

CHECKLIST

This checklist has been prepared to assist potential land use applicants in meeting the Neighborhood Review Meeting requirement and holding a successful meeting. This sheet is NOT a substitute for following the exact requirements as set out in the Ordinance.

The City of Beaverton expects that potential land use applicants, neighbors and Neighborhood Association Committees (NACs) work together. It is in the best interest of the City that those who develop our City's neighborhoods and those who live and work in these neighborhoods become partners for the good of the entire community.

Neighborhood Meetings are required for all projects that require a public hearing under the regulations of the Development Code.

- Schedule a neighborhood meeting, with preference to the appropriate NACs specified time and location. If the NAC cannot accommodate you within a month, you may choose a date and time of your own. Meetings are to be scheduled after 6 pm weekdays and anytime on a weekend. Consider and select practical times.
- Post a public notice sign on the site not less than 20 days before the neighborhood meeting. The notice must be posted on the property within 50 feet of right-of-way, and must be readable from the road. (See example. Signs available from City at a cost of \$10.00 per sign. These signs may be reused if a grease pencil is used)
- Mail out notice of the proposed meeting date and time to the Director of Community Development and to all property owners and representatives of NACs within 500 feet of the site not less than 20 days before the neighborhood meeting.
- Complete the Affidavit of posting and notice.
- Prepare an 8-1/2" x 11" mockup of the information provided on the sign.
- On the day of the meeting, you will need to post a public notice sign at the entrance to the meeting place at least one hour before the meeting begins. The sign must be a minimum of 22" x 28" with 2" lettering. This can be the same sign that was posted on-site 20 days before the meeting.
- Hold the meeting. Here are some tips to help make it successful:

N/A -
Virtual Only
Meeting

- Plan on at least one hour, for your presentation, questions and comments regarding the development.
- Determine the approximate number of people expected to attend. Have enough copies of materials you plan to hand out.
- Have sign in sheets for the meeting.
- Have someone attend the meeting to take notes.
- It can be helpful to use chart-paks or flip-charts to note issues on, so participants can be reassured that their concerns have been heard and noted.
- Be sure displays are easily visible to attendees, or allow sufficient time for them to come forward and examine the displays.
- List ALL issues raised, even if it is not something under your control. Remember, you are only being asked to consider neighbors concerns. You are not expected to be able to resolve all issues.

■ Remove the sign from the site within 3 days after the meeting.

■ Send a copy of the meeting notes you intend to submit with the application to the NAC (See Section 50.30.3.E of the Development Code).

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PHOTOGRAPHS OF PUBLIC NOTICE SIGNS

STOP
HERE ON
RED
↓

CROSSWALK
CLOSED
↔

DO NOT
BLOCK
INTERSECTION

TURNING
VEHICLES
→
STOP FOR
🚲
🚶

PUBLIC MEETING
FOR A
FUTURE DEVELOPMENT PROPOSAL
AT THE
CITY OF PORTLAND
PLANNING
COMMISSION
ON
MAY 12, 2015 AT 7:00 PM
ALL INTERESTED PERSONS MAY ATTEND

SW STEPPING STONE DR

TO BASELINE ROAD
↑ WEST | EAST →



PUBLIC MEETING
On A
Preliminary Development Proposal
Affecting

1065 NE 181st Avenue
Map 1S106BC0 Tax Lots 3600, 3700, 3702, 3900, 4000, 4100 & 4200

PROPOSED

533 dwelling units consisting of 348 apartments, 62 townhouses and
123 single-family detached houses.

A meeting to discuss the preliminary
development proposal is scheduled for

7PM * TUESDAY, FEBRUARY 14, 2023
ONLINE – FIVE OAKS / TRIPLE CREEK
NEIGHBORHOOD ADVISORY COMMITTEE

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION
CONTACT:

CONSULTANT: Standridge, Inc.
Ingrid Friedberg, Land Use Planner
360.907.4529 | ingrid.friedberg@standridgeinc.com



NOZE
ESCH

PUBLIC MEETING
ON A
PRELIMINARY DEVELOPMENT PROPOSAL
AFFECTING

1065 NE 181ST AVENUE
MAP 1S106BC0 TAX LOTS 3600, 3700, 3702, 3900, 4000, 4100 & 4200

PROPOSED

533 DWELLING UNITS CONSISTING OF 348 APARTMENTS, 62 TOWNHOUSES
AND 123 SINGLE-FAMILY DETACHED HOUSES.

A MEETING TO DISCUSS THE PRELIMINARY
DEVELOPMENT PROPOSAL

7PM * TUESDAY, FEBRUARY 14, 2023 * ONLINE
FIVE OAKS / TRIPLE CREEK NEIGHBORHOOD
ADVISORY COMMITTEE

IS SCHEDULED FOR

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION CONTACT:

CONSULTANT: Standridge, Inc.
Ingrid Friedberg, Land Use Planner
360.907.4529 | ingrid.friedberg@standridgeinc.com





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NELLE STRADE PUBBLICHE DI PROPRIETA'
CANTIERI DI CANTIERI...
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**MAILED OUT PUBLIC MEETING NOTICE AND
ADDRESS LABELS**



January 23, 2023

**RE: Public Meeting Notice for a Proposed Development at 1065 NE 181st Avenue
Map 1S106BC0 Tax Lots 3600, 3700, 3702, 3900, 4000, 4100 & 4200**

Dear NAC Representative / Resident:

On behalf of the Applicant, TNHC Oregon LLC, we are providing you with this Public Meeting Notice for a proposed 533 dwelling unit development consisting of 348 apartments, 62 townhouses and 123 single-family detached houses. The subject site is in the process of being annexed into the City of Beaverton and it is anticipated that it will be zoned Station Community–High Density Residential (SC–HDR). The Applicant is seeking the approval of the 533 dwelling units and a re-zoning of the site to Station Community–Mixed Use (SC–MU) in order to facilitate the inclusion of some mixed commercial-residential use within a portion of the property.

