

**Received
Planning Division
9/23/2022**

February 14, 2022

RE: Neighborhood Meeting - Proposed Private School Use in Existing Church Building

Dear Neighbor:

I am writing this letter on behalf of Cor Deo Christian Academy who is considering expanding their school usage in a portion of the existing church building located at 5755 SW Erickson Avenue. No changes to the exterior of the existing building or site are proposed. The church use will remain along with the use of portions of the building for the school.

The City requires a Conditional Use application to approve this request. The City's Conditional Use process includes a requirement for a neighborhood meeting to inform and gather feedback from surrounding property owners.

Therefore, you are cordially invited to attend a VIRTUAL meeting on:

March 7, 2022 at 7:00PM

Central Beaverton Neighborhood Association Regular Meeting – VIRTUAL ATTENDANCE

Direct login - <https://www.zoomgov.com/j/1604326539?pwd=YzBiZk51ZUw2cm8xb1FLQkFUKzdyQT09>

Or Central Beaverton NAC Website: <https://www.beavertonoregon.gov/703/Central-Beaverton-NAC>

Call In 1-669-254-5252 Webinar ID: 160 432 6539 Passcode: 120388

Please note that this will be an informational meeting only and is not intended to take the place of a public hearing held by the City of Beaverton. You will have an opportunity to present testimony when an application is submitted to the City for review.

If you would like to learn more about this project, please plan to attend the neighborhood meeting. I look forward to seeing you. Please feel free to contact me at 360-721-5745 or gholmstrom@yahoo.com if you have questions about this meeting or the proposed project.

Sincerely,
Ardor Consulting, LLC



Greta Holmstrom, LEED-AP
Planner

Enclosure:
Existing Site Plan / Vicinity Map

Notes from Cor Deo Christian Academy
Neighborhood Meeting March 7, 2022

Applicant's Representative Presentation on proposed modifications.

Neighbors inquired about traffic and pedestrian safety.

Comment that the middle and high school student body presently occupying the site as approved in 2020 had not had noticeable impact on neighborhood.

Central Beaverton NAC

Brian Negley – Chair: briannegley@gmail.com



COVID-19 Notice: The City is suspending in-person attendance by the public for NAC meetings to better protect the health and safety of the community. Persons interested in attending a meeting may use the link below or call in at the phone number listed below.

Zoom Meeting

<https://www.zoomgov.com/j/1609304695?pwd=NnRTeXNSbWxWcDJMVGxVQ1BvRGRzdz09>

Call In

1-669-254-5252
1-669-216-1590
1-551-285-1373
1-646-828-7666

Webinar ID:

160 930 4695

Passcode:

121438

Agenda

Monday, March 7, 2022 (7:00 PM)

Online

Per Oregon Meetings Law, this meeting is being recorded and will be uploaded to the City of Beaverton YouTube channel.

- 7:00 – 7:10 Call to Order, Welcome, Introductions
- 7:10 – 7:15 Beaverton Police Report – Ofc. Bowen
- 7:15 – 7:20 Tualatin Hills Park & Rec Report – LuLú Ballesteros
- 7:20 – 7:25 Beaverton Committee for Community Involvement (BCCI) Report – Jonathan Todd-Kourlas
- 7:25 – 7:30 City Update – Franziska Rose
- 7:30 – 7:40 CBNAC Officers report – Approval of previous minutes – Amanda Clark
Treasury Report – Quinn Simpson
- 7:40 – 8:00 Downtown Beaverton Parks and Open Space Framework Plan – Sara King & Liz Jones, Development Project Managers, City of Beaverton
- 8:00 – 8:20 Proposed Expansion of Existing School Use at First Baptist Church (Cor Deo Christian Academy) – Greta Holmstrom, Ardor Consulting LLC
- 8:20 – 8:50 Downtown Loop Project Proposed Design Alternatives – Dan Turk, Transportation Project Manager, City of Beaverton
- 8:50 – 9:00 Visitor Comments, Announcements, Concerns, and Wrap Up
- 9:00 Adjourn

PROJECT NAME: Cor Deo Christian Academy

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Kyle Tomlinson, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed _____ Major Modification of Conditional Use affecting land located at 5755 SW Erickson Dr, and that pursuant to Ordinance 2050, Section 50.3., did on the 14 day of February, 2022, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

Signature: [Handwritten Signature]

Dated this 14 day of February, 2022.

Subscribed and sworn to before me this 14 day of February, 2022.

