

Received
Planning Division
10/09/2023

EXHIBIT 4.5



Exhibit E: Neighborhood Meeting Materials

Exhibit E: Neighborhood Meeting Materials

PROJECT LOCATION / LUGAR DEL PROYECTO
SE corner of Hwy 217 and SW Wilshire, Portland



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contratando!**



NEW DOG RUN COMING TO RIDGEWOOD PARK



Please join us for a Virtual Community Meeting with the *Central Beaverton Neighborhood Association Committee* to learn more about the proposed dog run at Ridgewood Park. To share your input, join the meeting on October 3 at 7:00 pm. Get started by visiting:




Únase a nosotros para una reunión virtual de la comunidad con el *Comité de la Asociación de Vecinos de Central Beaverton* para obtener más información sobre el área propuesta para que perros puedan correr en Ridgewood Park. Para compartir su opinión, únase a la reunión el 3 de octubre a las 7:00 pm. Comience visitando:

www.thprd.org/parks-and-trails/detail/ridgewood-park

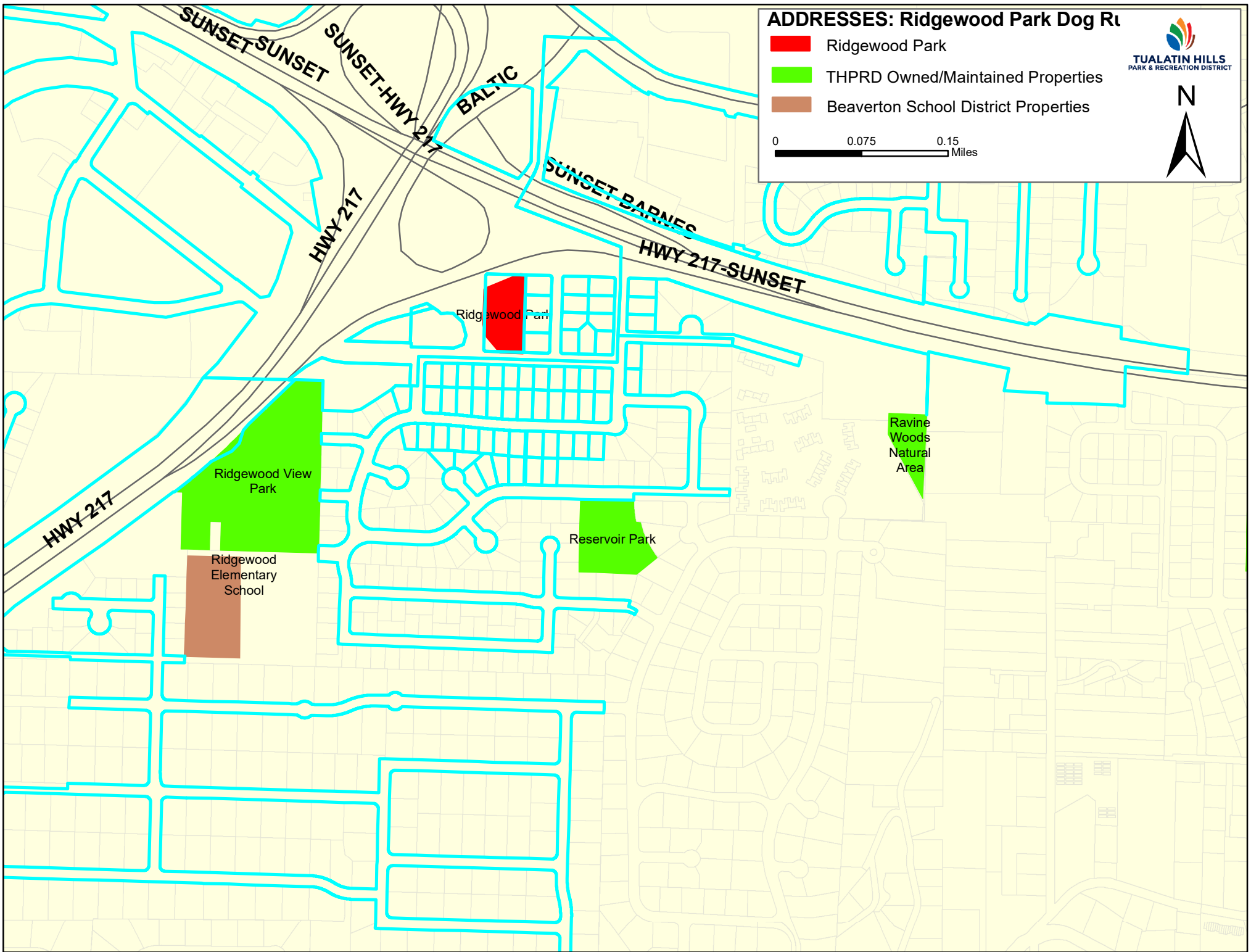
THPRD Design & Development
www.thprd.org/parks-in-progress

 **TUALATIN HILLS**
PARK & RECREATION DISTRICT

ADDRESSES: Ridgewood Park Dog Ri

-  Ridgewood Park
-  THPRD Owned/Maintained Properties
-  Beaverton School District Properties