Prior to preparing specific engineering and site plans and making 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:

Tuesday, February 14, 2023

Online Meeting - Five Oaks / Triple Creek Neighborhood Advisory Committee

7:00pm

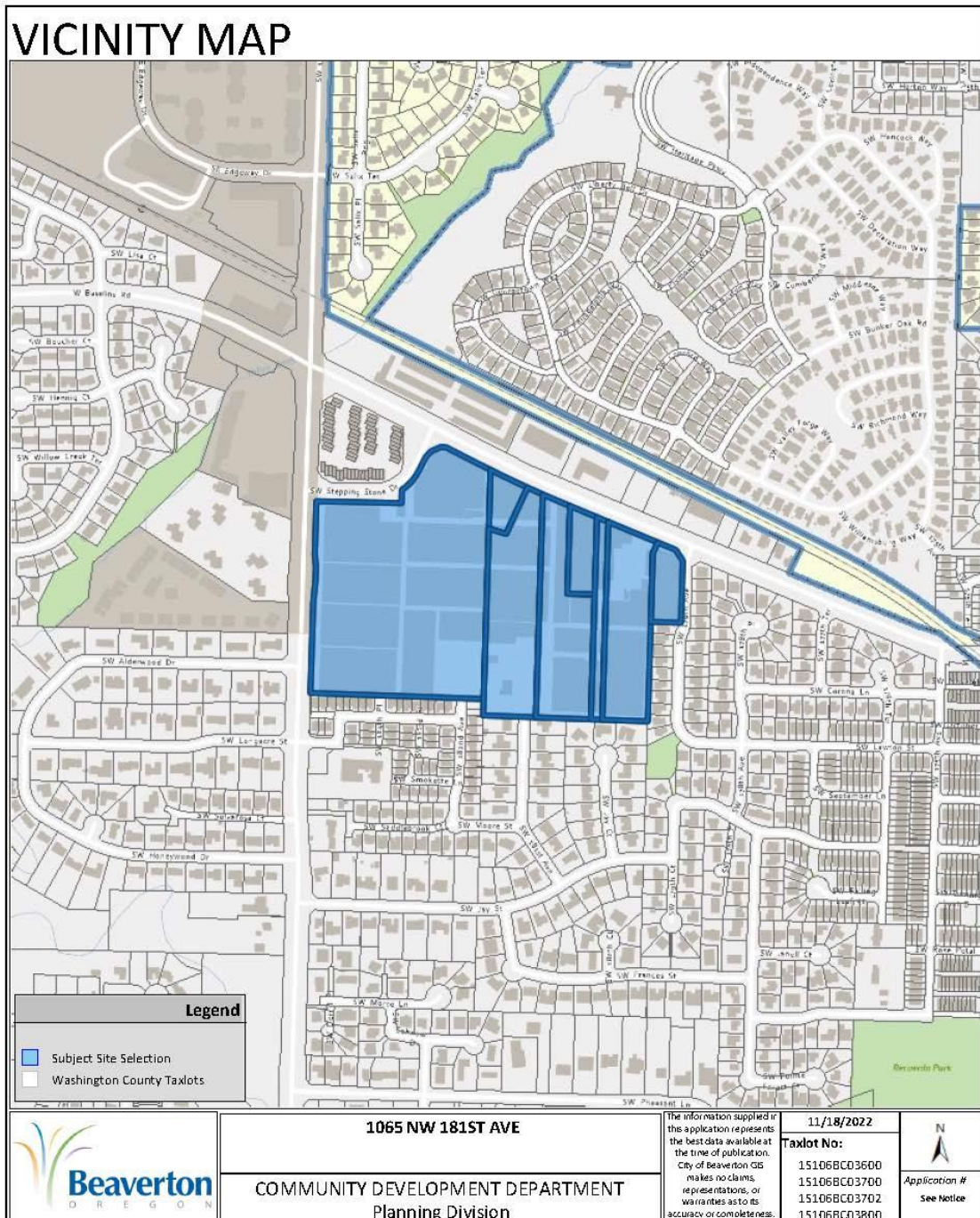
Please note that this will be an informational meeting with the developer and developer's consultant and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review. Should you have questions, please contact the undersigned at ingrid.friedberg@standridgeinc.com.

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

Sincerely,

Ingrid S. Friedberg
Land Use Planner

Enclosures: Vicinity Map
Preliminary Site Plan





CONSTANCE L. ADAMS REV. LIV TRUST
18585 SW ALDERWOOD DRIVE
ALOHA, OR 97003

ADAMS, CONSTANCE L REV LIV TRUST
18585 SW ALDERWOOD DRIVE
ALOHA, OR 97003

ADVANTIS CREDIT UNION
PO BOX 14220
PORTLAND, OR 97293

ANTONIO R. AGUILAR
19155 SW KINNAMAN ROAD
BEAVERTON, OR 97007

AHMED, ROOMINA TANWIR
1000 SW 178TH PLACE
BEAVERTON, OR 97003

ALBERTINA KERR CENTERS
424 NE 22ND AVENUE
PORTLAND, OR 97232

AMAUROS REGALADO ALVAREZ & ANNETTE
MORA AGUILERA
18485 SW STEPPING STONE DR. UNIT 51
51 BEAVERTON, OR 97003

CALLUM AUER & REBECCA FINGERETT
10765 SW BUTNER ROAD, APT. 4
PORTLAND, OR 97225

AMISC LLC
7245 SW 105TH AVENUE
BEAVERTON, OR 97008

ONYEKACHI C. &
KELECHI BEATRICE AZUKWU
18320 SW SMOKETTE LANE
BEAVERTON, OR 97003

JENNIFER REI BACHMAN
18170 SW MOORE STREET
ALOHA, OR 97003

LYNN ROMAINE BAKER &
EVE JOLENE LONNQUIST
17930 SW JAY
ALOHA, OR 97003

BASELINE MINI PROPERTY LLC
3528 SW GALE AVENUE
PORTLAND, OR 97239

CONNIE BAUGHER
1200 SW JAY COURT
BEAVERTON, OR 97003

RICHARD H. & PAULA A. BELL
1280 SW 181ST AVENUE
ALOHA, OR 97003

JUDITH BENNETT
18465 SW STEPPING STONE DR. #8
BEAVERTON, OR 97003

BERBANO REV TRUST
4390 FIELDCREST DRIVE
EL SOBRANTE, CA 94803

BERNKOPF, SANGTAWAN
18471 SW LONGACRE STREET
BEAVERTON, OR 97003

ADITYA M. BHUTADA &
APURVA SHRIKANT CHANDAK
18405 SW STEPPING STONE DR. #43
BEAVERTON, OR 97003

ZACHARY BINGHAM
18445 SW STEPPING STONE DR. #23
BEAVERTON, OR 97006

MATTHEW & KRISTINA BLANKENSHIP
13520 SW HAZEL STREET
BEAVERTON, OR 97005

LINDA M. BLARJESKE
1190 SW 181ST AVENUE
ALOHA, OR 97003

JAMES MATTHEW B. BLAS
18405 SW STEPPING STONE DR. UNIT 42
BEAVERTON, OR 97003

ROBERT A. BOYCE
18405 SW STEPPING STONE DR. UNIT 39
BEAVERTON, OR 97003

DOUGLAS MICHAEL BREEN
1145 SW 182ND AVENUE
BEAVERTON, OR 97003

TERESITA S. BRUGMAN
1013 SW 179TH AVENUE
BEAVERTON, OR 97003

CRAIG R. & DARLENE A. BUCK
1315 SW JAY COURT
ALOHA, OR 97003

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1163 SW 182ND AVENUE
BEAVERTON, OR 97003

