

Received
Planning Division
08/04/2023

memo

to **Five Oaks Triple Creek NAC**
from **Frank Angelo and Emma Porricolo, MIG | APG**
re **REACH Proposed Elmonica Affordable Housing Development**
date **04/13/2022**

Attendees

[Note: Upon request, no participants shared their contact information.]

- Melissa Kenney
- Patrick McLaughlin
- Ronald Dobias
- Brian Decker
- Erin Hatch

NAC Members: David Kamin, Dennis Seely, Erik Lehr

City Staff: Miles Glowacki

Project Staff: Frank Angelo, Emma Porricolo, Erik Pattison, Jennifer Nye, Dariia Vernygora, Bates Hagood

Summary

The Neighborhood Meeting presentation, required for the Type III Land Use application, was provided at the April Five Oaks Triple Creek NAC Meeting. The meeting was held on Zoom on April 12, 2022, starting at 7:00 pm. The instructions to join the meeting were provided on the NAC Agenda, that was available on the NAC's website (see Attachments). The meeting was noticed in accordance with the City of Beaverton requirements. A letter was sent to all property owners within 500 feet of the property and notice boards were posted on the site, along both frontages. A copy of the letter is included in the Attachments.

Members of the project team, Frank Angelo (MIG | APG), Erik (REACH) and Dariia Vernygora (Salazar Architects), presented a project overview describing the proposed development, REACH history, and the land use approval process. A copy of the presentation is included in the Attachments.

Following the presentation was time for question and comments. The following were discussed.

- Question: Will there be an elevator that provides access to all floors?
 - Answer: Yes, the elevator will be located in the corner of the building closest to the intersection of Baseline and 170th.
- Question: Will there be security at the building?

- Answer: Yes, what is currently planned for the building is a fob system for residents and a call box that can be used by visitors.
- Question: Will there be exterior lighting?
 - Answer: Yes, exterior lighting will be wall-mounted on the building's exterior. A few pole lights will be placed along the Festival Street. The development will meet the City's lighting standards and pursuant to City requirements, the land use application will include a lighting plan.
- Question: Will the Community room be open to the public? Could the NAC use the room for meetings?
 - Answer: There are two large ground-floor rooms planned. One is just for residents the other is a multi-purpose room that can be used by REACH partners and others for community programming. The site manager will be the one who decides who is granted access. Erik thinks the NAC would be allowed to use the space for meetings, but is not entirely certain.
- Question: How does the site circulation work? There is one way access onto SW 170th Street? How does one enter the site? Are new turn lanes proposed?
 - Answer: The exact circulation plans are still being worked out. The project has been coordinating with Rembold Properties, the developer of the abutting site for access. The access plans are being worked out with Rembold, the City and County.
 - Comment: If one can't make a left turn out of the site, won't that create inconvenient travel patterns. Concern that people may make U turns.
 - Answer: There may be some inconvenient travel patterns for some drivers. However, the purpose of the development is to building transit-oriented development and make the most of the small and constrained site.
- Question: What is the timeline for the project?
 - Answer: The goal is to begin construction in early 2024. That is caveated with the shifting market that is significantly increasing the cost of development. For the land use application, the project team is planning to submit at the end of May 2022. At the earliest, the project could be at a Planning Commission hearing in July or August.
- Question: Will there be fencing on the property? Where is the green space on the property?
 - Answer: There will be no fencing around the property. Street trees will be along the sidewalks. Site will have designated area for community garden – raised beds. Stormwater facility will have greenery and be placed around the community area (bbq/picnic area and playground).
- Question: What kind of hours will the facility have, are there quiet hours? Where will the school bus pick up children?
 - Answer: The school district determines school pick-up site.
 - Question: Does REACH have estimate of number of children?
 - Answer: Not sure how many at the moment. REACH is working with Community Vision to fill units, the organization primarily focused on the disabled population. Resident services

individual be on the site and make sure things run smoothly, and coordinate afterschool program for kids.

- Comment: An affordable housing project located near Costco was developed several years ago. They have Section 8 housing and is a self-managed site. The NAC has never received complaints about that site. We recommend you check-in with that development how things are going.

Attachments

- Meeting Notice Letter
- Notice Mailing List
- Notice Affidavits
- NAC Meeting Agenda
- NAC Presentation



Everyone deserves a place to call home.

**REACH Affordable Housing Development –
Neighborhood Presentation at the Five Oaks Triple Creek Neighborhood Association
Meeting**

Dear Resident:

REACH Community Development is proposing to construct an affordable housing development at 17030 SW Baseline Road (Tax Map: 1S106DB00100). The site is located as the southwest corner of SW 170th Avenue and W Baseline Road. The location is shown on the attached map. An 81-unit affordable housing development is proposed to be developed on an approximately 1-acre site.

A 4-story building with parking and building amenities on the ground floor is proposed. The project will include vehicle parking, secured bike storage and site amenities such as gardens, storm facilities and surface parking that can double as a festival street. Site access is anticipated to be shared through the property to the west with exit access points both through the western drive connection to W Baseline and an east drive connection to SW 170th Avenue. The project is funded through METRO bond funds, City of Beaverton, and OHCS 4% LIHTC.

The proposed development requires multiple land use applications through the City of Beaverton including Design Review, Tree Plan, Legal Lot Determination, Parking Reduction request and Sidewalk Design Modification applications. The development will be subject to all applicable City of Beaverton standards / guidelines in the Development Code.

Prior to submitting the application, we will present and discuss the project with the community and surrounding property owners and residents. We will have the Neighborhood Review Meeting as a part of the Five Oaks Triple Creek Neighborhood Association Meeting (NAC) April Meeting, a virtual meeting at 7:00pm on April 12, 2022:

**REACH Elmonica Affordable Housing Neighborhood Review at
Five Oaks Triple Creek Neighborhood Association Virtual Meeting
Tuesday, April 12, 2022
7:00 PM**

(Instructions for how to join the virtual meeting are attached)

(continued on back)



Everyone deserves a place to call home.

We look forward to discussing the proposal with you. Please feel free to contact Frank Angelo, MIG | APG at (503) 227-3664 (leave a message) or fangelo@angeloplanning.com if you have any questions.

Thank You,

Alex Aleman

Housing Development Project Manager, REACH

Attachments:

- Virtual Meeting Instructions
- Project Location Map



Everyone deserves a place to call home.

Instructions to Join Five Oaks Triple Creek NAC Meeting

The following are the instructions to participate in the Five Oaks Triple Creek NAC Meeting to be held on Tuesday, April 12, at 7:00 pm to discuss the proposed affordable housing development. To join the meeting by phone or computer use the information below.

The meeting link will be available on the Five Oaks Triple Creek NAC webpage:

<https://www.beavertonoregon.gov/705/Five-Oaks-Triple-Creek-NAC>.

