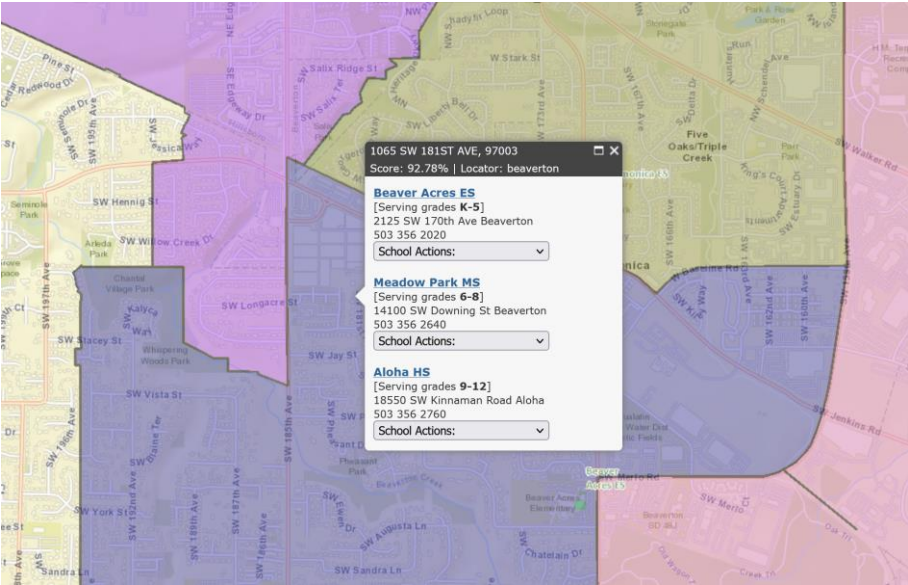




Facilities Department
16550 SW Merlo Road • Beaverton, Oregon 97006
ph: (503) 356-4449 • fax: (503) 356-4484

4/10/2023

School Service Provider Statement
Panzer Mixed Use Redevelopment
1065 NW 181st Ave



Proposed Unit Types	Total Units
Single Family Detached	123
Single Family Attached	62
Multi-Family	348
Total	533

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

Estimated Student Generation	Students
Elementary School (K-5)	99
Middle School (6-8)	34
High School (9-12)	36
Total	169

The proposed development will be served by the following schools:

Current Attendance Boundary	Utilization of Capacity Fall 2022
Beaver Acres Elementary	78%
Meadow Park Middle School	87%
Aloha High School	91%

The District believes there will be sufficient capacity to accommodate new students from the project. The attendance boundaries listed in this letter are subject to change at the District's discretion.

The District carefully monitors residential development projects, school capacity and projected student levels. The District may take any actions necessary to manage utilization of capacity, including adjustments to attendance boundaries, augmentations to school capacity, and/or other administrative measures. These may be implemented at any and all school levels, as needed.



Robert McCracken
Facilities Planning Coordinator

4/10/2023

Date

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: TNHC Oregon LLC
Address: 2132 SW Montgomery Drive, Portland, OR 97201
Phone: 503.313.7795 Email: pamv@stantonstreet.com
Site Address: 1065 NW 181st Avenue
City: Aloha
Map & Tax Lot #: 1S106BC0 3700, 3800, 3900, 4000, 4100 and 4200
Business Name: _____
Land Use/Building Jurisdiction: WashCo
Land Use/ Building Permit # Beaverton PAC2022-0034

Choose from: **Beaverton**, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

The Applicant proposes to develop ±17,560 square feet of commercial area as well as a variety of housing with approximately 533 new units within an ±27-acre property that is located in unincorporated residential Washington County (County). An application for annexation is currently under review by the City of Beaverton and it is anticipated that the site will be annexed to the City on February 7, 2023.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2023-0040
Permit Type: SPP-COB
Submittal Date: 2/23/23
Assigned To: DFM FOSTER
Due Date: 3/22/23
Fees Due: 0
Fees Paid: 0

**Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)**

This section is for application approval only

DFM Jeremy Foster 3/22/23
Fire Marshal or Designee Date

Conditions:

- See Attached Conditions: Yes No
Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____

LEGEND	
	FIRE ACCESS LANE
	RED PAINTED CURB
	FIRE TRUCK TURNING RADIUS
	AERIAL ACCESS LOCATION

KEYNOTES

- A. FIRE ACCESS ROADWAY CURBS (SEE NOTE 2)
- B. FIRE ACCESS GATE & KNOX BOX (SEE NOTE 8)
- C. EXISTING FIRE HYDRANT
- D. PROPOSED FIRE HYDRANT
- E. FIRE DEPARTMENT CONNECTION, TYP. (SEE NOTE 3)