[Handwritten Signature]
Notary Public for the State of ~~Oregon~~ Washington

My Commission expires: July 2, 2023



TURN PAGE OVER FOR POSTING INSTRUCTIONS

NOTICE SIGN MOCK-UP

PUBLIC MEETING
On A
Preliminary Development Proposal
Affecting

5755 SW Erickson Dr

PROPOSED

Major Mod. of Conditional Use
for Existing School

A meeting to discuss the preliminary
development proposal is scheduled for

March 7, 2022 @ 7pm

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION
CONTACT:

Greta Holmsstrom
360-721-5745

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

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DEVELOPER OR AGENT: Ardor Consulting
PROJECT LOCATION: 5755 SW Erickson Dr

AFFIDAVIT OF MAILING NOTICE

I, Kyla Tomlinson, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Major Modification of Conditional Use affecting land located at 5755 SW Erickson Dr, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 14 day of February, 2022, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

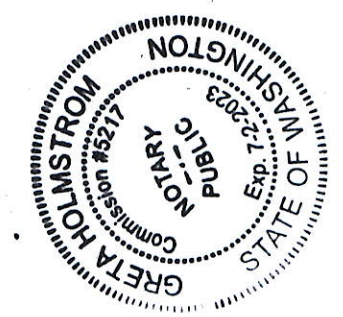
Signature: [Handwritten Signature]

Dated this 14 day of February, 2022.

Subscribed and sworn to before me this 14 day of February, 2022

[Handwritten Signature]
Notary Public for the State of Oregon Washington

My Commission expires: July 2, 2023



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5960 SW MENLO DRIVE LLC BY TRION
PROPERTIES INC
700 N SAN VICENTE BLVD ATTN:
SHARKANSKY, MAX
LOS ANGELES CA 90069

ALBERTON, EDMOND A
13150 SW VIKING CT
BEAVERTON OR 97005

ALLEN, JAMES F
13325 SW ALLEN BLVD
BEAVERTON OR 97005

ANDERSON TRUST BY FREDERICK
WESTCOTT & JAN WALLS A
11081 HUNTING HORN DR
SANTA ANA CA 92705

BAKER, RICHARD D & HOLZNAGEL,
REBECCA W
13270 SW LARSON ST
BEAVERTON OR 97005

BEAVERCREEK VILLAGE LLC
7175 SW BEVELAND ST #210
TIGARD OR 97223

BEAVERTON RETIREMENT ASSOC BY
GUARDIAN MANAGEMENT LLC
PO BOX 5668
PORTLAND OR 97228

BERRETT, RESTATED FAM TRUST BY
JOANNA ZAHARIAS BERRETT TR
5795 SW SCHIFFLER PL
BEAVERTON OR 97005

BONNIE BRAE LLC BY INCOME
PROPERTY MGMT CO
1800 SW 1ST AVE #220
PORTLAND OR 97201

BREWER, CHARLES D
13327 SW ALLEN BLVD
BEAVERTON OR 97005

BRITT, VAN G
5590 SW ERICKSON AVE
BEAVERTON OR 97005

BROWDER, JACKY
13335 SW ALLEN BLVD
BEAVERTON OR 97005

BROWN, GARRETT D
5890 SW ERICKSON AVE #A
BEAVERTON OR 97005

BROWN, SCOTT & DOAN, HOANG
QUOC
5620 SW MENLO DR
BEAVERTON OR 97005

BUSER, KAREN R
13155 SW ALLEN BLVD #13
BEAVERTON OR 97005

CASTLE, JUDITH A
13155 SW ALLEN BLVD #17
BEAVERTON OR 97005

CAVITT, BATES T & CAVITT, NANCY L V
13329 SW ALLEN BLVD
BEAVERTON OR 97005

CLABOE, BARBARA A
995 NE ARRINGTON RD
HILLSBORO OR 97124

COOLICH, DIXIE L
5725 SW TARALYNN AVE
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COOPER, STEVE & COOPER, AUDREY
13340 SW LARSON ST
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CRAIG, DANIEL P & CRAIG, PAULA
13270 SW BERTHOLD ST
BEAVERTON OR 97005

CROW, THEODORE J
13155 SW ALLEN BLVD #19
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CYK INTERNATIONAL LLC
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BEAVERTON OR 97005

DION, MARY KATHLEEN
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BEAVERTON OR 97005

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13360 SW LARSON ST
BEAVERTON OR 97005

EGAN, LAWRENCE E & EGAN, VIOLET F
5670 SW MENLO DR
BEAVERTON OR 97005

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FERRIS, RUTH W
13323 SW ALLEN BLVD
BEAVERTON OR 97005

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5755 SW ERICKSON AVE
BEAVERTON OR 97005

FORTSCH, JANET
5825 SW ERICKSON AVE
BEAVERTON OR 97005

GOO, BERTRAM & GOO, ERICKA
13580 SW WHITWORTH CT
BEAVERTON OR 97005

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SISTERS OR 97759

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GROVES, GARY S ET AL c/o GROVES,
DOROTHY LUCILLE LIFE ES
13220 SW LARSON ST
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13155 SW ALLEN BLVD #14
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HERBERHOLZ, KELLY J & HERBERHOLZ,
DON L
13370 SW LARSON ST
BEAVERTON OR 97005

HILL, JESSICA
13155 SW ALLEN BLVD #12
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HUNT, EZRA P
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KILGORE, MATTHEW & KILGORE,
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KONNO, ARTHUR HOKUTO
13155 SW ALLEN BLVD #21
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5615 SW SCHIFFLER PL
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5770 SW SCHIFFLER PL
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BEAVERTON OR 97005

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