Zoom link: <https://www.zoomgov.com/j/1611503496?pwd=UUhaZmxtKzIYT VFKa0IzM3lLbEp5UT09>

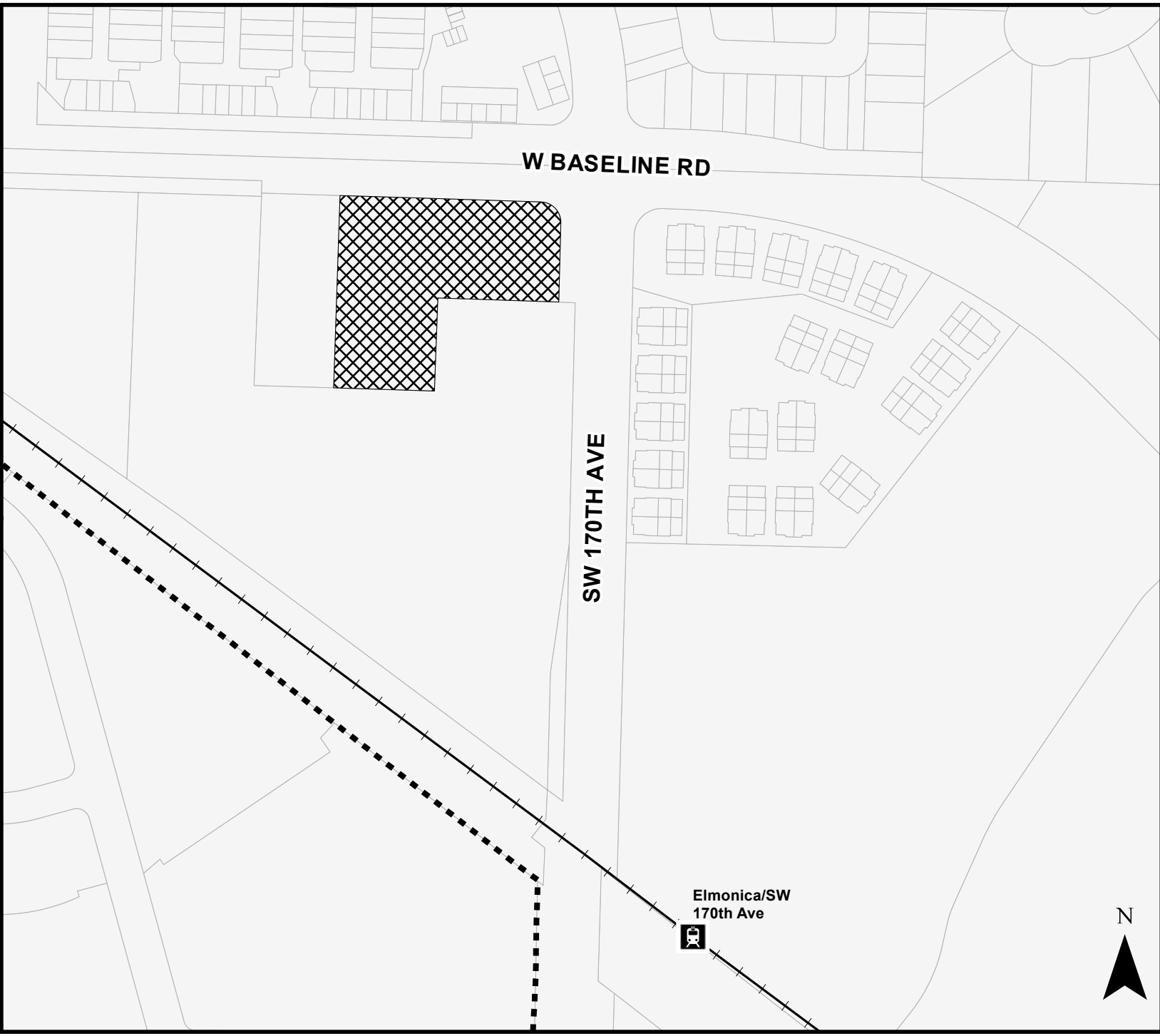
Passcode: 754049

Call-in numbers: 1-669-254-5252 or 1-646-828-7666



Webinar ID: 161 150 3496

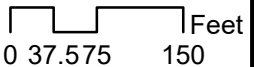
Vicinity Map

REACH Elmonica Affordable Housing Development



Legend

-  Subject Site
-  City Limits
-  MAX Station



Prepared By: Date:
MIG | APG 02/24/22

Coordinate System: NAD 1983 HARN
StatePlane Oregon North FIPS 3601 Feet Intl
Data Sources: Metro RLIS, WWSP

This map is intended for informational purposes only. While this map represents the best data available at the time of publication, APG makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request. County zoning within Beaverton is interim.



17259 WHITLEY TRUST
01911 SW PALATINE HILL RD
PORTLAND, OR 97219

ADAMCZYK, WILLIAM
1060 SW 170TH AVE UNIT 101
BEAVERTON, OR 97003

AMERICAN HOMES 4 RENT PROPERTIES
THREE LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ANAND, GAURAV & ANAND, LILIA
990 NW 183RD AVE
BEAVERTON, OR 97006

ANDRE, JENNIFER L
16940 SW WHITLEY WAY
BEAVERTON, OR 97006

BARTLETT, SARAH
17247 SW BASELINE RD
BEAVERTON, OR 97006

BEIJER, NATALIE
1130 SW 170TH AVE #1130-203
BEAVERTON, OR 97003

BHALALA, VIVEK VIJAYBHAI & UNDHAD,
DHVANI LALITBHAI
17203 SW WHITLEY WAY
BEAVERTON, OR 97006

BOGGARAPU, ARVIND K &
RAVENDRANATHAN, SHILPA
1519 SW MARLOW AVE
PORTLAND, OR 97225

BOURAHMAH, ABDULLAH N
18656 SW BRYANT ST
BEAVERTON, OR 97003

970 NW 173 LLC
5289 NE ELAM YOUNG PKWY STE 110
HILLSBORO, OR 97124

ALMAKTARI, KHALID
1120 SW 170TH AVE UNIT 200
BEAVERTON, OR 97003

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

AN-CHEN REV TRUST
1004 NW SILVERADO DR
BEAVERTON, OR 97006

ATTM INVESTMENTS LLC
61 NEW DAWN
IRVINE, CA 92620

BASELINE LLC
5901 SOUTH 11TH ST
RIDGFIELD, WA 98642

BERNALES, SERGIO
1110 SW 170TH AVE #202
BEAVERTON, OR 97003

BHARDWAJ 2003 REV TRUST
11701 TIMBER SPRING CT
CUPERTINO, CA 95014

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1080 SW 170TH AVE #202
BEAVERTON, OR 97003

BURCH, LARRY L SR
5916 SW CROSS CREEK AVE
ALOHA, OR 97078

ABUAN, CZARINA
1453 SW FRITZ PL
BEAVERTON, OR 97003

ALSHOUKAIRY, AHMED
17160 SW WHITLEY WAY
BEAVERTON, OR 97006

AN DESCENDANTS TRUST
10043 FIELDTHORN ST
SAN DIEGO, CA 92127

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BEAVERTON, OR 97006

CARNAHAN, KAREN LUCILLE LIV TRUST
7681 SW THORNTON DR
WILSONVILLE, OR 97070

CERVERA, HUGO O BRIAN
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HILLSBORO, OR 97123

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17254 SW WHITLEY WAY
BEAVERTON, OR 97006

CHAPMAN, VIVIAN
2060 248TH ST
LOMITA, CA 90717

CHIANG, CONWAY
1070 SW 170TH AVE #200
BEAVERTON, OR 97003

CHOW88 LLC
1862 N 15TH CT
WASHOUGAL, WA 98671

CLEVELAND, STEVEN RANDAL
17020 SW WHITLEY WAY UNIT 200
BEAVERTON, OR 97006

CRUZ MORENO, FERNANDO & CRUZ,
BARBARA J
16909 SW STEELE WAY
BEAVERTON, OR 97006

DARTH BEAVER LLC
2566 OVERLAND AVE STE 600
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ASTASIA R
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SAN
17817 SE 14TH ST
VANCOUVER, WA 98683

CHEN, MAOXIANG & CHEN, LU
16907 NW MILCLIFF ST
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CHIANG, JON & CHONG, PUI YEE
KALINE
17025 NW MADRONE ST
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CHANTAPUNNANONT, KANNIKA
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13787 NW HENNINGER LN
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DIFALCO, GIOVANNA
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BEAVERTON, OR 97003

