street:	18813 Paulsen Dr	Home:	
		Email:		Cell:	
5	Joel Brando Wheeler	Street:	Orchard Grove Dr.	Home:	
		Email:		Cell:	
6	Herald Walton	Street:	18837 Central PT. RD. O.C.	Home:	
		Email:		Cell:	
7	Judy Jackson	Street:	Westling Dr	Home:	
		Email:		Cell:	
8	Bill Kemmiger	Street:	194661	Home:	
		Email:		Cell:	
9	Tom SCHEIDEMAN	Street:	11716 PARROW	Home:	
		Email:		Cell:	

Date: OCT 18, 2018

South End Neighborhood Association Meeting

#	Name:	Address:	Phone #:
1	Joyce Clark + David	Mye Ct. 6662 Hwy 200 g.com	Home: Cell: 503-313-7338
2	GREG & Kari BAUDER	Joyce Ct. gregkaribauer@msn.com	Home: 503-657-3459 Cell: 503-701-1468
3	Dave & Terry Rachela	1131 Forest Ridge Rd.	Home: 503/758-7914 Cell:
4	Karen Muller	11268 Brandon	Home: 503-655-2527 Cell:
5	KEANSON LADUS	520 SW 4th Ave Suite 520 brandon@j1-architecture.com	Home: 503 243 2834 Cell:
6	JOHN LAPE	Starr	Home: 503 243-2837 Cell:
7	FRANK O'Donnell	18844 Hwy ST	Home: Cell: 503 2641868
8	Lynn ANDERSEN	18844 Hwy ST	Home: Cell: 503 2641868
9	Mary Neapel Smith	1916 Darnen Forest	Home: 503-655-7946 Cell:

South End RESIDENTS

NAME

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Phone

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Joyce Cuffel

Vistors from Hillendale NA

503-723-3456

William Cuffel

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10/25/18

South End Neighborhood Meeting

RE: River Terrace Memory Care Renovation
Thursday the 18th of October @ 7pm
Oregon City United Methodists Church

A 10 minute presentation was given to roughly 40 attendees at the beginning of the evening and then a question period was held.

During the question period attendees were curious about:

Questions regarding the number of residents, type of facility, and when the facility will open

Concerns were raised about the proximity of the building to the North property line. This was discussed that it was within setbacks and that the existing mechanical units will be moved to not face the property line to mitigate sound.

Questions were raised about the drainage of the site.

The political sign placed on the site was concerning to attendees.

Sincerely,

John Lape, AIA, FCSI, FCSC, CCS

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