

September 20, 2023

«LL\_NAME»  
«MAILING»  
«CITY», «STATE» «ZIP»

RE: Proposed Cell Phone Tower at 15995 Walker Rd, Beaverton, Oregon

Dear Neighbor,

Atlas Tower 1, LLC is proposing an 80' telecommunications tower at the Fred Meyer Kroger parking lot in Beaverton, Oregon. The telecommunication tower is designed to hold up to 3 carriers to provide essential mobile network coverage. The proposed site is currently zoned industrial and is located in an area where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their devices, current infrastructure will reach capacity limits and be unable to meet coverage needs.

Prior to preparing specific engineering and site plans and submitting an application to the City of Beaverton for the necessary review and approvals, we would like to discuss the proposal in more detail with the members of the Neighborhood Associations and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

**Date:           October 10, 2023**

**Location:     Tualatin Hills Nature Center, 15655 SW Millikan Way  
Beaverton, OR 97003**

**Time:           7:00pm**

Please note that this will be an informational meeting with the developer and/or representative only and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the meeting and hearing your thoughts on the proposed project.

Regards,

*Sandra Layton*

Territory Manager, Mtn West  
Atlas Tower 1, LLC  
801-310-0844  
[slayton@atlastowers.com](mailto:slayton@atlastowers.com)

Enclosure: Site Map

# ATLAS TOWER

Fred Meyer Kroger parking lot with tower location:



LL NAME	MAILING	CITY	STATE	ZIP
US NATIONAL BANK OF OREGON	PO BOX 460169	HOUSTON	TX	77056
SCHWAB PROPERTIES LTD	PO BOX 5350	BEND	OR	97708
ALPWALKER LLC	PO BOX 80488	PORTLAND	OR	97280
PARR FINANCIAL PARTNERS LLC	16165 SW REGATTA LN STE 800	BEAVERTON	OR	97006
GOLDEN ARCH LP	PO BOX 182571	COLUMBUS	OH	43218
ME THREE LLC	1828 NW RALEIGH ST	PORTLAND	OR	97209
MIAO TE PROPERTIES LLC	16118 SW KESSLER LANE	TIGARD	OR	97224
FGF LLC	5615 SW MAIN AVE	BEAVERTON	OR	97006
TUALATIN HILLS PARK & RECREATION DI	15707 SW WALKER RD	BEAVERTON	OR	97006
HMJS PROPERTIES LLC	4564 NW 147TH AVE	PORTLAND	OR	97229
SPROUL INVESTMENTS LLC	20220 SW ELWERT RD	SHERWOOD	OR	97140
BEAVERTON CITY OF	PO BOX 4755	BEAVERTON	OR	97076
KINGS COURT - 460 LLC	9500 SW BARBUR BLVD STE 300	PORTLAND	OR	97219
USA APARTMENTS LLC	1801 CENTURY PARK EAST STE 2400	LOS ANGELES	CA	90067
QUANTUMVOX LLC	15985 SW SCHENDEL AVE STE 200	BEAVERTON	OR	97006
SCHENDEL INVESTMENT LLC	215 SE 102ND AVE STE 100	PORTLAND	OR	97216
7-ELEVEN INC	PO BOX 711	DALLAS	TX	75221
CYPRESS-WATERHOUSE LLC & DAVIS-WATE	1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
TUALATIN HILLS PARK & RECREATION DI	15707 SW WALKER RD	BEAVERTON	OR	97006
NIKE INC	ONE BOWERMAN DR	BEAVERTON	OR	97007

DEVELOPER OR AGENT: Atlas Tower 1, LLC

PROJECT LOCATION: Beaverton OR

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Hope Schwanke, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed cell phone tower affecting land located at 15995 Walker Rd, Beaverton, Oregon, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 18th day of September, 2023, 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.**

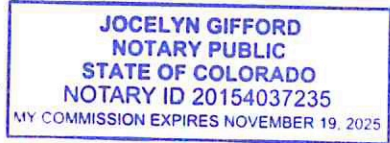
Signature: [Handwritten Signature]

Dated this 18 day of September, 2023.

Subscribed and sworn to before me this 18<sup>th</sup> day of Sept., 2023

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

My Commission expires: Nov. 19, 2025



h:\forms (new folder)\neighborhood meeting\update 2007\hnd #8 affmail update.doc

# **PUBLIC MEETING**

**On A  
Preliminary Development  
Proposal Affecting**

FRED MEYER PARKING LOT  
(15995 SW WALKER RD.)