DOYLE, JASON MATTHEW & EMERSON,
JASMINE
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BEAVERTON, OR 97003

EDWARDS, DAVID TYLER
980 SW 173RD AVE
BEAVERTON, OR 97006

ESTES, TALIA
17206 SW WHITLEY WAY
BEAVERTON, OR 97006

FLYHEADS LLC
13826 NW FALCONRIDGE LN
PORTLAND, OR 97229

GALAXY GLOBAL GROUP LLC
1467 LAVENDER LOOP
MILPITAS, CA 95035

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DY, MARINA G & DY, JOSELITO T
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EWER, JOE J & CARVER, LANAE RAE
17115 SW BASELINE RD
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20390 NW QUAIL HOLLOW DR
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FOREMOST PROPERTIES LLC
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TIGARD, OR 97223

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GOTTHARDT, SANDRA KAY
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HUCKFELDT, STEVEN WAYNE
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HUYNH, PHONG T
10562 NE PARK RIDGE WAY
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KERR, JARIN D
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KHAZEM, NADIA
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17120 SW WHITLEY WAY
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KURTH, MICHAEL G & MASTNE,
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17242 SW WHITLEY WAY
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10027 NW SKYLINE HEIGHTS DR
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LIN, YING
13449 NW ALVADA ST
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LIU, LEIGUANG & LIU, YING
16928 SW WHITLEY WAY
BEAVERTON, OR 97006

MADEN, JAMES L
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BEAVERTON, OR 97003

MAEMAR GROUP LLC
8736 SW MARSEILLES DR
BEAVERTON, OR 97007

MAFFEI, ANDREW & MAFFEI, MOLLY
6224 COLGATE AVE
LOS ANGELES, CA 90036

MAGUIRE, JULIANNE G REV TRUST
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4220 GEORGE AVE #3
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MANGUS, MATTHEW S & MANGUS,
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2880 SW UPPER DR
PORTLAND, OR 97201

MANN, DEEPINDER S
1110 SW 170TH AVE #201
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MARQUEZ, JUAN & MARQUEZ,
IGNACIA & MARQUEZ, DEREK
1835 W KINGBIRD DR
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MARTINI LIVING TRUST
8223 NW HAZELTINE ST
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MCGAHAN, SAMANTHA
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MCGILVRA, STEPHANIE
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BEAVERTON, OR 97003

MCKENZIE, DONALD
17163 SW WHITLEY WAY
BEAVERTON, OR 97006

MCKENZIE, WALLACE & MCKENZIE,
ANNA
1030 SW 170TH AVE #200
BEAVERTON, OR 97003

MCKEON, MIDORI Y
210 DEVONWOOD
HERCULES, CA 94547

MCMILLAN, JOACHIM A
17145 SW BASELINE RD
BEAVERTON, OR 97006

MEAD, JOHANNA & SMITH, DEREK J
843 SW 171ST AVE
BEAVERTON, OR 97006

MEHARI, AVI W
126 SE 134TH PL
PORTLAND, OR 97233

MEHRA, RAJESH & MEHRA, RUTH &
MEHRA, RAVI ROBERT ET AL
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NGUYET THU
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OPENDOOR PROPERTY TRUST I
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PHAN, MINH VAN & LE, NGOC-NU T
5064 SE 82ND AVE
HILLSBORO, OR 97123

MILLER, RICHARD M
1040 SW 170TH AVE #201
BEAVERTON, OR 97003

MOONEY, MARY M
1000 SW 170TH AVE #203
BEAVERTON, OR 97003

MORENO, ROGER & MORENO,
ELIZABETH
16640 NW LAKERIDGE CT
BEAVERTON, OR 97006

MYERS, MEGAN ELIZABETH
7100 E LINCOLN DR #2168
PARADISE VALLEY, AZ 85253

NGUYEN, LINDA H
17105 SW BASELINE RD
BEAVERTON, OR 97006

OLSON, VY
3483 SW 173RD AVE
ALOHA, OR 97006

PARKER, MATTHEW C
17176 SW WHITLEY WAY
BEAVERTON, OR 97006

PAUL, PATRICK E JR & PAUL, JENNIFER
M & KLING, KATHRYN M
16938 SW STEELE WAY
BEAVERTON, OR 97006

PETERSON, SHERI Y
10762 SE 78TH AVE
PORTLAND, OR 97222

PISCITELLI, FRANK T & PISCITELLI, VAN
16950 SW STEELE WAY
BEAVERTON, OR 97006

MILLIKAN, RON & MILLIKAN, RENEE
1190 SW 170TH AVE #100
BEAVERTON, OR 97003

MOORE, PENNY L
17137 SW WHITLEY WAY
BEAVERTON, OR 97006

MORTAZAVI, ARASH
835 SW 171ST AVE
BEAVERTON, OR 97006

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& MOHAMMED, TEMIMA
17215 SW WHITLEY WAY
BEAVERTON, OR 97006

PATEL, URMIL SURESH
1655 EDGECLIFF TER
LAKE OSWEGO, OR 97035

PEARL & PEARL MANAGEMENT LLC
10251 NE OKANOGAN ST
HILLSBORO, OR 97006

PHAM, SINH & LY, LA
846 SW 171ST AVE
BEAVERTON, OR 97006

PLIHAI, MARTIN P & PLIHAI, IVANA E
14149 ISLE ROYAL LN
CONROE, TX 77384

POGUE, AARON & POGUE, EMILY
1629 NW 127TH TER
PORTLAND, OR 97229

PROUD GROUND
17214 SW WHITLEY WAY
BEAVERTON, OR 97006

RAMIREZ, ESTEFANY
1040 SW 170TH AVE UNIT 100
BEAVERTON, OR 97003

RAWLINGS, ASHLEY & NGUYEN, JAMES
895 SW 170TH AVE
BEAVERTON, OR 97006

SAKAI, CAROLE A & LAMONTAGNE,
SYLVETTE
1170 SW 170TH AVE #201
BEAVERTON, OR 97003

SHLP MERLO VILLAGE LLC
600 UNIVERSITY #2704
SEATTLE, WA 98101

SINGLA, PUNEET & CHADHA, NAMITA
17247 SW WHITLEY WAY
BEAVERTON, OR 97006

SPRINGER, JOHN H REV TRUST
17151 SW WHITLEY WAY
BEAVERTON, OR 97006

STICKLES, JONATHAN D
1000 SW 170TH AVE #200
BEAVERTON, OR 97003

TAYLOR FAMILY TRUST
PO BOX 1489
NORTH PLAINS, OR 97133

POON, YING KEUNG & POON, SIUDIP C
17175 SW BASELINE RD
BEAVERTON, OR 97006

QIU-ZHANG FAMILY TRUST
43 PARKWOOD DR
DALY CITY, CA 94015

RAMONDA, JOSEPH A & LI, FANG
17175 SW WHITLEY WAY
BEAVERTON, OR 97006

REAL, HERMINIA
16914 SW STEELE WAY
BEAVERTON, OR 97006

SHEARER, WILLIAM W
980 SW 167TH PL
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SIDDIQUI, NIGHAT T
8621 NW LOVEJOY ST
PORTLAND, OR 97229