GENERAL NOTES:

- 1. FIRE LANE CURB PAINT MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 2. FIRE ACCESS ROADWAY CURBS SHALL BE PAINTED RED AND STENCILED WITH "NO PARKING FIRE LANE". LETTERING SHALL HAVE A STROKE OF NOT LESS THAN ONE INCH WIDE BY THREE AND A HALF INCHES HIGH. LETTERING SHALL BE PLACED AT A MINIMUM INTERVAL OF 20' AND AT CHANGES IN DIRECTION ON THE VERTICAL FACE.
- 3. FIRE ACCESS ROADS LOCATED ONSITE ARE TO BE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LBS GROSS VEHICLE WEIGHT.
- 4. EACH FDC SHALL BE CLEARLY LABELED WITH THE BUILDING NUMBER AND ADDRESS OF THE BUILDING IT SERVES.
- 5. EACH TOWNHOME SHALL BE TREATED AS A SINGLE FAMILY LOT AND RESIDENCE.
- 6. EACH APARTMENT BUILDING SHALL BE EQUIPPED WITH A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- 7. FIRE FLOW TESTING WILL BE PROVIDED AS A DEFERRED SUBMITTAL TO FS-1.
- 8. FIRE ACCESS GATE DETAILS WILL BE PROVIDED AS A DEFERRED SUBMITTAL TO FS-1.
- 9. ANY PROPOSED FIRE HYDRANT AT RISK OF BEING HIT BY VEHICLES SHALL BE PROTECTED WITH BOLLARDS PER TVWD STANDARDS.
- 10. THE MINIMUM REQUIRED FIRE FLOW IS 1500 GPM AT 20 PSI FOR 4 HOURS.
- 11. PROPOSED BUILDINGS ARE TYPE VA CONSTRUCTION. THE LARGEST RESIDENTIAL-ONLY BUILDING HAS A PROPOSED GROSS AREA OF 48,117 SF AND THE LARGEST MIXED-USE BUILDING HAS A PROPOSED GROSS AREA OF 47,902 SF.

Notes: 1. A final inspection is required by TVF&R for this project. 2. The apartments must comply with OFC Chapter 33 for fire safety during construction.

TVF&R Permit # 2023-0040



APPROVED PLANS
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS
 Jeremy Foster
 Deputy Fire Marshal II



PREPARED BY:

STANDRIDGE
 PLANNING | ENGINEERING | SURVEYING
 WWW.STANDRIDGEINC.COM

PREPARED FOR:

THE NEW HOME COMPANY

FIRE ACCESS PLAN

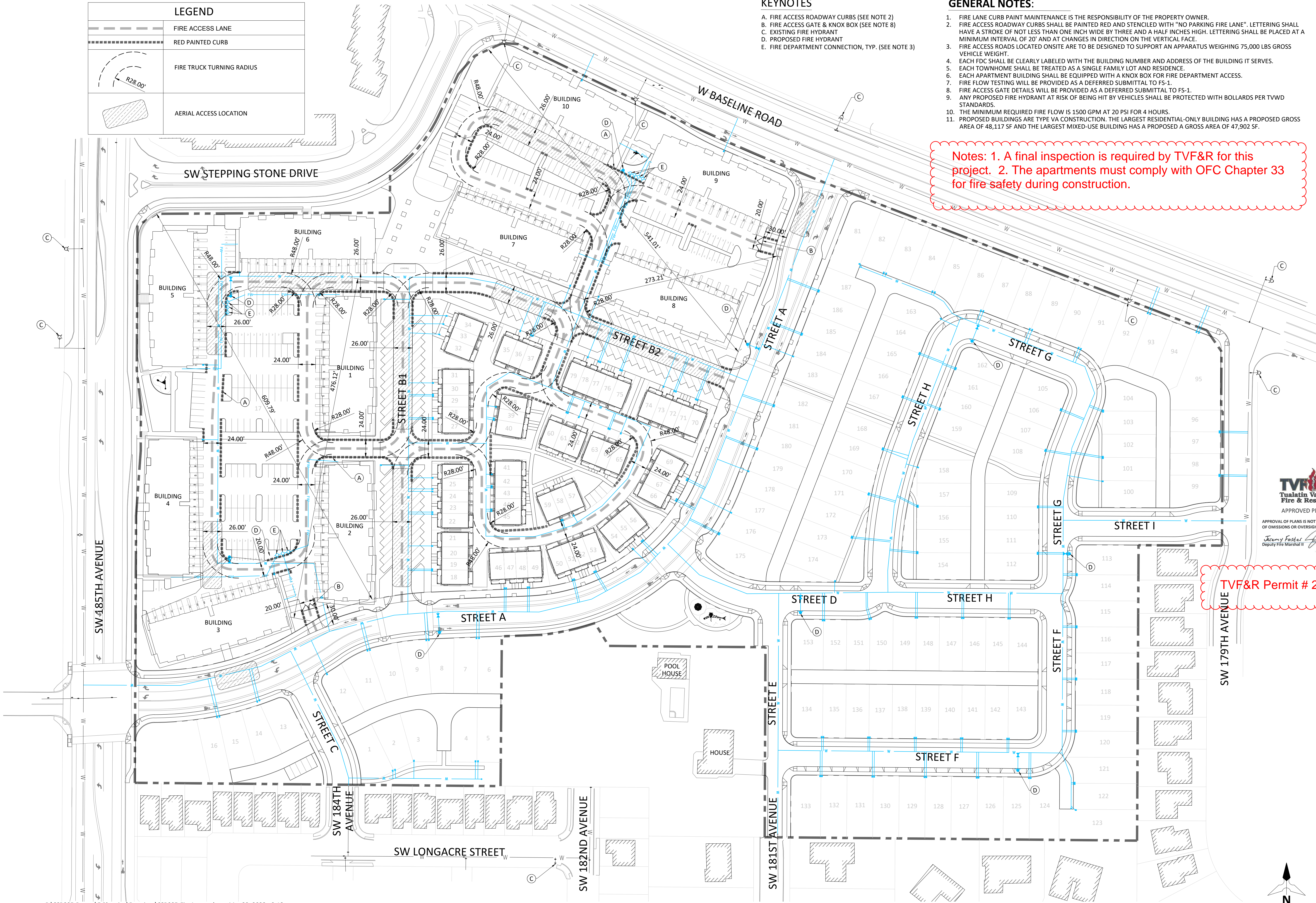
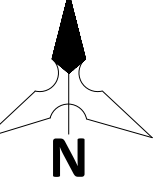
PANZER
 BEAVERTON, OREGON