## **PROPOSED**

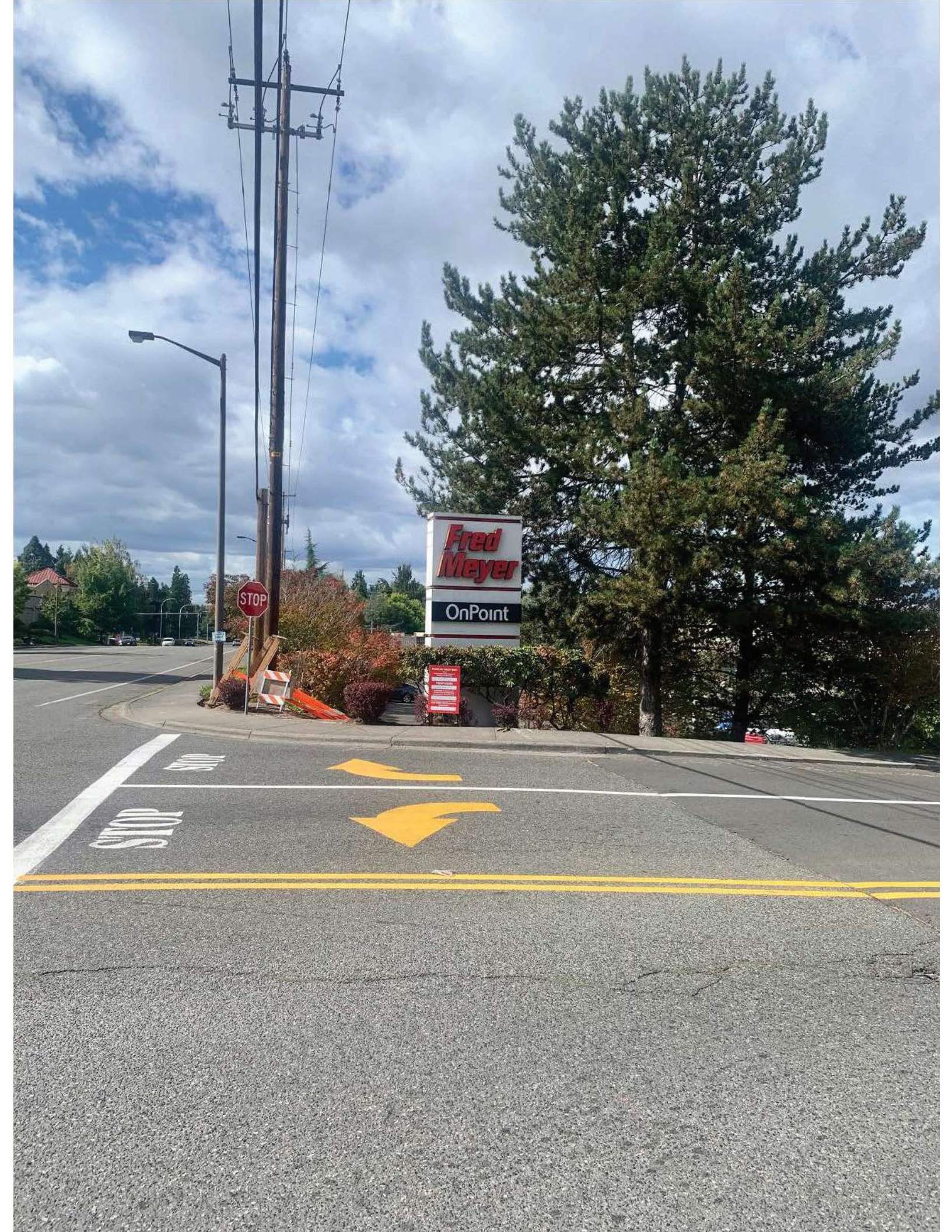
TELECOMMUNICATIONS FACILITY

**A meeting to discuss the  
preliminary development  
proposal is scheduled for**

OCTOBER 10, 2023 - 7:00 P.M.  
TUALATIN HILLS NATURE CENTER (15655 SW MILLIKAN  
WAY)

**ALL INTERESTED PERSONS MAY ATTEND  
FOR MORE INFORMATION  
CONTACT:**

ATLAS TOWER 801-310-0844



**Fred Meyer**

**OnPoint**

STOP

STOP

STOP

PROJECT NAME: Beaverton

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

**AFFIDAVIT OF POSTING NOTICE**

\*\*\*\*\*

I, DONALD G. FORSBERG, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed Communication Facility affecting land located at 15995 Walker Rd. Beaverton, OR, and that pursuant to Ordinance 2050, Section 50.3., did on the 20TH day of SEPTEMBER, 2023 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.

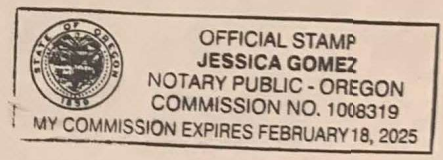
Signature: [Handwritten Signature]

Dated this 20TH day of SEPTEMBER, 2023

Subscribed and sworn to before me this 20 day of September, 2023

[Handwritten Signature]  
Notary Public for the State of Oregon

My Commission expires: February 18, 2025



TURN PAGE OVER FOR POSTING INSTRUCTIONS

# ATLAS TOWER

October 18, 2023

David Kamin, NAC Chair  
John L. Scott Real Estate  
1800 NW 167<sup>th</sup> Place  
Suite 100  
Beaverton, OR 97006

Dear Mr. Kamin;

Thank you for your help in preparing for our presentation at the neighborhood meeting on October 10, 2023. Please find the enclosed meeting notes. As part of the application process, I am required to send a copy of the notes that I will include with my application, via certified mail.