SLOTEMAKER, MARK & SLOTEMAKER,
MELISSA
12095 NW LOVEJOY ST
PORTLAND, OR 97229

STANFILL, DARBY L
17275 SW WHITLEY WAY
BEAVERTON, OR 97006

SUSANTO, IGNATIUS FREDERICK
17221 SW WHITLEY WAY
BEAVERTON, OR 97006

TOWNSEND, MASON & LASTRA,
RACHEL
1160 SW 170TH AVE UNIT #203
BEAVERTON, OR 97003

PRICE, MONA D
14840 SW 109TH AVE
BEAVERTON, OR 97224

RAGLAND, SCOTT & BIAN, SUWEN
12748 NW BAYONNE LN
PORTLAND, OR 97229

RATLIFF, BRIAN L
1100 SW 170TH AVE #200
BEAVERTON, OR 97003

RODRIGUEZ, KIMBERLY A
1140-101 SW 170TH AVE
BEAVERTON, OR 97003

SHIKINA FAMILY TRUST
16135 NW DONIN CT
BEAVERTON, OR 97006

SIMON, REGINA E ORIKANNU
16926 SW STEELE WAY
BEAVERTON, OR 97006

SMITH, XAVIER S
1190 SW 170TH AVE #201
BEAVERTON, OR 97003

STEVENSON FAMILY REV TRUST
639 ADAMS ST
REDWOOD CITY, CA 94061

TAN, TERENCE
2260 SW 178TH AVE
BEAVERTON, OR 97003

TRAN, ANNA ANH HUYEN
1100 SW 170TH AVE UNIT 203
BEAVERTON, OR 97003

TRAN, EMILY H & TRAN, NGOC THUY
THI
1050 SW 170TH AVE #203
BEAVERTON, OR 97003

TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF
OREGON
710 HOLLADAY ST
PORTLAND, OR 97232
ULLAURI, ROSA LUCIA
1090 SW 170TH AVE #202
BEAVERTON, OR 97003

VANWYHE, JULIE A & VANWYHE, IAN C
1190 SW 170TH AVE #203
BEAVERTON, OR 97003

WACH, ANNIE & WACH, RAYMOND
17164 SW WHITLEY WAY
BEAVERTON, OR 97006

WEN LLC
909 N TOMAHAWK ISLAND DR #105
PORTLAND, OR 97217

WONG, JOCELYN
701 COLUMBIA ST APT 714
VANCOUVER, WA 98660

WU, WEIRAN & LI, NA
8110 JULIET HILL
SAN ANTONIO, TX 78256

XU, YUEHENG
2500 81ST AVE SE APT 309
MERCER ISLAND, WA 98040

YAZD, SHADDIE SABERIAN
880 SW 173RD AVE
BEAVERTON, OR 97006

TRAN, MICHELLE M
1140 SW 170TH AVE #203
BEAVERTON, OR 97003

TURIYA HOLDINGS LLC
9800 NE MEADOW LOOP
NEWBERG, OR 97132

VALEUR, HERMAN
PO BOX 511
BEAVERTON, OR 97075

VASALLO, CATALINA V & OLSEN, BRIAN
C
17123 SW WHITLEY WAY
BEAVERTON, OR 97006

WANG, CEN & WANG, CHENGHUI
19515 SW CHAPMAN RD
SHERWOOD, OR 97140

WESTIN, KENNETH V & WESTIN,
SOHYUN P
17050 SW BINDDALE CT
PORTLAND, OR 97224

WONG, KEN
5236 S THORN ST
SAN DIEGO, CA 92105

WYNNE, BRANDON R & WYNNE,
MARTIN W & WYNNE, PENNY
1090 SW 170TH AVE #101
BEAVERTON, OR 97003

XY LLC
PO BOX 1122
MARCOLA, OR 97454

YEBOAH, DELALI
1140 SW 170TH AVE #201
BEAVERTON, OR 97003

TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF
OREGON
1800 SW FIRST AVE STE 300
PORTLAND, OR 97201
TURNBERG LIV TRUST
52313 SW ASHLEY CT
SCAPPOOSE, OR 97056

VANCLEVE, DEREK M & VANCLEVE,
JAMES & VANCLEVE, JULIE
1180 SW 170TH AVE UNIT 101
BEAVERTON, OR 97003

VIDAL, ROBERTO
17185 SW BASELINE RD
BEAVERTON, OR 97006

WANG, HAITENG
8142 SW BEAVERTON HILLSDALE HWY
PORTLAND, OR 97225

WONG, HON MING & KWONG, SUET
YIM & DEAR, WOOD LIN
17200 NW GABLES CREEK LN
BEAVERTON, OR 97006

WRIGHT, BETHANY
15706 SW FLAGSTONE DR
BEAVERTON, OR 97007

XIAO, JING
5511 NW 134TH AVE
PORTLAND, OR 97229

YANG, PING
960 SW 173RD AVE
BEAVERTON, OR 97006

YOUART, TIMOTHY S & YOUART,
SHERALYN R K
41-180 NAKINI ST
WAIMANALO, HI 96795

YU, YIHONG
1031 CHERRY AVE #48
SAN BRUNO, CA 94066

ZIA, AAMIR & AAMIR, ASMAA
3761 W KENT DR
CHANDLER, AZ 85226

CPO 6
PO BOX 5607
ALOHA OR 97007

YUEH, WANG & PENG, HSU-HONG
13863 NW FALCONRIDGE LN
PORTLAND, OR 97229

ZOUYED, TAHA ADLEN & ZOUYED,
SABRINA
17246 SW WHITLEY WAY
BEAVERTON, OR 97006

CPO 7
4804 NW BETHANY BLVD
SUITE I-2 BOX 173
PORTLAND OR 97229

ZAVALA, JOSE MANUEL SANCHEZ &
WRIGHT, COURTNEY SCHUBERT
1050 SW 170TH AVE #200
BEAVERTON, OR 97003

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

DEVELOPER OR AGENT: Frank Angelo

PROJECT LOCATION: SW 170th & W. BASELINE RD.

AFFIDAVIT OF MAILING NOTICE

I, Frank Angelo, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed RESIDENTIAL Project affecting land located at 17030 SW BASELINE RD, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 16th day of March, 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: [Signature]

Dated this 16th day of March, 2022

Subscribed and sworn to before me this 16th day of March, 2022.

[Signature]
Notary Public for the State of Oregon

My Commission expires: August 6, 2022



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

PROJECT NAME: REACH AFFORDABLE HOUSING ELMONICA

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

AFFIDAVIT OF POSTING NOTICE

I, Frank Angelo, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed RESIDENTIAL Project affecting land located at 17030 SW BASELINE RD., and that pursuant to Ordinance 2050, Section 50.3., did on the 16th day of MARCH, 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.

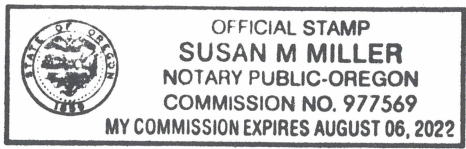
Signature: [Handwritten Signature]

Dated this 16th day of MARCH, 2022

Subscribed and sworn to before me this 16th day of MARCH, 2022

[Handwritten Signature]
Notary Public for the State of Oregon

My Commission expires: August 6, 2022



TURN PAGE OVER FOR POSTING INSTRUCTIONS

Five Oaks Triple Creek NAC

David Kamin, Chair davidk@johnlscott.com



Agenda

Tuesday, April 12 7:00PM
Online

Per Oregon Meetings Law this meeting is being recorded and will be broadcast on YouTube.com

- 7:00 – 7:05 Call to Order, Welcome/Introductions/Purpose of NAC
- 7:05 – 7:15 Tualatin Valley Fire & Rescue (TVF&R) Update
- 7:15 – 7:20 Beaverton Police (BPD) Update – Officer Maurer
- 7:20 – 7:30 Tualatin Hills Park & Recreation District (THPRD) Update – Lori Leach
- 7:30 – 7:40 City of Beaverton Update – Miles Glowacki
- 7:40 – 8:25 Neighborhood Review Meeting – Emma Porricolo, Planner APG
REACH – 81 Unit Affordable Housing Project
17030 SW Baseline Rd – Elmonica Neighborhood
- 8:25 – 8:30 Beaverton Committee for Community Involvement (BCCI) Report – Erik Lehr
- 8:30 - 8:35 NAC Business
 - Approval of Minutes
 - Treasurer's Report
 - Beaverton Committee for Community Involvement (BCCI) Report
- 8:35 – 8:55 Candidates for Washington County District Attorney. Candidates will Explain Their Platform and Take Questions as Time Allows
 - Kevin Barton
 - Brian Decker
- 8:55 – 9:00 New Business, Visitor Comments, Announcements, Concerns, Wrap Up
- 9:00 Adjourn

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/1611503496?pwd=UUhaZmxtKzIYTUVFKa0IzM3IlbEp5Uj09>

Passcode
754049

Call In
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1 669 216 1590

Webinar ID:
161 150 3496



REACH Affordable Housing Project
Five Oaks Triple Creek Neighborhood Association Meeting
Tuesday, April 12, 2022



Everyone deserves a place to call home.