JUAN C. BUENROSTRO &
JOSEFA GONZALEZ DIAZ
18365 SW LONGACRE STREET
BEAVERTON, OR 97003

BUTTERFIELD1164 SW 184TH PLACE LLC
1831 NE 9TH PLACE
HILLSBORO, OR 97124

CAP COMMUNITIES-HERITAGE LLC
16255 VENTURA BLVD., STE. 1200
ENCINO, CA 91436

CAPITOL PACIFIC PROPERTIES LLC
2245 NE CORNELL ROAD
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2855 NW FOREST AVENUE
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18405 SW STEPPING STONE DR. #46
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18293 SW LONGACRE STREET
BEAVERTON, OR 97003

RENBO CHEN
16869 SW 65TH AVE. #360
LAKE OSWEGO, OR 97035

YOU LUN CHENG
7655 SW ARAGO PLACE
BEAVERTON, OR 97007

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ALOHA, OR 97003

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10075 NW PRISCILLA COURT
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18115 SW BASELINE ROAD
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1009 SW 179TH AVENUE
BEAVERTON, OR 97003

LAWRENCE & DEBRA FALKENSTEIN
18655 SW LONGACRE STREET
BEAVERTON, OR 97003

NED R. & SARAH M. FERGUSON
18140 SW MOORE STREET
BEAVERTON, OR 97003

TONI GRACE B. FERNANDEZ
1152 SW 184TH PLACE
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SCOTT FINK
1170 SW 182ND AVE.
BEAVERTON, OR 97006

GERARD FLECK &
TIRA GENE PLUMONDRE
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60580 GOSNEY ROAD
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BEAVERTON, OR 97003

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1176 SW 184TH PL.
BEAVERTON, OR 97003

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18425 SW STEPPING STONE DR. UNIT 37
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JUYANG INVESTMENT USA INC
13312 SW APPLE GROVE TER.
SHERWOOD, OR 97140

JWP WONG REAL ESTATE LLC
3300 NW 185TH AVE. #303
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NEN KARDIJANTO& EFI TJOENG
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TRUST #1 & VALERIE ANN KARNO
ADULT TRUST #1 & KARN*
385 CLINTON STREET
COSTA MESA, CA 92626

STEPHANIE LYNN KARNO MINORITY
TRUST #1 & VALERIE ANN KARNO
MINORITY TRUST #1 *
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MILILANI, HI 96789

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16221 SE BROOKLYN ST.
PORTLAND, OR 97236

LD RENTAL HOMES LLC
429 SW CEDAR STREET
HILLSBORO, OR 97123

ALBERT LE & CHRISTINE NGUYEN
17875 SW JAY STREET
ALOHA, OR 97003

CANG LE & PHUNG TA
997 SW 177TH TER.
BEAVERTON, OR 97003

THANH DUY LE & PHUONG PHAM TRAN
1198 SW 182ND AVENUE
BEAVERTON, OR 97003

WYATT C. LEE
1215 SW 181ST AVENUE
ALOHA, OR 97003

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SHAN-MEI TANIA LEONG
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PORTLAND, OR 97231

LES INVESTMENT PROPERTIES LLC
50 NW MEADOW DRIVE
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SCAPPOOSE, OR 97056

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ALOHA, OR 97003

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PORTLAND, OR 97229

XIN LIU & JIE WE
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PIN C. & YOUNG K. LOH
18511 SW SELVAROSA COURT
BEAVERTON, OR 97003

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BEAVERTON, OR 97006

THIEN MAI & NGOC TO
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ALOHA, OR 97003

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EVE MARIESHAKHOIAN-MEMARZADEH
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DOREEN L. NORRISH
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ISMAEL ARIAS & ELIZABETH MORENO
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BEAVERTON, OR 97003

MARGARITA MORENO
18254 SW SMOKETTE LANE
BEAVERTON, OR 97003

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604 SMARTY JONES AVE.
AUSTIN, TX 78737

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16625 NW PADDINGTON DRIVE
BEAVERTON, OR 97006

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18405 SW STEPPING STONE DRIVE
BEAVERTON, OR 97003

BIJOY & MINI NAIR
5315 NW CRADY LANE
PORTLAND, OR 97229

MARGARET NEWTONREV TRUST
1230 SW JAY COURT
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MICHELLE NGUYENTRIEU
950 SW 178TH PLACE
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BEAVERTON, OR 97003

TRANG THI THU & NATALIE T. NGUYEN
17890 SW LAWTON STREET
BEAVERTON, OR 97003

ANDY NGUYENTRIEU & ANH THI LUU
986 SW 179TH AVENUE
BEAVERTON, OR 97003

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1226 SW 182ND AVENUE
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18585 SW SELVAROSA COURT
BEAVERTON, OR 97003

ENEYDA OLVERA
607 SW GEORGETOWN WAY
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OREGON CARE HOMES LLC
PO BOX 6839
BEND, OR 97708