Regards,

Sandra Layton  
Territory Manager, Mtn West  
Atlas Tower 1, LLC  
801-310-0844  
[slayton@atlastowers.com](mailto:slayton@atlastowers.com)

cc: City of Beaverton, Neighborhood Program



## NEIGHBORHOOD MEETING

7:00 P.M. October 10, 2023

Tualatin Hills Nature Park, 15655 SW Millikan Way, Beaverton, OR 97003

A neighborhood meeting was held for a proposed installation of a new 80' monopine telecommunications tower within a 23'x28' compound.

The meeting was scheduled to start at 7:00 P.M. and there were no owners from the 500' noticing area that showed up. Although there were others there that attended for other reasons and asked questions.

Sandra Layton and Carri Wullner, both with Atlas Tower, presented a power point presentation. We opened up the presentation by explaining who Atlas is and what we do. We explained the purpose of the site is to improve coverage for the areas as well as offload demand from other sites. The power point included photo sims, pages from the designs, and photos from past project sites.

Attendees who were there asked some questions and expressed support for the facility. Questions that were asked and answers given included,

When will this facility be built? Answer: The facility is scheduled to be built in 2024.

Will there be other carriers on the tower? Answer: We are currently working with a provider who has requested the tower and will be marketing the site to other carriers.

Once the questions concluded we offered our business cards and concluded the meeting.

Five Oaks Triple Creek

NEIGHBORHOOD:

DATE: 10/10/23

**NOTIFY ME**

To sign up for meeting notifications, scan the QR code and find your neighborhood



NAME		EMAIL ADDRESS	PHONE NUMBER	Would you like to be added to the Neighborhood Newsletter?
RICHARD SHANTEAU		Richard.Shanteau@gmail.com	650-243-7033	<input checked="" type="checkbox"/>
Erik Lehr		eriklehr@gmail	503-750-8187	<input type="checkbox"/>
Sandra Layton		Slayton@attlawyers.com	801-310-0844	<input type="checkbox"/>
Carni Wellner		carniwellner@attlawyers.com	970-816-1653	<input type="checkbox"/>
Addie Mothris		amothris@beavertonoregon.gov	503-526-2629	<input type="checkbox"/>
David Kamin		davidk@pmlscott.com	503-716-6084	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
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				<input type="checkbox"/>
				<input type="checkbox"/>

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 04/23/2024

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2425 N 4000 W  
CORINNE, UT 84307  
USPS 4917680252  
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84307003

Term ID: 003  
Clerk ID: 000001

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\*\*\*\*\*9788

VISA Chip

TOTAL: \$10.02

10/18/23 11:29:32

Inv #: 000002 Appr Code: 018582

Receipt #: 00000365

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Refunds for Guaranteed Services Only.

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IAD: 06020A03A08000  
TVR: 80 80 08 80 00  
TSI: 68 00

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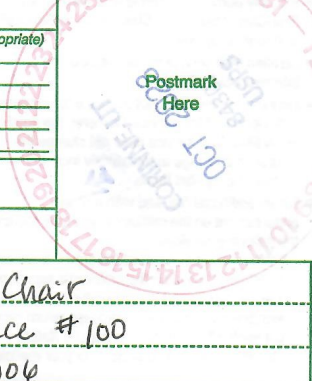
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$

Sent To  
David Kamin, NAC Chair  
Street and Apt. No., or PO Box No.  
1800 NW 167th Place #100  
City, State, ZIP+4®  
Beaverton, OR 97004

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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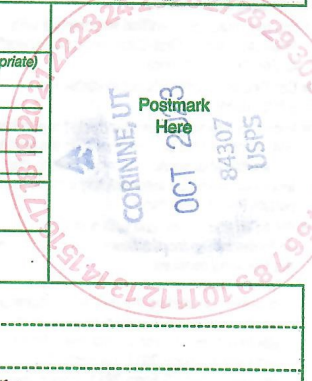
OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$

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Street and Apt. No., or PO Box No.  
PO Box 4755  
City, State, ZIP+4®  
Beaverton, OR 97076

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Received  
Planning Division  
06/06/2024

Sandra Layton <slayton@atlastowers.com>



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**Confirmed**

1 message

---

**David Kamin** <davidk@johnlscott.com>  
To: Sandra Layton <slayton@atlastowers.com>

Wed, Feb 21, 2024 at 6:46 PM

Hi Sandra,  
Confirming notification letter dated 9/18/2023 received by mail.

David Kamin  
FOTC NAC Chair



ATLAS TOWER

Received  
Planning Division  
06/06/2024



Today's Towers  
For  
Tomorrow's Network

[www.atlastowers.com](http://www.atlastowers.com)

# Atlas Tower Mission

Atlas Tower is an independent global Wireless Infrastructure company. Since 2007, we have been developing multi-use wireless infrastructure as a critical catalyst for improved wireless connectivity. Atlas has a diverse asset portfolio with site designs to fit strategically within a community's land use plan. Atlas is a company born from town planning and uses this experience to provide scalable infrastructure that will survive the test of time.