Agenda

- Project Background
- What is REACH?
- The Project: Elmonica Affordable Housing
- City Review Process
- Questions & Comments



Everyone deserves a place to call home.

Virtual Sign-In

- Options
 - Type your information in the chat/message box
 - or -
 - Email the following information to fangelo@angeloplanning.com
- **Please provide:**
 - **Name**
 - **Address**
 - **Email address**
 - **Phone number**



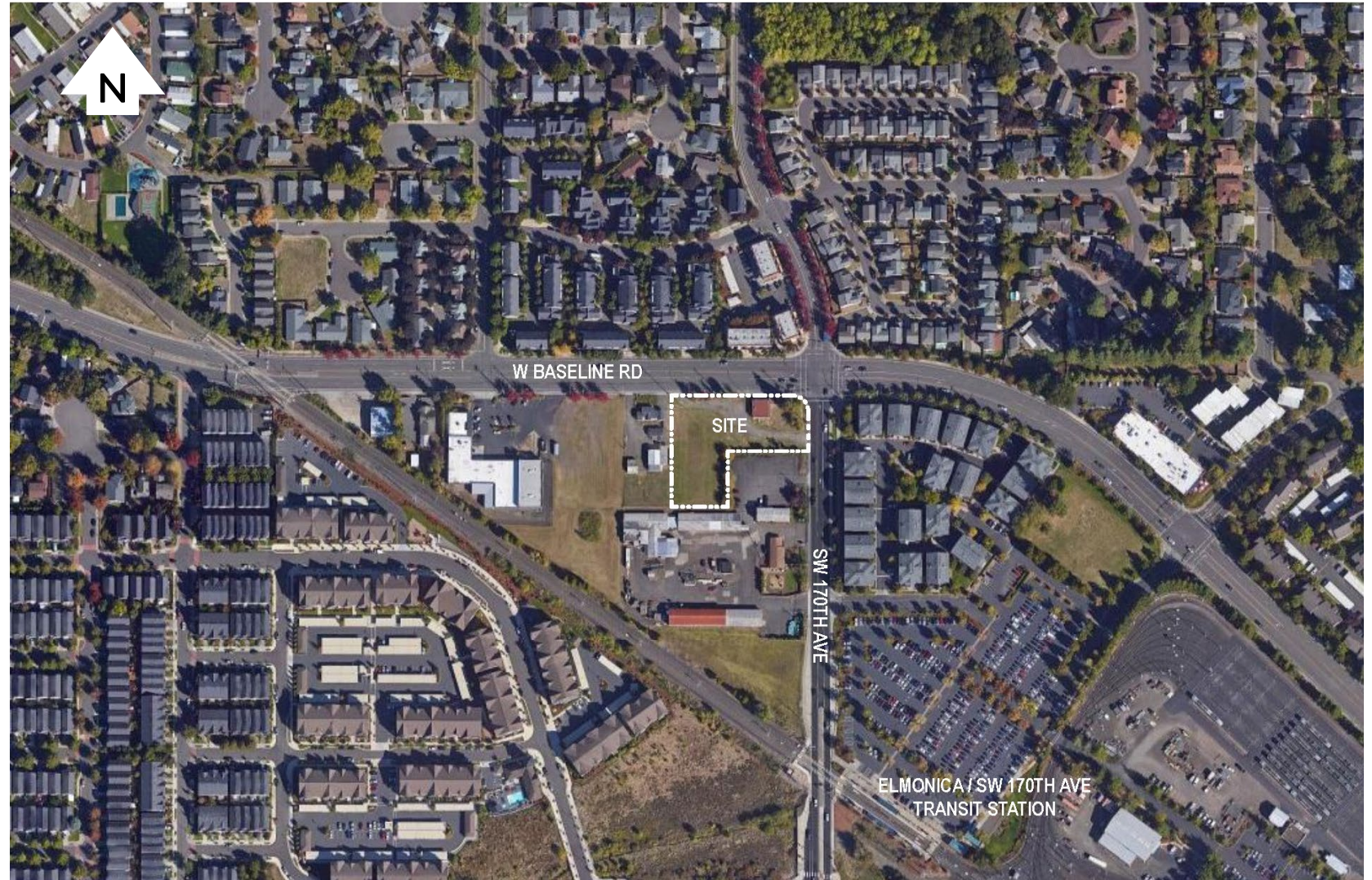
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Purpose of Tonight's Meeting

- Neighborhood Meeting Part of Application Process
- Share project information with Neighbors
- Opportunity to ask questions / provide comments
- Meeting summary to submitted with application