OJOSE FEDERICO RIVERA ORTIZ
1155 SW 183RD PLACE
BEAVERTON, OR 97003

PANZER INVESTMENT PROPERTIES LLC & GKP
INVESTMENTS LLC
1065 SW 181ST AVENUE
ALOHA, OR 97003

PANZER LIVING TRUST
1065 SW 181ST AVENUE
BEAVERTON, OR 97003

PHAE JA PARK
18485 SW STEPPING STONE DR. #55
BEAVERTON, OR 97003

EDMUNDO ARROYO PASCUAL & CINTHIA
KRISTELL OSORIO RUEDAS
1150 SW 183RD PLACE
BEAVERTON, OR 97003

ENRIQUE PEREZ & CRISTINA VENEROS
HERNANDEZ
957 SW 177TH TERRACE
BEAVERTON, OR 97003

BRYCE PETERSON
17877 SW LAWTON STREET
BEAVERTON, OR 97003

JOSHUA & ANIELA PETRISOR
17885 SW JAY STREET
BEAVERTON, OR 97003

CUONG VAN PHAM &
THUHANG T. NGUYEN
1282 SW 182ND AVENUE
BEAVERTON, OR 97003

MAI TRAM PHAN
18405 SW STEPPING STONE DR. #41
BEAVERTON, OR 97003

IAN PHILIPPSON
18445 SW STEPPING STONE DR. #18
BEAVERTON, OR 97003

PINE J LLC
20251 S SHORE VISTA DR.
OREGON CITY, OR 97045

ERIC T. PINNOCK
18267 SW LONGACRE ST.
BEAVERTON, OR 97003

PORTLAND FIXTURE LIMITED PARTNERSHIP
15350 SW SEQUOIA PKWY., STE. 140
PORTLAND, OR 97224

DINESH PRADHAN
18485 SW STEPPING STONE DR. #61
BEAVERTON, OR 97003

DANIEL S. & LEAH J. PRIEGER
17766 SW CORONA LANE
BEAVERTON, OR 97003

KAYCEE PURSCHE
18445 SW STEPPING STONE DR. UNIT 24
BEAVERTON, OR 97003

JOSHUA HENRY & KIMBERLY ELIZABETH RAWSON
17865 SW JAY STREET
BEAVERTON, OR 97003

BARBRA RICE
17880 SW JAY STREET
BEAVERTON, OR 97003

LILLIAN ROGERS
18485 SW STEPPING STONE DR. #60
BEAVERTON, OR 97003

MARIO B. ROMERO & BEATRIZ E. GUEVARA
18423 SW LONGACRE STREET
BEAVERTON, OR 97003

RICK W. ROSENCRANS
1207 SW 182ND AVE.
ALOHA, OR 97003

SETH MICHAEL ROSSITER & HOLLY LYNN SMITH
18540 SW ALDERWOOD DRIVE
ALOHA, OR 97003

MICHAEL & PATIENCE RUTTO
960 SW 178TH PLACE
ALOHA, OR 97003

THERESIA SARASVATI
18237 SW SADDLEBROOK CT.
BEAVERTON, OR 97003

HANNAH N. SCOVILL
1013 SW 177TH TER.
ALOHA, OR 97003

TEKLE SEBHATU
19595 SW SONIA LANE
BEAVERTON, OR 97007

ANTHONY J. & SANDRA B. SEPE
1285 SW JAY COURT
ALOHA, OR 97003

BRENDON SHIH
18297 SW SADDLEBROOK CT.
BEAVERTON, OR 97003

BALBIR SINGH
18465 SW STEPPING STONE DR. #2
BEAVERTON, OR 97003

KENNETH B. & KATHRYN A. SMITH
2160 RIDGEBROOK DRIVE
WEST LINN, OR 97068

BROOKE A. SNOW
17935 SW JAY ST.
ALOHA, OR 97003

SUZANNE SORENSON
1165 SW JAY CT.
ALOHA, OR 97003

SPECTOR FAMILY TRUST
2285 MORADA LN.
ASHLAND, OR 97520

THOMAS A. SPITZNAGEL
PO BOX 25058
PORTLAND, OR 97298

STEINKA LIVING TRUST
18570 SW ALDERWOOD DR.
ALOHA, OR 97003

COLBY WILLIAM STONE
17895 SW JAY STREET
ALOHA, OR 97003

JOSEPH SUNSERI
14150 SW BULL MOUNTAIN RD.
TIGARD, OR 97224

JEROME & MICHELLE SWANSON
18230 SW SADDLEBROOK CT.
BEAVERTON, OR 97003

TIMOTHY C. & SHARI D. SWANSON
6965 SW 68TH AVENUE
PORTLAND, OR 97223

BIRENDRA & LAXMI THAPA
1159 SW 184TH PLACE
ALOHA, OR 97003

JESSICA A. & NOAH A. THOMAS
1103 SW 179TH AVENUE
BEAVERTON, OR 97003

JUDITH ELAINE & JASON NOEL
THOMPSON 1027 SW 177TH TER.
BEAVERTON, OR 97003

JAMES L. & MARILYN S. THURMAN
1290 SW JAY COURT
ALOHA, OR 97003

CARLOS H. CHEVEZ TORRES
1453 SW FRITZ PLACE
BEAVERTON, OR 97003

ANNA THUY-ANH TRAN
4495 NW WOODGATE AVE.
PORTLAND, OR 97229

KAREN TO-DUNG TRAN
13967 SAN ALISO CT.
CORONA, CA 92880

MAI N. TRAN
8145 INVENTOR ST.
CHINO, CA 91708

TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON
1800 SW FIRST AVE., STE. 300
PORTLAND, OR 97201