## Who We Are

Colorado based, Atlas Tower develops and owns high-quality tower sites in the United States and Sub-Saharan Africa. We expand wireless network infrastructure access and improve end-user connectivity. We strive improve wireless services in order to connect our communities together.

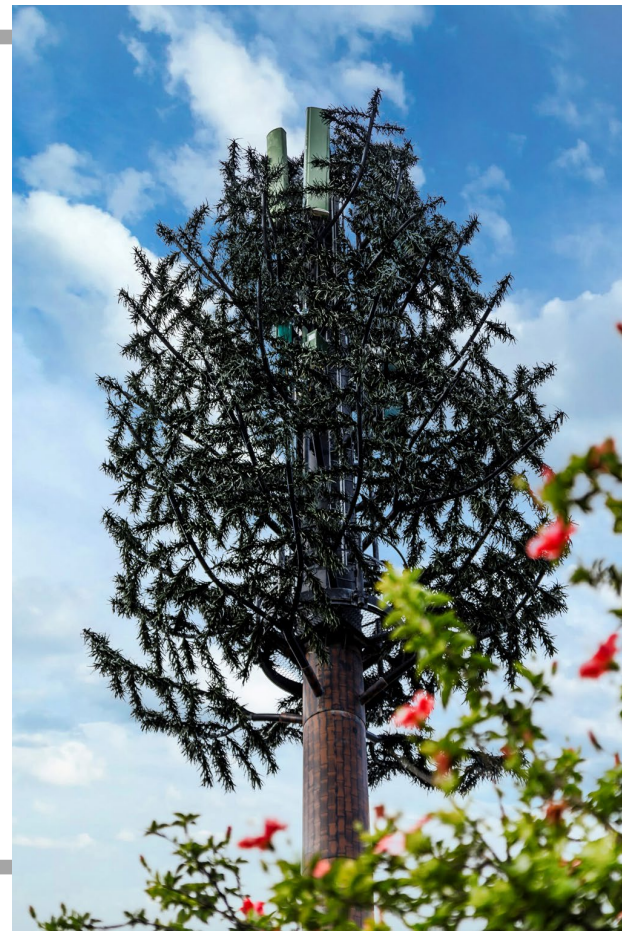
## What We Do

Atlas Tower works on behalf all major network carriers (AT&T, T-Mobile, Verizon, Dish) to provide the physical infrastructure to improve network connectivity services. We provide a platform to deliver a service to all cellular customers, regardless of carrier by encouraging colocation on our Wireless Communications Facilities.

Tower Xchange  
**Industry Awards 2016**  
BTS towerco of the year



Tower Xchange  
**Industry Awards 2017**  
Infrastructure sharing  
company of the year





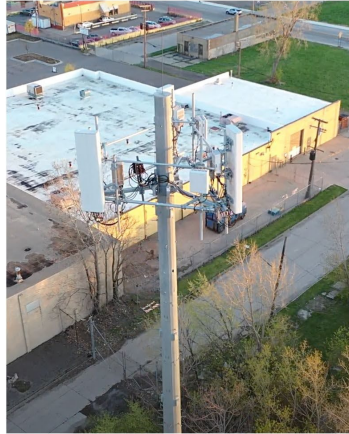
Atlas Tower

# Previous Tower Designs: Monopole

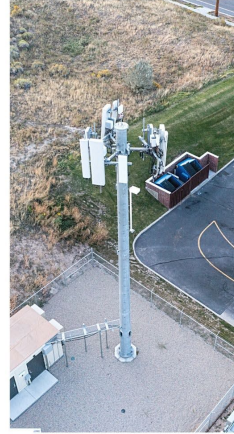


**ATLAS  
TOWER**

**SITE: GM PLANT  
DETROIT, MI  
LAT: 42°22'45.1  
LONG: -83°01'53.3  
HEIGHT AGL: 120**



**TODAY'S TOWERS FOR TOMORROW'S NETWORK**



**ATLAS  
TOWER**

**SITE: GARNITE  
WEST VALLEY CITY, UT  
LAT: 40°39'8.64  
LONG: -112°1'32.53  
HEIGHT AGL: 60**



**TODAY'S TOWERS FOR TOMORROW'S NETWORK**





Atlas Tower

# Previous Tower Designs: Bell/Clock Tower



**ATLAS**  
TOWER

**SITE: JACKSON DT**  
JACKSON, WY  
LAT: 43° 28' 51.53  
LONG: -110° 45' 34.57  
HEIGHT AGL: 55

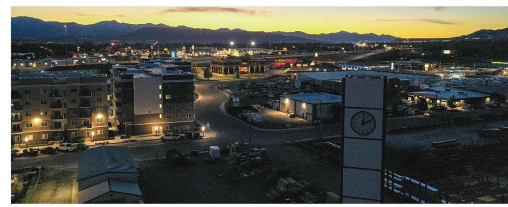
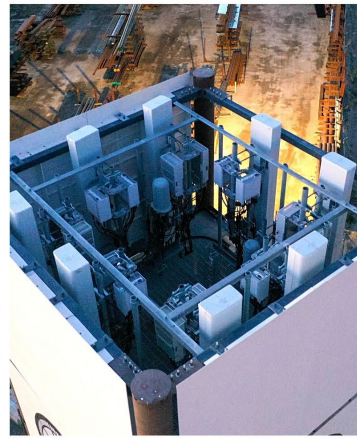