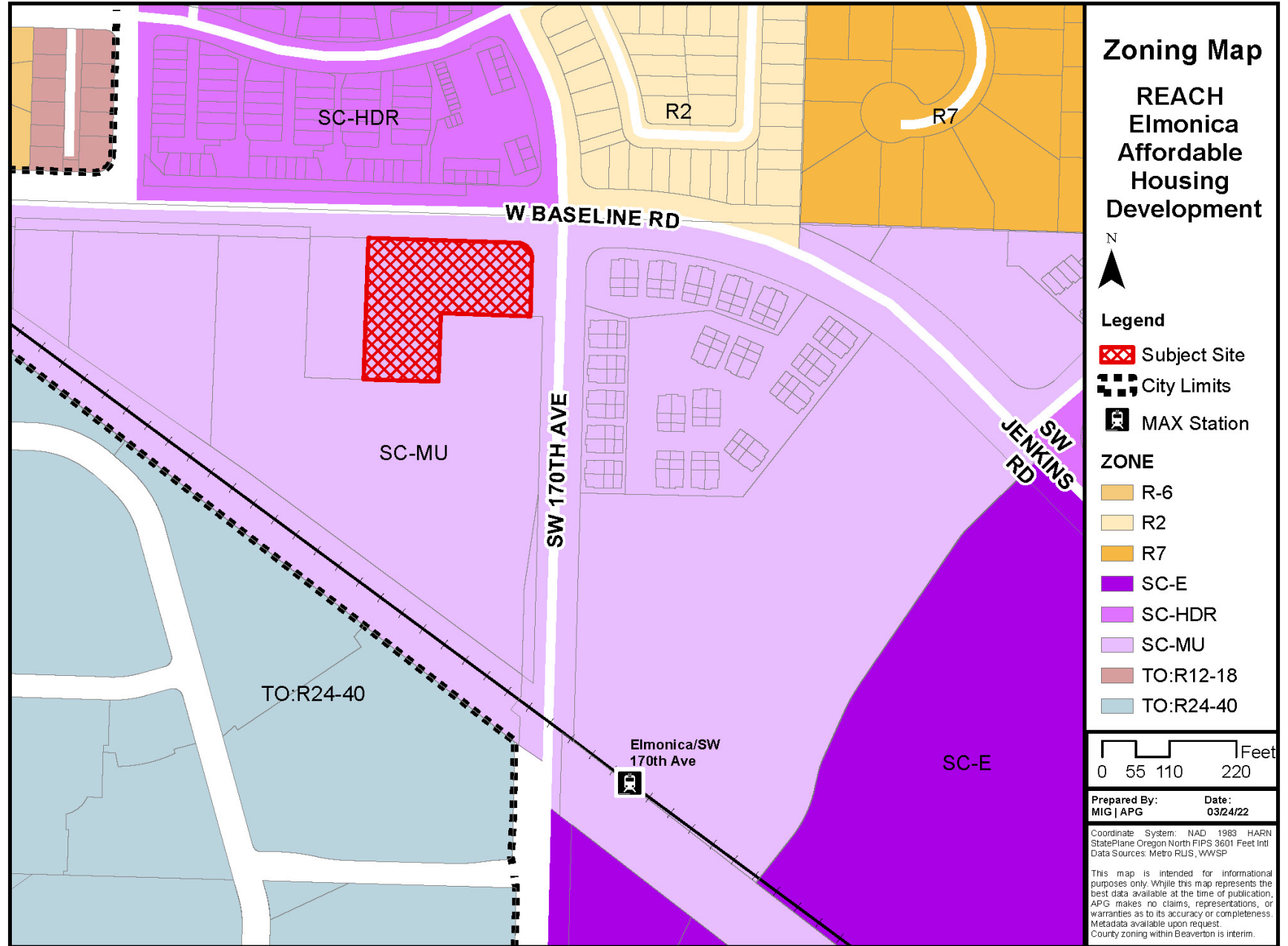
Project Location

- 1.07-acre site
- Site address:
17030 SW
Baseline
Road



Zoning Map

- Site zoned: Station Community – Multiple Use
- Neighboring properties: mixed-use and residential zones



What is REACH?

- ❑ REACH is one of the regions largest affordable housing developers and operators established in 1982.
- ❑ REACH CDC owns and professionally manages 2400+ units of affordable housing in Oregon and Washington
- ❑ What is affordable housing - 60% MFI and 30% MFI units with project based section 8 vouchers
- ❑ Operations - On-site management and resident services providing solutions focused on stabilizing and enhancing the neighborhood through people-centered approaches.
- ❑ Coordination – REACH resident services works with local agencies to maximize the capacity of our residents.



Everyone deserves a place to call home.

REACH Residential Projects

Renaissance Project & Orchards at Orenco



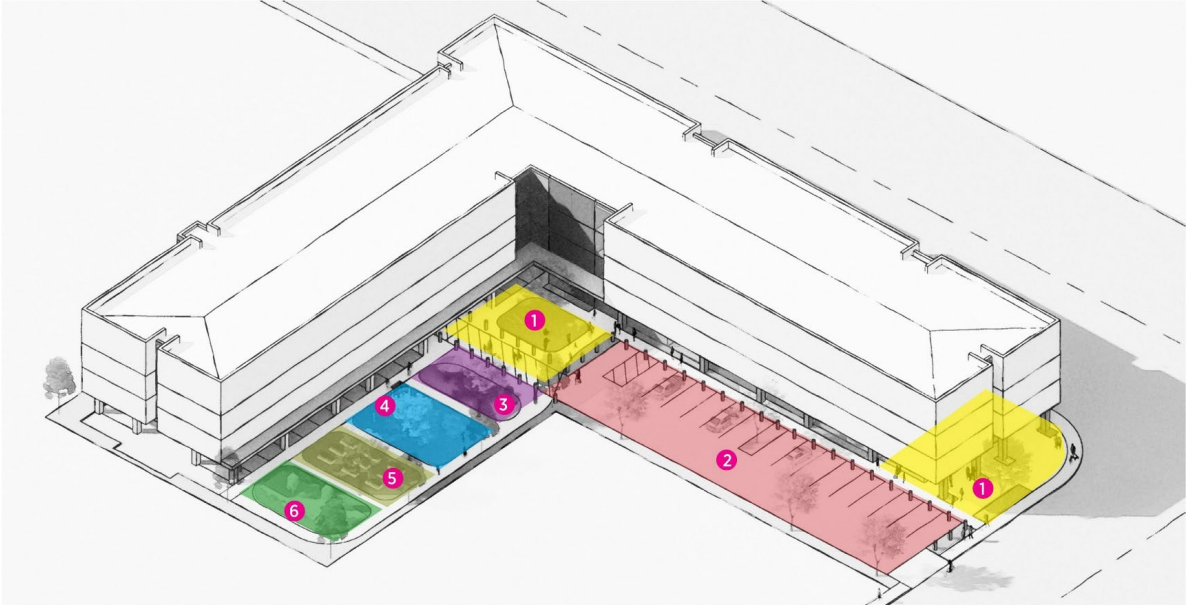
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The Project: Elmonica Affordable Housing

- ❑ 81 Affordable Housing Units
- ❑ Mix of Studio (24), one - bedroom (24), two - bedrooms (18), three - bedrooms (15)
- ❑ Four (4) stories. Community areas and parking on the ground floor; residential units on upper 3 floors
- ❑ Festival Street



Elmonica Community Engagement (Outdoor areas)

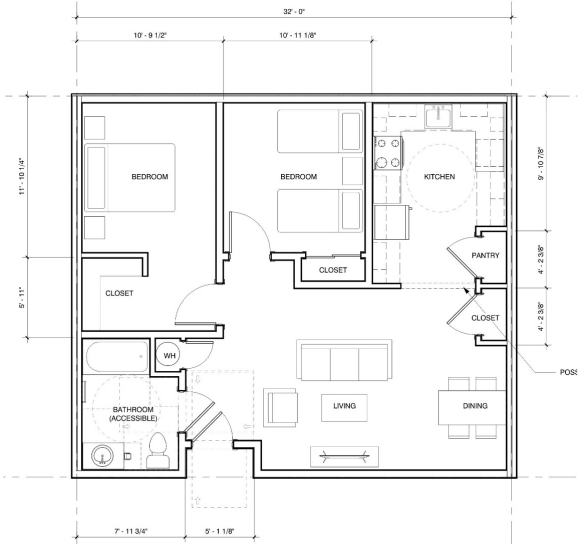
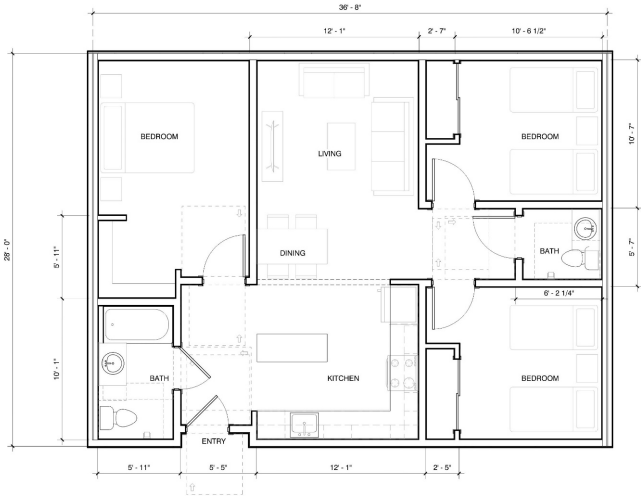
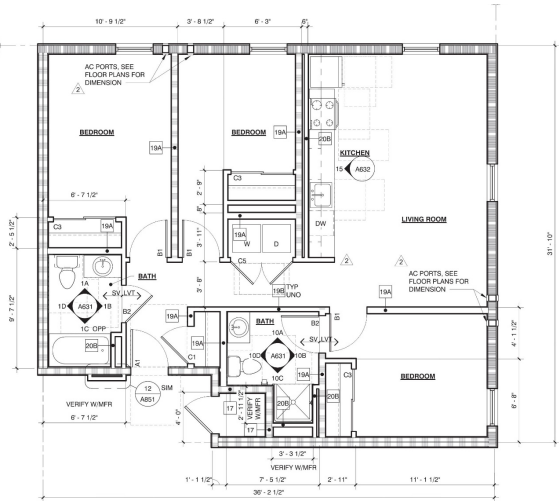


- 1 PLAZA
PLAZA
- 2 PARKING / FESTIVAL STREET
ESTACIONAMIENTO / EVENTOS
- 3 PICNIC AREA/BBQ
ÁREA DE PICNIC / ASADOR
- 4 PLAY AREA
ÁREA DE JUEGO
- 5 COMMUNITY GARDEN
HUERTO COMUNITARIO
- 6 STORM GARDEN
JARDÍN PLUVIAL



Everyone deserves a place to call home.