TUALATIN HILLS PARK & RECREATION DISTRICT
15707 SW WALKER ROAD
BEAVERTON, OR 97006

QUANG DUY TUONG & MINH HIEU TRAN
18557 SW SELVAROSA COURT
BEAVERTON, OR 97003

JEANNINE TURNER
18460 SW LONGACRE
STREET BEAVERTON, OR 97003

UNG CHARITABLE REMAINDER UNITRUST
16252 39TH AVE. NE
LAKE FOREST PARK, WA 98155

SOVANRITHY & LENGNA & RICHARD S. UNG
18459 SW LONGACRE STREET
ALOHA, OR 97003

SUSAN S. UNG
17920 SW JAY ST.
ALOHA, OR 97003

JUAN J. VALLINES
18530 SW LONGACRE ST.
ALOHA, OR 97003

SHERRY VARGAS
18485 SW STEPPING STONE DR. #52
BEAVERTON, OR 97003

YARISSA TIARA VASQUEZ &
ELMER RODEMIR PEREZ MUNOZ
18435 SW LONGACRE STREET
BEAVERTON, OR 97003

HUONG NGOC VO & TRUNG KIEN NGUYEN
1254 SW 182ND AVENUE
BEAVERTON, OR 97003

VU NGUYEN FAMILY TRUST
18420 SW JAY STREET
ALOHA, OR 97003

WENDY WEN HWA WALLY
18465 SW STEPPING STONE DR #9
BEAVERTON, OR 97003

DEQIAN WANG
18239 SW SMOKETTE LN.
BEAVERTON, OR 97003

XIAOHU & QIZHI WANG
18485 SW Stepping Stone Drive Apt #54
Aloha, OR 97006

DANIEL S. & MOLLY K. WEBSTER
1195 SW JAY COURT
ALOHA, OR 97003

KENNETH L. WHEELER JR
18394 SW SADDLEBROOK CT.
BEAVERTON, OR 97006

WHITCOMB LIV TRUST
42811 NW CEDAR CANYON ROAD
BANKS, OR 97106

BRIAN D. WICK
18342 SW SMOKETTE LN.
ALOHA, OR 97003

SEAN WIJAY
1151 SW JAY CT.
ALOHA, OR 97003

JUNE E. & LEONARD J. & LORETTA D.
WINCHESTER 655 SW LIBERTY BELL DRIVE
BEAVERTON, OR 97006

WINDSOR PROPERTIES LTD
2245 NE CORNELL ROAD
HILLSBORO, OR 97124

MICHAEL ALLEN WINKLER
18465 SW STEPPING STONE DR. APT. 11
BEAVERTON, OR 97003

BRIAN J. & ROSEMARIE A. WINTERS
17845 SW LAWTON STREET
BEAVERTON, OR 97003

ROSEMARIE A. WINTERS
PO BOX 2298
WILSONVILLE, OR 97070

CANDY MEI FUNG &
JIMMY WAE PING WONG
2728 NW 166TH TERRACE
BEAVERTON, OR 97006

JIMMY WAE PING &
CANDY MEI-FUNG WONG
3300 NW 185TH AVE. #303
PORTLAND, OR 97229

STEVEN Y. S. & SHARI Y. WONG
13217 AMBER PLACE
LAKE OSWEGO, OR 97034

JAMES W. & CATHRYN L. WOOD
1150 SW JAY COURT
ALOHA, OR 97003

JEFFREY & NANCY WOOLARD
8634 N 52ND STREET
PARADISE VALLEY, AZ 85253

DAVID A. & JACQUELINE M. WRIGHT
18535 SW LONGACRE STREET
ALOHA, OR 97003

LINDA YI
5789 S PALATINO WAY
MERIDIAN, ID 83642

JAMISON & MIAOCHANG ZADNIK
218 NE 55TH AVENUE
HILLSBORO, OR 97124

MITCHELL & NATALIE ZEIGLER
18364 SW SMOKETTE LANE
BEAVERTON, OR 97003

ANSHENG & WEI ZHANG
4224 NW 126TH AVENUE
PORTLAND, OR 97229

BIN ZHANG
1142 SW 182ND AVE.
BEAVERTON, OR 97003

CPO 6
PO BOX 5607
ALOHA OR 97007-0607

CPO 7
4804 NW BETHANY BLVD., STE. 1-2 BOX 173
PORTLAND OR 97229-9260

FIVE OAKS TRIPLE CREEK NAC DAVID KAMIN, CHAIR
17870 NW SEDGEWICK CT. #10
BEAVERTON, OR 97008

PRINCIPAL PLANNER, COMMUNITY PLANNING
WASHINGTON COUNTY DEPT. OF LAND USE &
TRANSPORTATION
PLANNING AND DEVELOPMENT SERVICES
155 N FIRST AVE, SUITE 350, MS 14
HILLSBORO,

CITY OF HILLSBORO
PLANNING DIVISION
150 E MAIN STREET
HILLSBORO, OR 97123

COMPLETED AFFIDAVIT OF POSITING NOTICE



Community and Economic Development Department
Current Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

PROJECT NAME: Panzer Development
FILE NUMBER: PA2022-0034
POST ON SITE NO LATER THAN: Tuesday, January 24, 2023

AFFIDAVIT OF POSTING NOTICE

I, Cody Cumpton, being first duly sworn; say that I represent the party submitting an application to the City of Beaverton for a proposed 533 dwelling units consisting of 348 apartments, 62 townhouses and 123 single-family detached housing as well as approximately 17,736 square feet of commercial use area within the first floor of the commercial mixed use buildings affecting land located at Map 1S106BC0 Tax Lots 3700, 3900, 4000, 4100 & 4200, and that pursuant to Ordinance 2050, Section 50.40.5 (Type 2 Applications) or Section 50.45.6-8 (Type 3 Applications), and the guidelines set out by the Community Development Director, did on the 20th day of January 2023, personally post public notices. The notices 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 Publics and are available for witnessing.

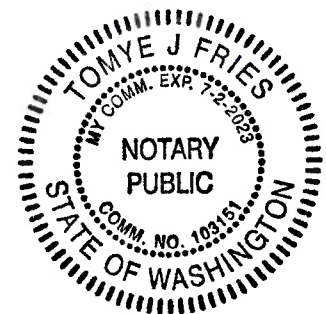
Signature: [Handwritten Signature]

Dated this thirteenth day of March, 2023

Subscribed and sworn to before me this thirteenth day of March, 2023.

[Handwritten Signature]
Notary Public for the State of Washington

My Commission expires: July 2, 2023





Community and Economic Development Department
Current Planning
Division 12725 SW Millikan
Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

DEVELOPER OR AGENT: TNHC Oregon LLC

PROJECT LOCATION: The site is located southeast of the intersection of SW 185th Avenue, SW Stepping Stone Drive and SW Baseline Road.

AFFIDAVIT OF MAILING NOTICE

I, Ingrid Friedberg, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed 533 dwelling units consisting of 348 apartments, 62 townhouses and 123 single-family detached housing as well as approximately 17,736 square feet of commercial use area within the first floor of the commercial mixed use buildings affecting land located at Map 1S106BC0 Tax Lots 3700, 3900, 4000, 4100 & 4200, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 23rd day of January, 2023, did 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.

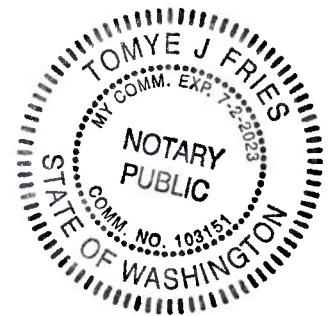
Signature: Ingrid Friedberg

Dated this thirteenth day of March, 2023

Subscribed and sworn to before me this thirteenth day of March, 2023.

Tomye J. Fries
Notary Public for the State of Washington

My Commission expires: July 2, 2023



**8-1/2" X 11" MOCKUP OF INFORMATION PROVIDED ON THE
PUBLIC NOTICE SIGNS**

PUBLIC MEETING
ON A
PRELIMINARY DEVELOPMENT PROPOSAL
AFFECTING

1065 NE 181ST AVENUE
MAP 1S106BC0 TAX LOTS 3600, 3700, 3702, 3900, 4000, 4100 & 4200

PROPOSED

533 DWELLING UNITS CONSISTING OF 348 APARTMENTS, 62 TOWNHOUSES
AND 123 SINGLE-FAMILY DETACHED HOUSES.

A MEETING TO DISCUSS THE PRELIMINARY
DEVELOPMENT PROPOSAL

7PM * TUESDAY, FEBRUARY 14, 2023 * ONLINE
FIVE OAKS / TRIPLE CREEK NEIGHBORHOOD
ADVISORY COMMITTEE

IS SCHEDULED FOR

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION CONTACT:

CONSULTANT: Standridge, Inc.
Ingrid Friedberg, Land Use Planner
360.907.4529 | ingrid.friedberg@standridgeinc.com

NEIGHBORHOOD MEETING NOTES

Ingrid Friedberg

From: Ingrid Friedberg
Sent: Friday, March 24, 2023 3:05 PM
To: David Kamin
Cc: Laura Standridge
Subject: February Five Oaks Triple Creek NAC Meeting Notes - Proposed Panzer Development (SSB005)
Attachments: 2023-02-14-Neighborhood-Meeting-Notes.pdf; Panzer Neighborhood Meeting Presentation-Reduced Size.pdf

David,

Please see the attached meeting notes from the February 14, 2023, Five Oaks Triple Creek NAC Neighborhood Meeting. These meeting notes will be included with the land use application submittal. Also attached is the PowerPoint presentation file which was discussed during the meeting.