TODAY'S TOWERS FOR TOMORROW'S NETWORK



**ATLAS**  
TOWER

**SITE: MILL POND**  
LEHI, UT  
LAT: 40° 23' 09.1  
LONG: -111° 49' 43.7  
HEIGHT AGL: 80

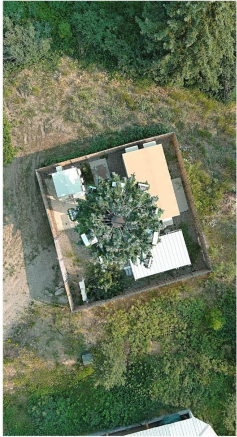


TODAY'S TOWERS FOR TOMORROW'S NETWORK



Atlas Tower

# Previous Tower Designs: Monopine



**ATLAS**  
TOWER

**SITE: HOBACK JUNCTION**

JACKSON, WY  
LAT: 43° 19' 02.796  
LONG: -110° 43' 42.045  
HEIGHT AGL: 70



TODAY'S TOWERS FOR TOMORROW'S NETWORK



**ATLAS**  
TOWER

**SITE: EASTERN SILVERADO**

HENDERSON, NV  
LAT: 36.01843  
LONG: -115.11649



TODAY'S TOWERS FOR TOMORROW'S NETWORK

**ATLAS** TOWER



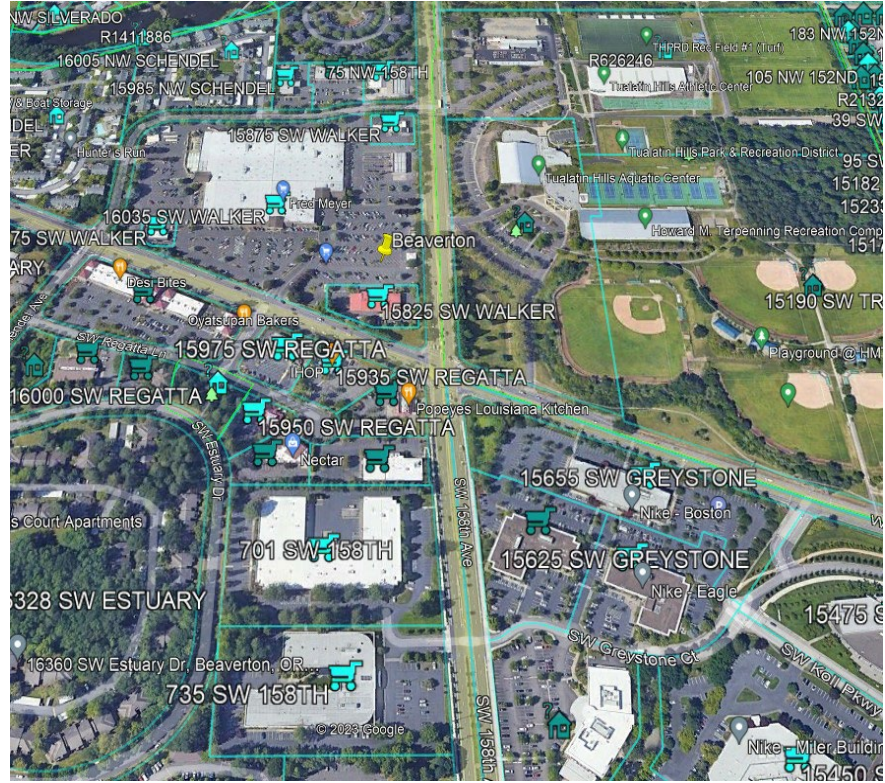
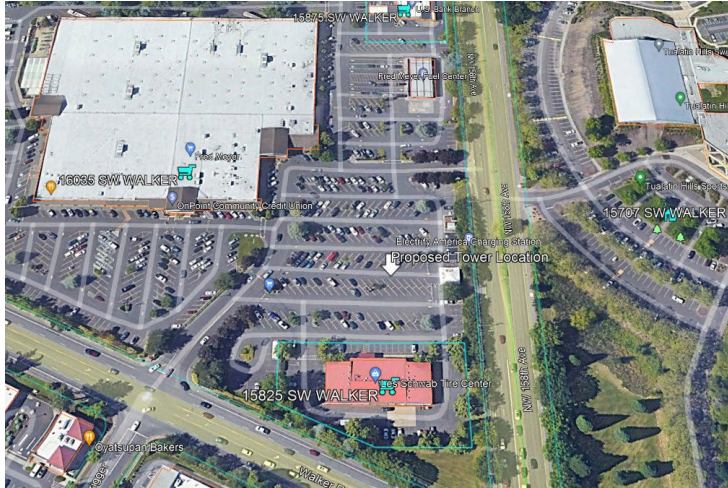
Atlas Tower