Elmonica Community Engagement (Unit layout)



STRAIGHT - WITH CENTRAL STOVE



STRAIGHT - WITH WINDOW ADJACENT



L-SHAPED - WITH DINING ROOM CONNECTED



L-SHAPED - SINK NEXT TO FRIDGE



U-SHAPED - WITH BAR SEATING

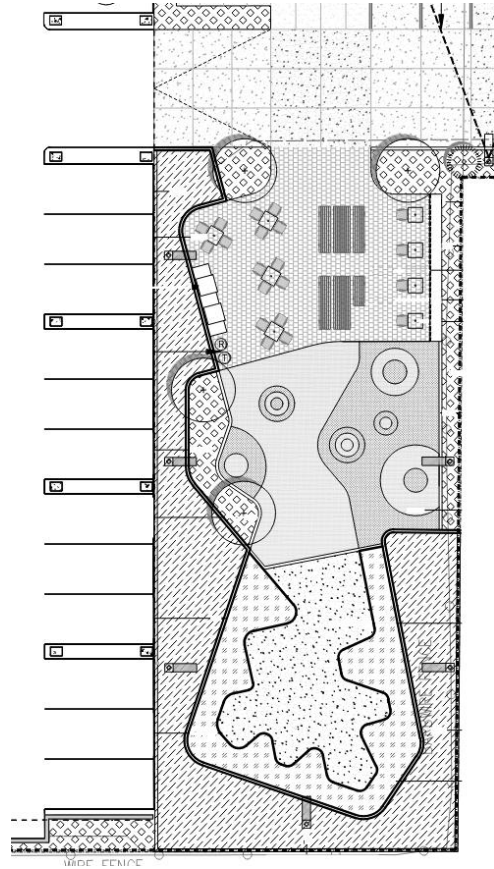


GALLEY - OPEN ON ENDS

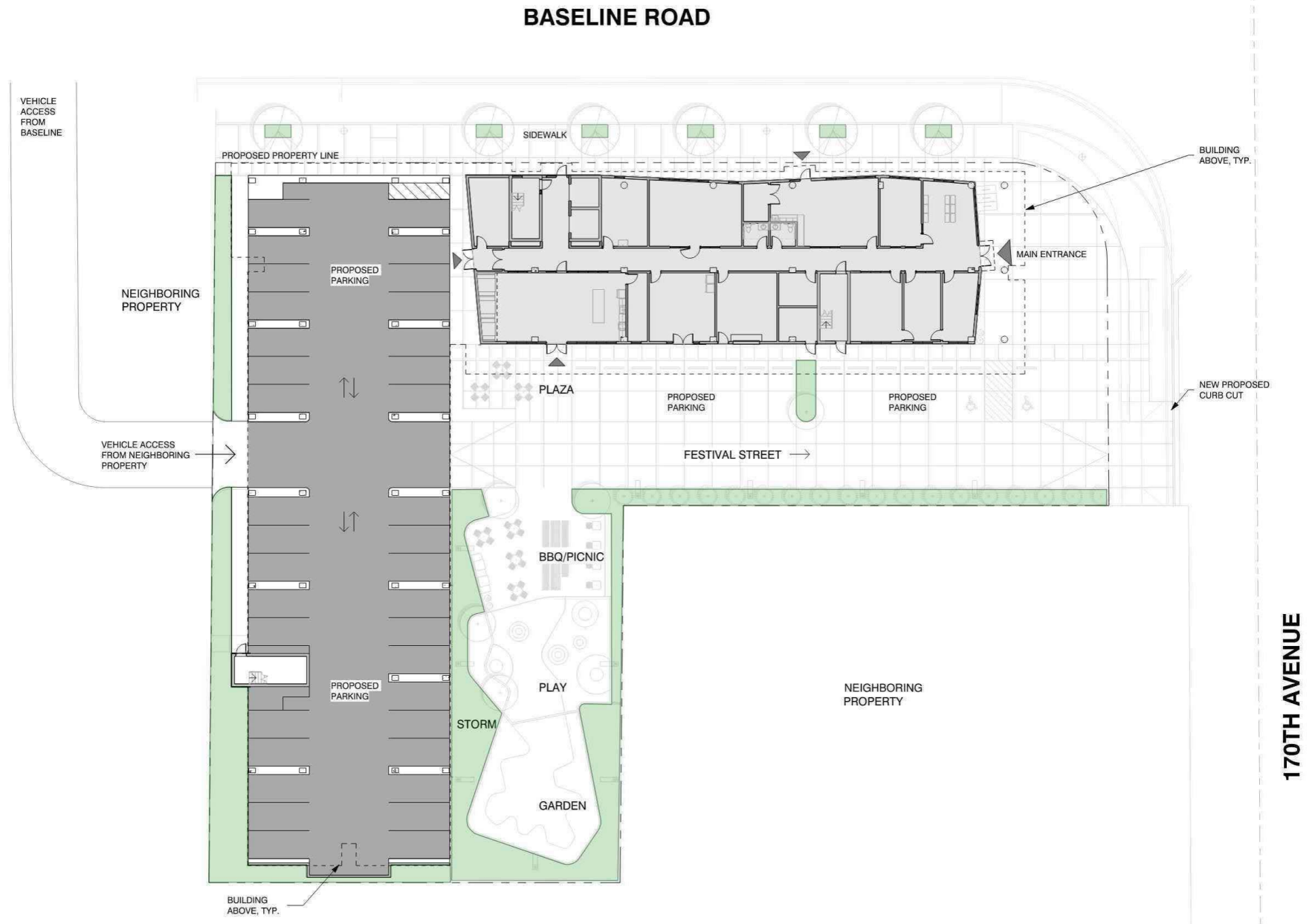


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Site Plan



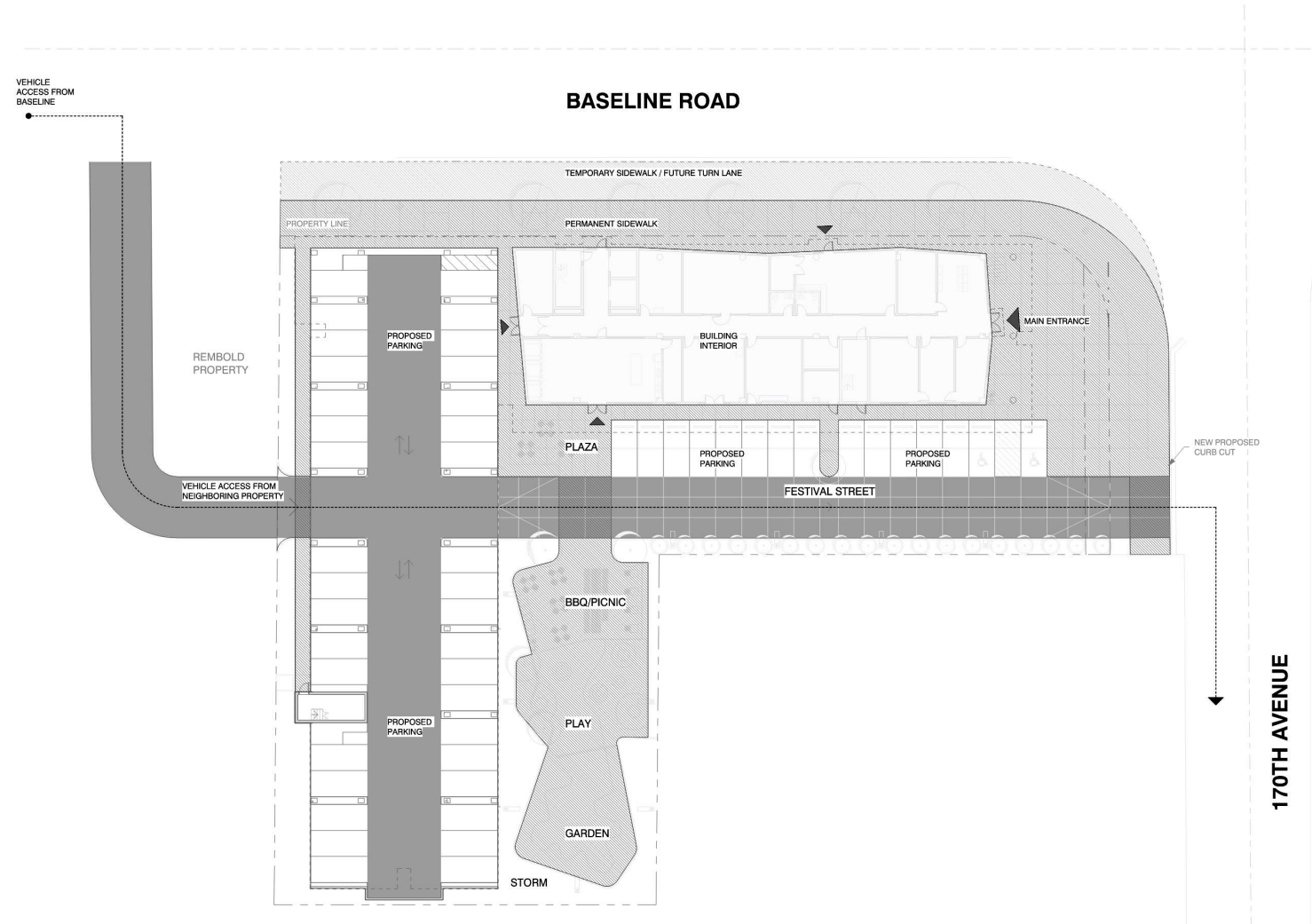
Enlarged Plan. Outdoor area



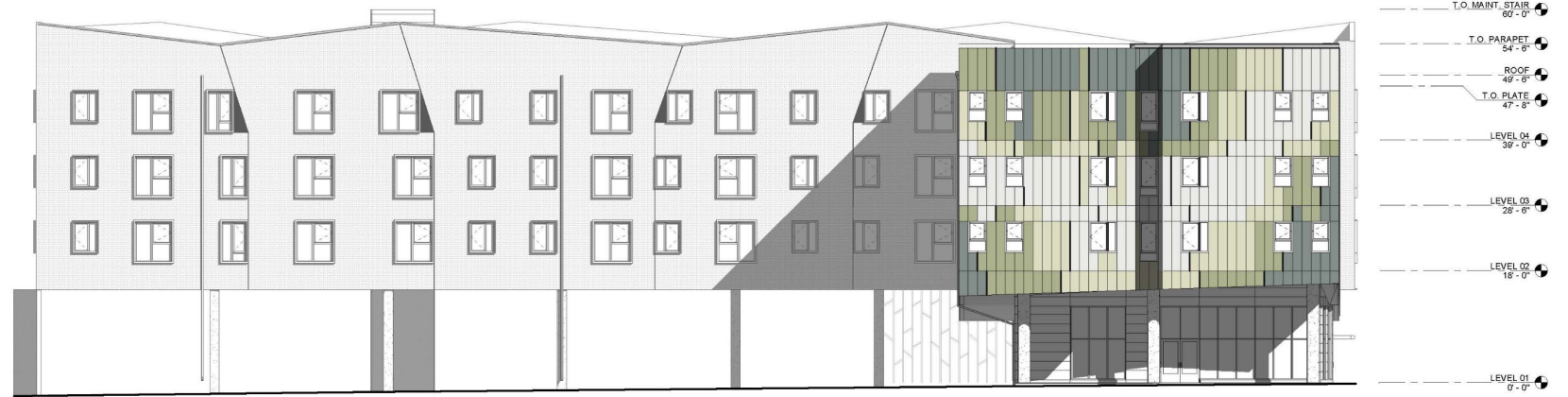
Site Circulation and Parking

Parking Requirements	Number of Spaces
Parking Requirement - 1/unit	81 spaces
Parking Reduction – 25%	20 spaces