Please do not hesitate to let me know if you have questions or require additional information.

With thanks for your time,

Ingrid S. Friedberg

Land Use Planner

Standridge Inc.

Planning | Civil Engineering | Surveying

Direct/Cell: 360.907.4529

Main Office: 360.597.9240

WBE Certified in Oregon and Washington

Federally DBE Certified



M E E T I N G N O T E S

Date: February 14, 2023
Time: 7:00m – 8:20pm
Meeting Attendees: David Kamin, Chair
TVF&R, Station 61
Miles Glowacki, Leader of the Neighborhood Office,
mglowacki@beavertonoregon.gov
Pat Hillenmeyer
Bob & Marcy
Erik Lehr, BBCI
David Panzer
Erica
Mike
Officer Maurer, City of Beaverton Police Department
Chris Divine
Shaugh Sanford
Pam Veradero, Vice President, New Home Company
Laura Standridge, LEED^{AP}, PE, Principal, Standridge Inc.
Ingrid Friedberg, Land Use Planner, Standridge Inc. (Notetaker)

Five Oaks Triple Creek NAC Neighborhood Meeting

Panzer Development

- *Will there be an anticipated increase in crime associated with the new development?*
 - There is a potential anticipated increase in crime during construction.

- *SW 179th has low-income housing with questionable activity on a regular basis and another adjacent area. Would the City consider a local police station along SW 185th Avenue?*
 - 3 different jurisdictions that patrol: west side is Hillsboro, east side and some of the street City of Beaverton has some jurisdiction and the Washington County Sheriff's Office has jurisdiction as well.

- *How many businesses might occupy the ground level of the mixed-use buildings?*
 - Each commercial use building will include approximately 4,100 square feet ground-level retail space. The buildings will usually be divided up with the larger user on corner and several users. Some may include two users' total. The applicant will work with architect to determine who the users would be.
 - Some of the user may include small fast serve or sit-down services, insurance, nail and hair services.
 - A commercial broker will help determine a business plan for leasing at a later time.

- *The connection of SW 181st Avenue was not previously identified. There are concerns about the connection Traffic off of two main roads.*
 - City of Beaverton project. Primary routes residents are likely to take will be to W Baseline Road and SW 185th Avenue and is expanded upon in the traffic report.

- This proposal has been designed to include the edges of the development have been softened with the inclusion of low-density residential units abutting the existing surrounding development.
- *How many parking spaces will there be included with this proposal?*
 - There are no required minimum parking requirements for the underlying zoning.
 - Over 2 parking spaces per unit.
- *Is a homeowners association ownership anticipated for the site management?*
 - Yes, an HOA will be instituted to help keep the value of the homes.
 - Professional landscaping contractors will maintain all front yards and open spaces.
- *For the commercial use, will a medium size grocery store anticipated at this time? Otherwise, it is 2 miles to Grocery Outlet, 2 ¾ and 3 miles to Safeway. Community residents will need to drive to the grocery store.*
 - 4,000 square feet is not the typical scale necessary to facilitate a grocery store, or even a local chain.
 - At this time, any potential commercial tenants is speculative. This will be determined when leasing activities have commenced.
- *Basic Market Grocery Store is typically much smaller and is about 4,000 square feet. Green Zebra is another well-known grocery store in the Portland area with quick and easy food options.*
 - The developer does not get involved with finding tenants.
 - The site might not be conducive to meet the delivering and docking requirements for grocery stores.
 - Scale proposed for the site is much smaller than what is permissible by the underlying zoning.
- *Will parking be included along the streets?*
 - Yes, parking will be included along both sides of the collector as well as a protected bike lane. Crosswalks are included along all roads in the project. Ways for residents to walk throughout the site.
 - The site has also been designed to pedestrian-oriented.
- *Will the central park be maintained by THPRD or the HOA?*
 - It has not yet been determined.
- *Where are you in the permitting process?*
 - This is the first opportunity to present the plan to the neighborhood and then the plan is to submit a land use application to the City of Beaverton.
- *Is the preliminary site plan available online with a scale?*
 - The land use application will have a set of plans that includes a scale, dimensions shown for the entire site plan and more specific elevations for the building, landscape plan, etc.
- *Will the area marked by the outparcel still be owned by the Panzer Family?*
 - The entire area is owned by the Panzer Family
- *Will there be an opportunity to include a community garden within the project?*
 - That is a conversation the developer is willing to have with the City.

- *Will the proposed Street A connection to W Baseline Road and SW 185th Avenue and will both be right turn only?*
 - The traffic consultant for this project completed an analysis and determined that:
 - A signal is required for the intersection of Street A and SW 185th Avenue.
 - A signal is not warranted at the intersection of Street A and W Baseline Road due to the projected traffic.
 - Both intersections will include a right-out and left out turn lanes.

- *Will the apartment complexes be managed housing, affordable or low-income housing? Will partnerships with organizations such as Habitat for Humanity to facilitate*
 - The applicant is currently not partnering with another entity to offer below-market or affordable housing.

- *Is there a target pricing for leasing prices?*
 - Buildings have been modeled after successful projects with 36-34 units/buildings (full residential or mixed-use commercial).
 - Larger studio 600 square feet to a 2-bedroom 2-bathroom a little over 1,100 square feet. All units have been designed to interior washer/dryer and interior corridors with common access points secure with FOB access.
 - A market survey will be conducted prior to pre-leasing to determine what the rents will be for the community.

- *Where will parking be located for the apartment building residents?*
 - Each apartment building has been designed to include a parking garage or every two buildings in addition to surface parking spaces. Parking spaces will be deemed for retail visitors during the day and for residents.
 - Surface parking spaces will be uncovered and assigned.
 - Bicycle parking will also be provided.

- *What will the areas for trash and recycling for the area look like?*
 - Trash receptacles will be gated and built to look similar to the siding of the buildings.
 - Retail uses will have separate trash receptacles.

- *What is the anticipated timeframe of project completion, beginning from demolition to project completion.*
 - Based on market conditions, the developer wishes to position themselves to be ready when there is market demand.
 - Construction may start as soon as next summer.

- *Will the commercial uses have a curfew?*
 - City of Beaverton Ordinances typically regulate business opening hours.

- *What type of amenities will be included with the development?*
 - The leasing center may feature a Club House and a small workout center.
 - Pedestrian-oriented communities do not typically have pedestrian pathways, but this development has been designed with the intention of including active open space areas that also feature pedestrian pathways.