# Project Proposal

**Site Name: Beaverton**

Fred Meyer 15995 SW Walker Rd Beaverton, OR 97006

Custom 80' Monopine (50' x 50' compound), located in the southeast section of the parking lot and designed to blend in with existing foliage in and around the parking lot





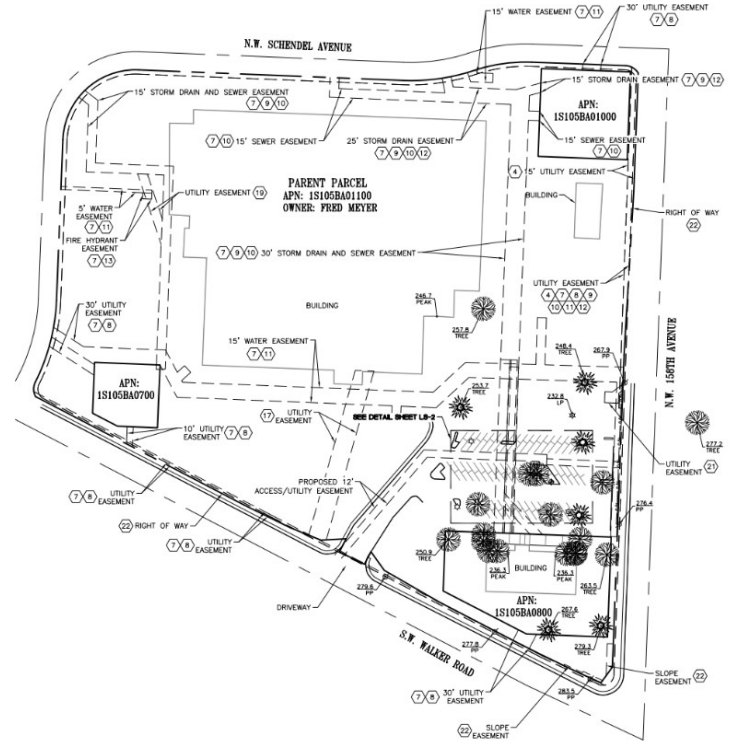
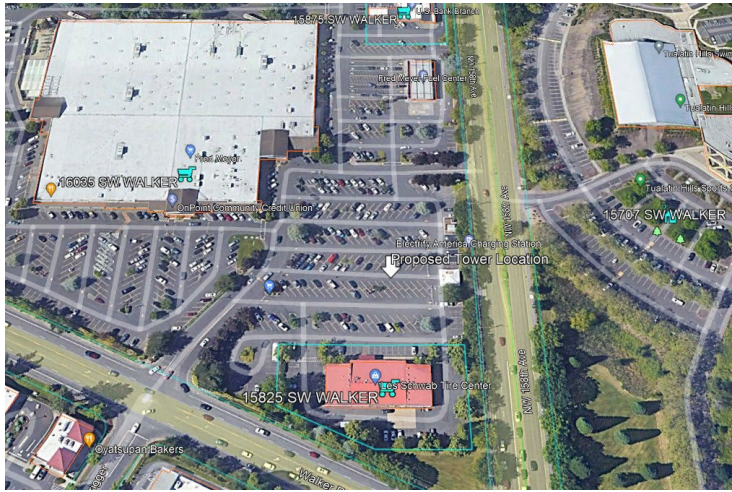
Atlas Tower