Total	61 spaces required with reduction

Parking Provided	Number of Spaces
Parking Under Building	35 spaces
Parking Under Building (ADA)	1 space
Festival Street	13 spaces
Festival Street (ADA)	2 spaces
Off-Site: Tri-Met Shared Parking Agreement	11 spaces
Total	62 spaces



Building Elevations

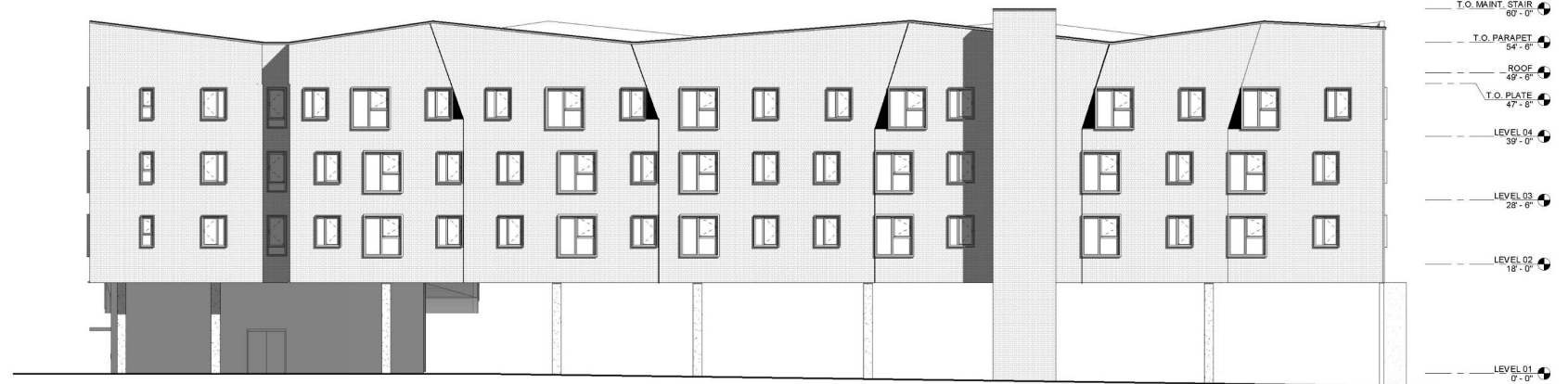


East Elevation



North Elevation

Building Elevations



West Elevation



South Elevation

Next Steps

- City of Beaverton Type III Design Review Application
- Planning Commission – Decision Body
- Opportunity to Participate in Hearing Process

Questions: Chat Room or Raise Virtual Hand



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