PROJECT NO.: SS8005
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 03/22/2023

SHEET

FS-1

SCALE: 1" = 60'
 SHEET SIZE: 22x34





Buildings 1, 2, 7 & 8 FRONT ELEVATION
1/8" = 1'-0"

WINDOW HEADER AND STANDARD PLATE HEIGHT	
WINDOW HEADERS ALL FLOORS:	8'-0 1/4" A.F.F. * UNLESS NOTED OTHERWISE ON ELEVATIONS
STANDARD TOP PLATE - FIRST FLOOR:	SEE ELEVATIONS
- UPPER FLOORS:	9'-1" A.F.F. *
SEE ELEVATIONS FOR FLOOR HEIGHTS	
* MEASURED FROM TOP OF PLYWOOD FLOOR SHEATHING	



Buildings 1, 2, 7 & 8 SIDE ELEVATION
1/8" = 1'-0"



APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.
Jeremy Foster
Deputy Fire Marshal II

TVF&R Permit # 2023-0040

Initial Publish Date:	
Date Plotted:	12-9-22
Job No.:	21-62
Drawn By:	JDP/RDG
Sheet No.:	



Buildings 3-6, 9 & 10 FRONT ELEVATION
1/8" = 1'-0"

WINDOW HEADER AND STANDARD PLATE HEIGHT	
WINDOW HEADERS ALL FLOORS:	8'-0 1/2" A.F.F.*
UNLESS NOTED OTHERWISE ON ELEVATIONS	
STANDARD TOP PLATE - FIRST FLOOR:	SEE ELEVATIONS
- UPPER FLOORS:	9'-1" A.F.F.*
SEE ELEVATIONS FOR FLOOR HEIGHTS	
* MEASURED FROM TOP OF PLYWOOD FLOOR SHEATHING	



Buildings 3-6, 9 & 10 SIDE ELEVATION
1/8" = 1'-0"

TVF&R
Tualatin Valley
Fire & Rescue
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.
Jeremy Foster
Deputy Fire Marshal II

TVF&R Permit # 2023-0040



TVF&R Permit # 2023-0040



TOWNHOME
3/16" = 1'-0"
ENTRY ELEVATION
MODERN FARMHOUSE



TOWNHOME
3/16" = 1'-0"
ENTRY ELEVATION
CONTEMPORARY TUDOR



TOWNHOME
3/16" = 1'-0"
ENTRY ELEVATION
CONTEMPORARY FRENCH



Panzer Nursery
Beaverton, Oregon

The New Home Company

4-Plex Alley Load
Elevations

Date: 11-14-22
Drawn By: RDG
Job No.: 2222

FS-4
Sheet No.:

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 23-000979

1. **Jurisdiction:** Beaverton

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): 1S106BC03600;3700;3702;3800;3900;4000;4100

OR Site Address: 1065 NW 181st Avenue

City, State, Zip: Aloha, OR, 97006

Nearest cross street: _____

3. **Owner Information**

Name: GKP Investments LLC and Panzer Investment Properites, LLC

Company: 2840 SW 121st Avenue

Address: _____

City, State, Zip: Aloha, Oregon, 97006

Phone/fax: _____

Email: _____

4. **Development Activity** (check **all** that apply)

Addition to single family residence (rooms, deck, garage)

Lot line adjustment Minor land partition

Residential condominium Commercial condominium

Residential subdivision Commercial subdivision

Single lot commercial Multi lot commercial

Other Mixed use commercial & residential development.

4. **Applicant Information**

Name: TNHC Oregon LLC

Company: _____

Address: 15455 NW Greenbrier Parkway, Suite 240

City, State, Zip: Beaverton, Oregon, 97006

Phone/fax: 3605979240

Email: ingrid.friedberg@standridgeinc.com

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

A SPL was recently obtained on 3/22/23 from CWS for a Property Line Adjustment was obtained. The site development proposed does not include the outparcel areas included in Adjusted Tax Lot 3702. An application for the Property Line Adjustment is under review at the City of Beaverton and as such the

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name TNHC Oregon LLC

Print/type title _____

Signature ONLINE SUBMITTAL

Date 3/24/2023

FOR DISTRICT USE ONLY

Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.

The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Chealsey Rosebrook

Date 3/27/2023

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

ZONING & DENSITY

ZONING	STATION COMMUNITY-MIXED USE
GROSS AREA	26.60 AC
LESS PUBLIC ROW	5.35 AC
LESS PRIVATE STREETS	0.64 AC
LESS ALLEYS	1.48 AC
LESS PARKING DRIVE ISLES	1.74 AC
NET AREA	17.39 AC
MINIMUM DENSITY	17.39 AC @ 24 UNITS/AC — 417 UNITS
MAXIMUM DENSITY	NONE

PARKING

PARKING TYPE	ON-STREET	STANDARD GUEST	GARAGE	DRIVEWAY	TOTAL	RATIO PER UNIT
MULTI-FAMILY NORTH (140 UNITS)	6	92	60	60	218	1.56
MULTI-FAMILY WEST (208 UNITS)	3	141	90	90	324	1.56
TOWNHOMES (62 UNITS)	21	4	124	10	159	2.56
SINGLE FAMILY (123 UNITS)	120	4	246	72	442	3.59
MAIN STREET COMMERCIAL (17,800 SF)	85	N/A	N/A	N/A	85	12/209 SF
TOTAL	235	241	520	232	1228	2.30

UNIT COUNT

DESCRIPTION	# OF UNITS PER BUILDING	# OF BUILDINGS	TOTAL UNITS
FRONT LOADED SINGLE FAMILY (PLAN 3004)	1	19	19
FRONT LOADED SINGLE FAMILY (PLAN 3014)	1	17	17
ALLEY LOADED SINGLE FAMILY (PLAN 2410)	1	28	28
ALLEY LOADED SINGLE FAMILY (PLAN 2650)	1	59	59
MIXED USE MAIN STREET*	36	4	144
4 STORY APARTMENTS	34	6	204
5-PLEX ALLEY TOWNHOME (F22&E16)	5	5	25
4-PLEX ALLEY TOWNHOME (F22&E16)	4	4	16
3- PLEX ALLEY TOWNHOME (F22&E16)	3	7	21
TOTAL			533

*TOTAL COMMERCIAL RETAIL ALONG MAIN STREET IS 17,736 SF.

LAND USE LEGEND

SYMBOL	DESCRIPTION	AREA (SQUARE FEET)	AREA (ACRES)	% OF SITE
[Pattern]	BUILDING FOOTPRINT	339517	7.79	29.30%
[Pattern]	PUBLIC STREET - ROW	232977	5.35	20.10%
[Pattern]	PRIVATE STREET/ALLEYS/ DRIVE AISLES	168347	3.86	14.53%
[Pattern]	SIDEWALKS / WALKWAYS	38482	0.88	3.32%
[Pattern]	GUEST PARKING	82429	1.89	7.11%
[Pattern]	LANDSCAPE	261128	5.99	22.53%
[Pattern]	PRIVATE DRIVEWAY	23335	0.54	2.01%
[Pattern]	STORM PLANTER/POND	12621	0.30	1.09%
TOTAL		1158836	26.60	100.00%