- *What tree species have been selected for the street trees and who will maintain them?*
 - The tree species that will be selected for the development will be from the City of Beaverton Street Tree List.
 - The HOA will maintain the street trees and will likely be implemented through the mechanism of a Development Agreement.

Follow ups:

The following individuals wish to be kept informed of the development:
emagineall@gmail.com (Lalo); eyerobot@gmail.com (Herb Hillenmeyer)

Requested a copy of tonight's presentation: m.d.holcomb@frontier.com (Michael Holcomb)

Panzer Mixed Use Development

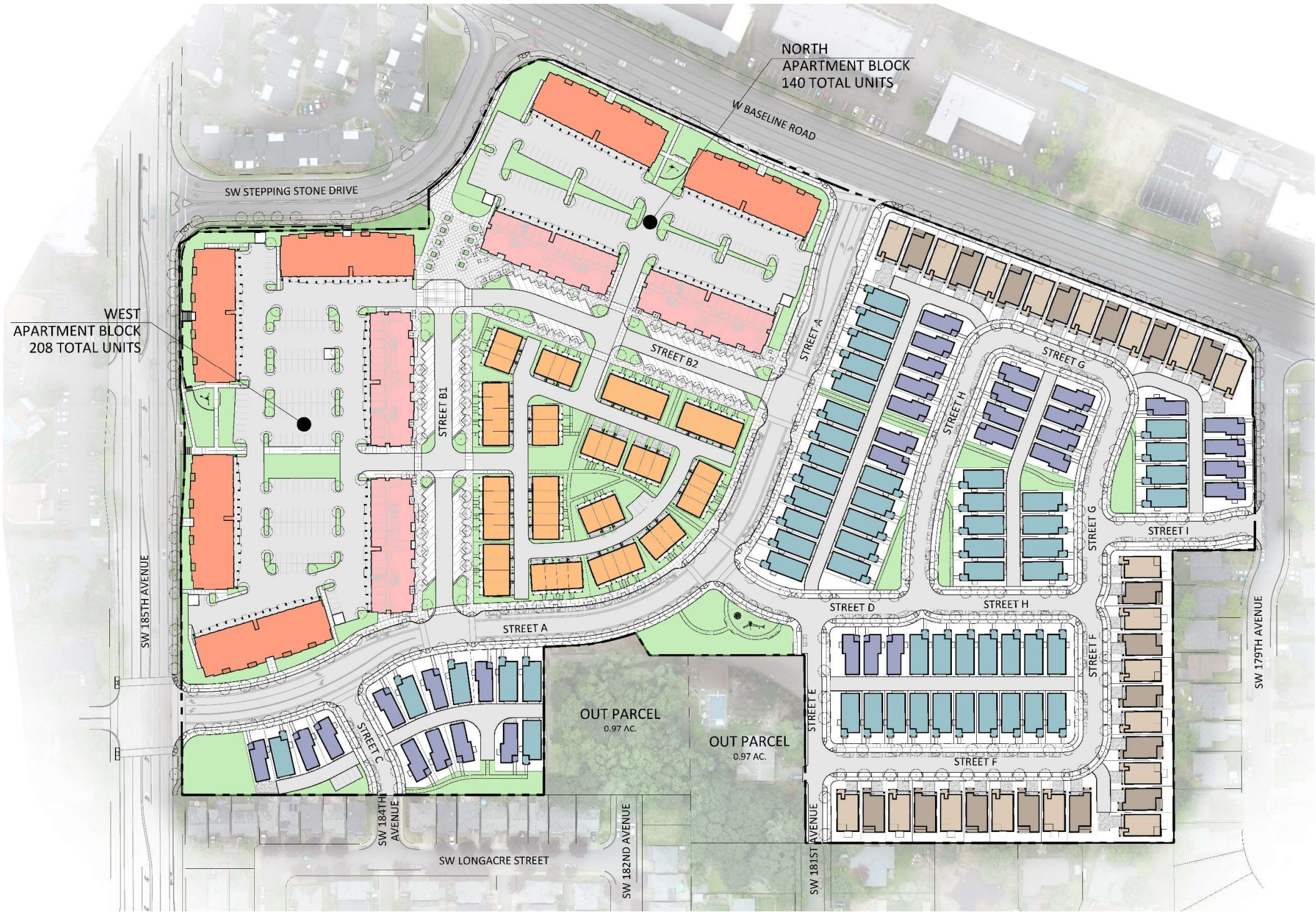
Presentation By:



Development By:



Site Plan



🌀 533 NEW DWELLING UNITS

(JUST OVER THE MINIMUM DENSITY REQUIREMENT;
THERE IS NO MAXIMUM DENSITY REQUIREMENT)