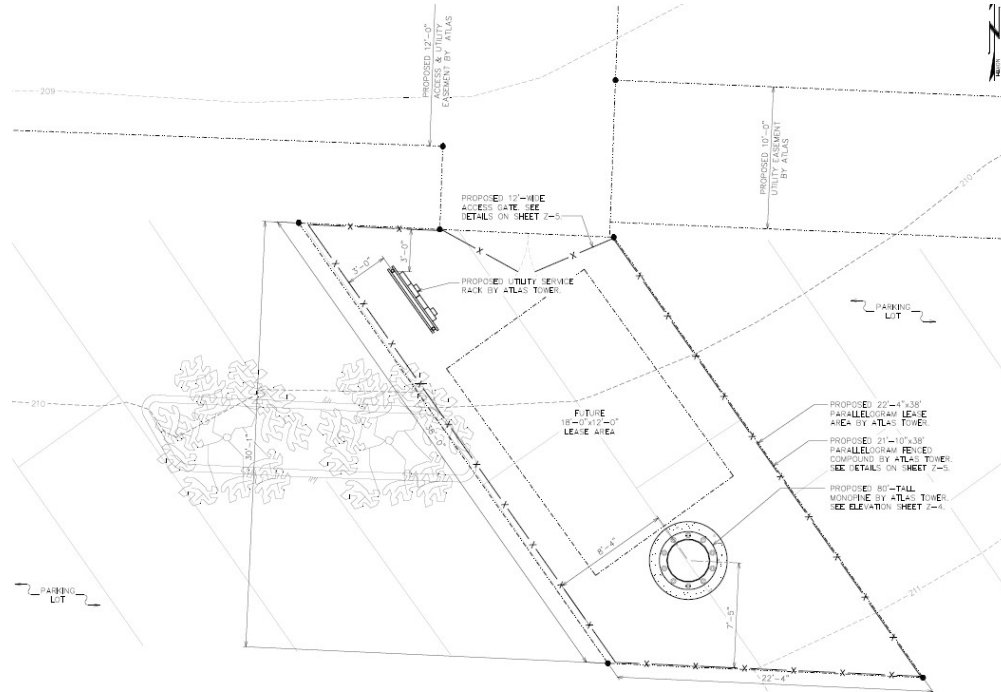
# Project Proposal

Site Name: Beaverton

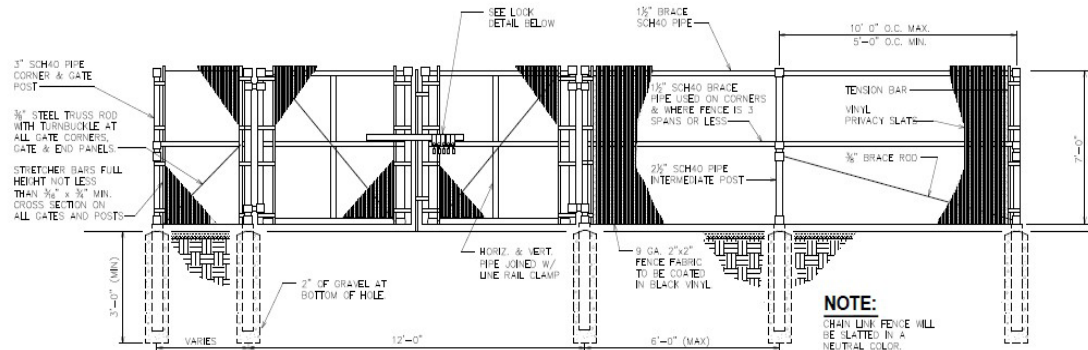
Fred Meyer 15995 SW Walker Rd Beaverton, OR 97006

Custom 80' Monopine, located in the southeast section of the parking lot and designed to blend in with existing foliage in and around the parking lot

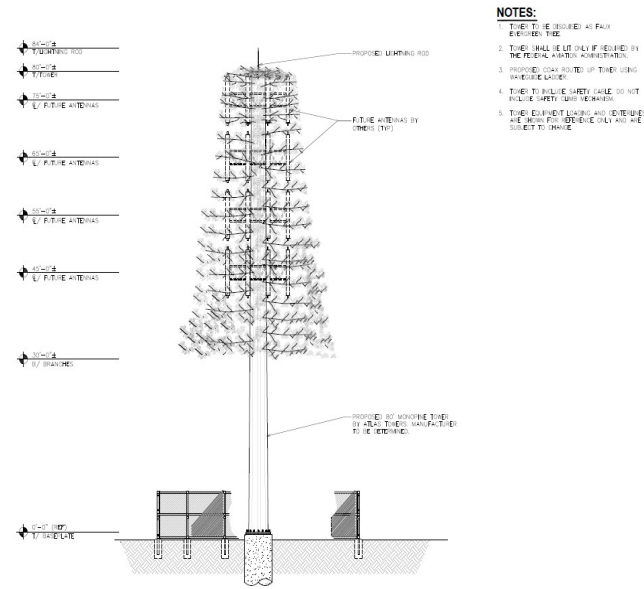




# Project Proposal



**NOTE:**  
CHAIN LINK FENCE WILL BE SLATTED IN A NEUTRAL COLOR.



- NOTES:**
- TOWER TO BE REQUIRED AS FOLLOWS REQUIRED THIS.
  - TOWER SHALL BE ONLY IF REQUIRED BY THE FEDERAL AERONAUTICS ADMINISTRATION.
  - PROVIDED SHALL ROUTE UP TOWER USING SAFETY LADDER.
  - TOWER TO INCLUDE SAFETY CABLE DO NOT INCLUDE SAFETY CABLE SERVICES.
  - TOWER EQUIPMENT LANDING AND CENTERLINE ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

# Project Photo Simulations



# Project Photo Simulations

EXISTING VIEW: LOCATION 1

**ATLAS TOWER**  
USA - INTERNATIONAL  
SITE #:  
SITE NAME: BEAVERTON, OR  
ADDRESS: PARKING LOT, 15995 SW  
BEAVERTON, OR 97006  
COUNTY: WASHINGTON



PROPOSED VIEW: LOCATION 1

**ATLAS TOWER**  
USA - INTERNATIONAL  
SITE #:  
SITE NAME: BEAVERTON, OR  
ADDRESS: PARKING LOT, 15995 SW  
BEAVERTON, OR 97006  
COUNTY: WASHINGTON