→ 123 SINGLE-FAMILY DETACHED
HOUSES

→ 62 TOWNHOUSES

→ 348 APARTMENT UNITS

🌀 6-MULTI-DWELLING BUILDINGS WITH

→ GROUND FLOOR COMMERCIAL

🌀 MAX AND BUS TRANSIT NEARBY

🌀 PEDESTRIAN PATHS, ACCESS TO COMMERCIAL & ACTIVE OPEN SPACES



Open Space Areas

Conceptual Examples



PUBLIC PLAZA



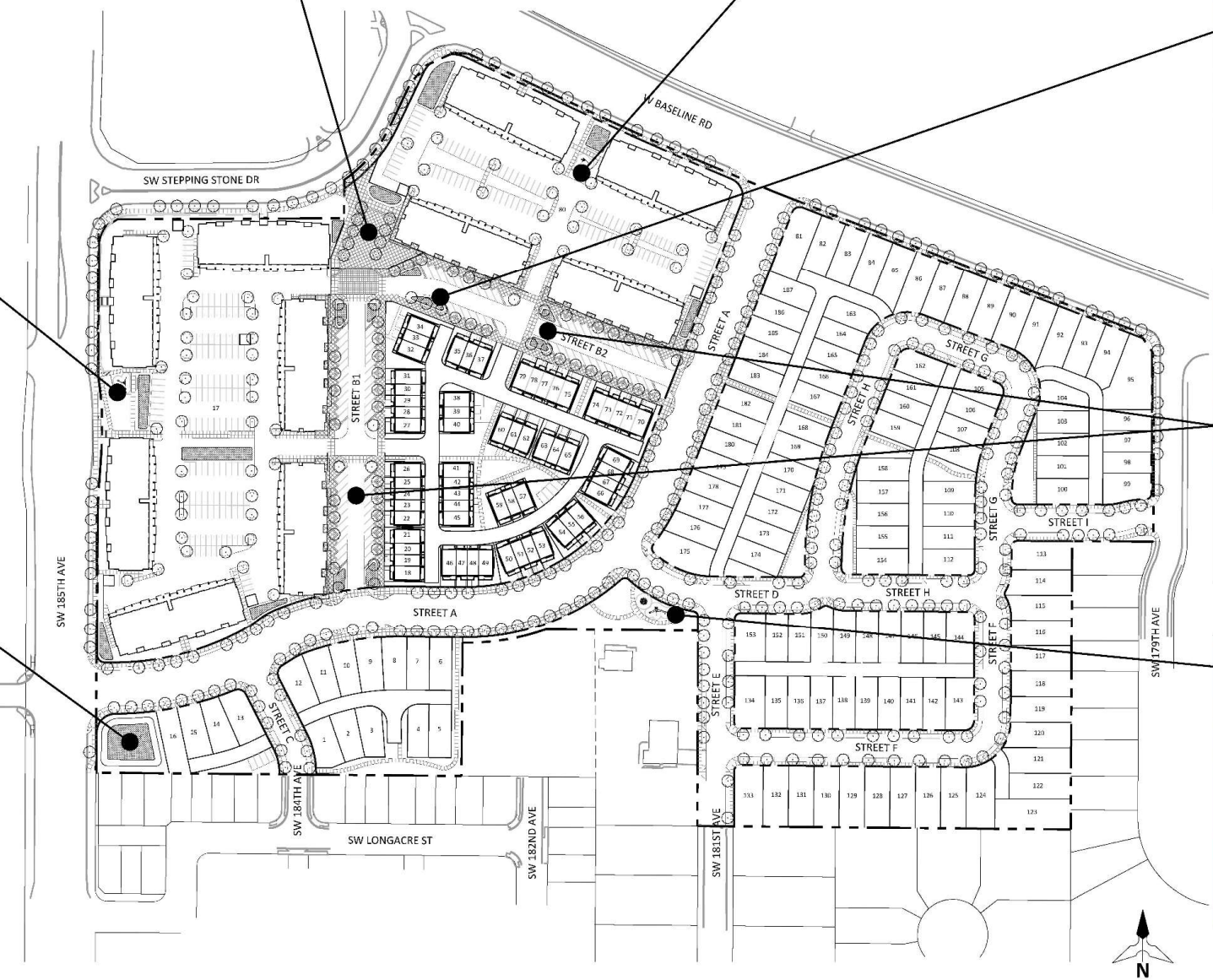
PLAY STRUCTURE



STORMWATER PLANTERS



PLAY STRUCTURE



MAIN STREET RETAIL



STORMWATER POND



PLAY STRUCTURE

Conceptual Elevations

Single-Family Detached Houses



Conceptual Elevations

Townhouses



Conceptual Elevations

Apartments



Panzer Development

Questions?

Applicant Contact:

Standridge Inc.

Ingrid Friedberg, Land Use Planner

360.597.9240

ingrid.friedberg@standridgeinc.com



August 9, 2023

David Kamin, Chair
Five Oaks Triple Creek NAC
17870 NW Sedgewick Court
Beaverton, OR 97006

Via Certified Mail

RE: **Panzer Mixed Use (LU32023-00192)**
Five Oaks Triple Creek NAC Neighborhood Meeting Notes

Dear David,

Please find a hard copy of the neighborhood meeting notes from February 14, 2023, that were emailed to you on March 24, 2023. A copy of the PowerPoint presentation from the meeting is also included herein as an attachment.

Should you require additional information or have questions about the information included in this letter and attachments, please contact the undersigned by email at ingrid@standridgeinc.com or by telephone at 360.907.4529.

Sincerely,
Standridge, Inc.

Ingrid Friedberg
Land Use Planner

Attachments

FROM:

Ingrid Friedberg, Land Use Planner

Standridge Inc.

703 Broadway Street, G10

Vancouver, WA 98660

CERTIFIED MAIL®



9589 0710 5270 0575 9152 25

Retail



97006

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TO:

David Kamin, Chair Five Oaks Triple Creek ^{NAC}

17870 Sedgewick Court

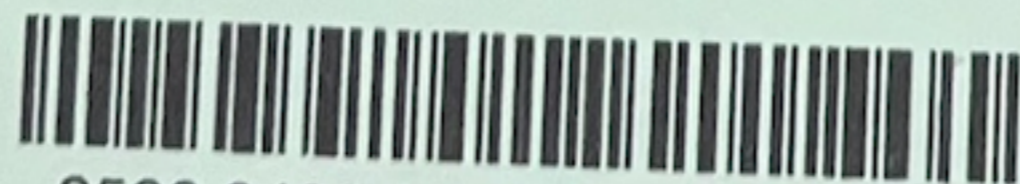
Beaverton, OR 97006

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1. Article Addressed to:

David Kamin, Chair
Five Oaks Triple Creek NAC
17870 NW Sedgewick Court
Beaverton, OR 97006



9590 9402 8112 2349 1828 89

2. Article Number (Transfer from service label)

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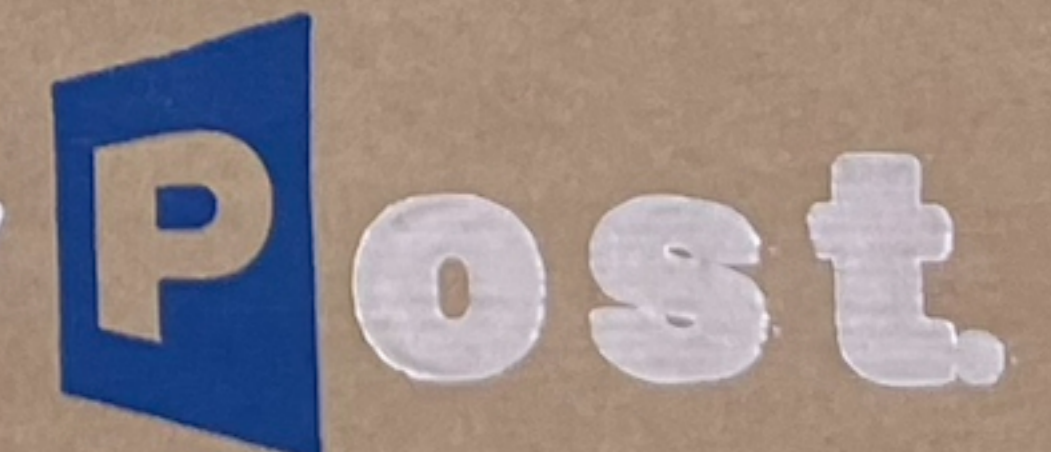
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David Kamin, Chair
Street and Apt. No., or PO Box No.
17870 NW Sedgewick Court
City, State, ZIP+4®
Beaverton, OR 97006