PROPOSED 80' MONOPINE TOWER

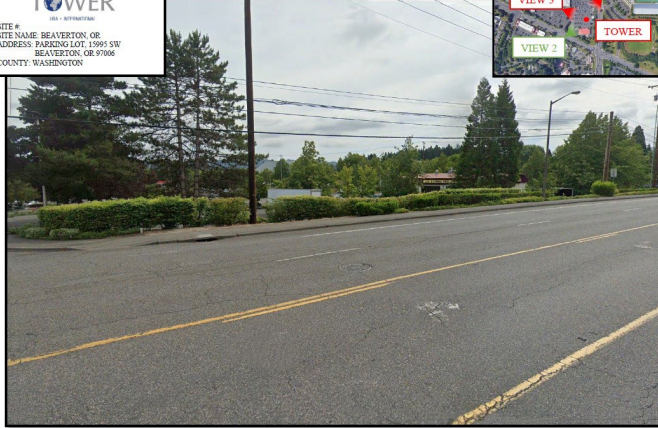


# Project Photo Simulations

**ATLAS TOWER**  
USA - INTERNATIONAL

SITE #:  
SITE NAME: BEAVERTON, OR  
ADDRESS: PARKING LOT, 15995 SW  
BEAVERTON, OR 97006  
COUNTY: WASHINGTON

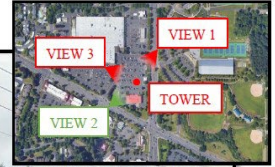
EXISTING VIEW: LOCATION 2



**ATLAS TOWER**  
USA - INTERNATIONAL

SITE #:  
SITE NAME: BEAVERTON, OR  
ADDRESS: PARKING LOT, 15995 SW  
BEAVERTON, OR 97006  
COUNTY: WASHINGTON

PROPOSED VIEW: LOCATION 2



PROPOSED 80' MONOPINE TOWER

# Project Photo Simulations

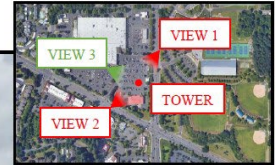
**ATLAS TOWER**  
SIA • INTERACTIVE  
SITE #:  
SITE NAME: BEAVERTON, OR  
ADDRESS: PARKING LOT, 15995 SW  
BEAVERTON, OR 97006  
COUNTY: WASHINGTON

EXISTING VIEW: LOCATION 3



**ATLAS TOWER**  
SIA • INTERACTIVE  
SITE #:  
SITE NAME: BEAVERTON, OR  
ADDRESS: PARKING LOT, 15995 SW  
BEAVERTON, OR 97006  
COUNTY: WASHINGTON

PROPOSED VIEW: LOCATION 3



PROPOSED 80' MONOPINE TOWER

# Why Here?

- T Mobile Wireless identified this area as lacking in coverage and indicated that there is an urgent need to address the mobile network issues in this area of Beaverton.
- Cellular service works off of two basic principles, proximity and line of sight. To provide the best coverage to the people in Beaverton, the tower needs to be placed in close proximity to the lapse in coverage in order to provide a solution. Simply put, building a tower elsewhere will not result in fixing the network issues in this area.
- The proposed tower will be designed to blend in with the existing trees and placed in the southeast section of the parking lot to maximize distance from nearby homes and to minimize any visual intrusions.



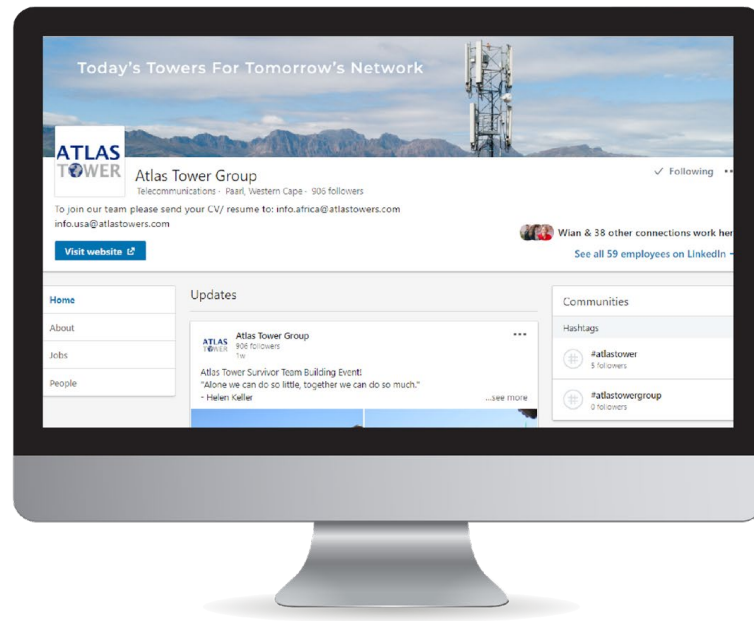
Tower Xchange  
**Industry Awards 2016**  
BTS towerco of the year



Tower Xchange  
**Industry Awards 2017**  
Infrastructure sharing  
company of the year

Atlas Tower

# Visit us online





THANK  
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YOUR  
TIME