0 0.075 0.15 Miles



NAME	ADDRESS	CITY	STATE	ZIP
ABBOTT ROBERT & LYNDA SORENSEN	9730 SW ARDENWOOD ST	PORTLAND	OR	97225-4911
ABBOTT ROBERT & LYNDA SORENSEN	9730 SW ARDENWOOD ST	PORTLAND	OR	97225-4911
ABOUJAOUDE EMAD SALAM	9650 SW ARDENWOOD ST	PORTLAND	OR	97225-4909
BELTRAN-RAMOS CLAUDIO & BELUSKO IRENE T TR	9770 SW ARDENWOOD ST 15 SANTA BARBARA DR	PORTLAND RANCHO PALOS VE	OR CA	97225-4911 90275-6606
BRACELIN BENJAMIN & BROWN DOUGLAS J	9665 SW ARDENWOOD ST 9610 SW WILSHIRE ST	PORTLAND PORTLAND	OR OR	97225-4908 97225-4051
CAHILL JESSIE E	9550 SW WILSHIRE ST	PORTLAND	OR	97225-4032
CARRICK GRANT	4875 NW KAHNEETA DR	PORTLAND	OR	97229-2178
CHABERSKI ZBIGNIEW & DIETZ JENNIFER N	9555 SW ARDENWOOD ST 9540 SW ARDENWOOD ST	PORTLAND PORTLAND	OR OR	97225-4906 97225-4907
ECKES MYDI DANG	1880 SW WINTHROP AVE	PORTLAND	OR	97225-5131
FELLER JEAN A	9690 SW WILSHIRE ST	PORTLAND	OR	97225-4051
FKIARAS FAMILY TRUST	14020 SW MAVERICK CT	BEAVERTON	OR	97008-7484
FKIARAS FAMILY TRUST	14020 SW MAVERICK CT	BEAVERTON	OR	97008-7484
GO JEANETTE W	9605 SW INGLEWOOD ST	PORTLAND	OR	97225-4924
HEMSTREET GREG A	7440 E PINNACLE PEAK RD STE 142	SCOTTSDALE	AZ	85255-3638
HERLACHER LYNNE LORENE & HOLLAND GEOFFREY B &	9570 SW WILSHIRE ST 2040 SW 98TH AVE	PORTLAND PORTLAND	OR OR	97225-4032 97225-4903
JOHNSON BERT W & PATRICIA J TRU	8300 SW BARNES RD #231	PORTLAND	OR	97225-7323
JONES DONALD B & KELCH JONATHAN CHARLES &	1800 NW 167TH PL #100 9725 SW ARDENWOOD ST	BEAVERTON PORTLAND	OR OR	97006-4846 97225-4910
LABUHN CYNTHIA L	9690 SW ARDENWOOD ST	PORTLAND	OR	97225-4909
LAFAVOR CHARLES D & LANCASTER KELLAN &	9640 SW PARK WAY 9625 SW INGLEWOOD ST	PORTLAND PORTLAND	OR OR	97225-4041 97225-4924
LARSON JEFF L & LARSON JEFF &	16685 NW JUPITER HILLS CT 16685 NW JUPITER HILLS CT	BEAVERTON BEAVERTON	OR OR	97006-8358 97006-8358
LAWLER JOAN K	9555 SW WILSHIRE ST	PORTLAND	OR	97225-4031
LAWSON JOHN PATRICK & LERO CHANCE C &	9625 SW ARDENWOOD ST 1855 SW 96TH AVE	PORTLAND PORTLAND	OR OR	97225-4908 97225-4034
LINNMAN JASON P & MARSTON PATRICK D &	9670 SW ARDENWOOD ST 9820 SW ARDENWOOD ST	PORTLAND PORTLAND	OR OR	97225-4909 97225-4913
MCCULLOCH RICHARD M & MC SHANE MICHAEL THOMAS JR &	9645 SW INGLEWOOD ST 9580 SW PARKWAY	PORTLAND PORTLAND	OR OR	97225-4924 97225-4039
MELNYK EVAN & MORTON STACY T REV LIV TRUST	9665 SW INGLEWOOD ST 9580 SW ARDENWOOD ST	PORTLAND PORTLAND	OR OR	97225-4924 97225-4907
NEWMARK FAMILY TRUST	10330 SW HAWTHORNE LN	PORTLAND	OR	97225-4329
NOAH AARON M & O'CONNOR KELLY L	9650 SW WILSHIRE ST 2045 SW 98TH AVE	PORTLAND PORTLAND	OR OR	97225-4051 97225-4902
OFFICER FAMILY TRUST	1850 SW 96TH AVE	PORTLAND	OR	97225-4035
OREGON STATE OF	355 CAPITAL SE NE RM 420	SALEM	OR	97301
OREGON STATE OF DEPT OF TRANSPOR	4040 FAIRVIEW INDUSTRIAL DR SE MS #	SALEM	OR	97302
OTT-HENDRICKSON ANITA & PARENT DARCY M	9665 SW ARDENWOOD ST 9625 SW WILSHIRE ST	PORTLAND PORTLAND	OR OR	97225-4908 97225-4033
PAYNE DANIELLE F	9595 SW ARDENWOOD ST	PORTLAND	OR	97225-4906
POLLOCK DENNIS W TRUST	1955 SW KNOLLCREST DR	PORTLAND	OR	97225-4052
POPPLEWELL JOHN H	9540 SW PARK WAY	PORTLAND	OR	97225-4039
PRAZEAU BRANDON G & RENTMEESTER KENNETH R &	9630 SW ARDENWOOD ST 7799 SW SCHOLLS FERRY RD #137	PORTLAND BEAVERTON	OR OR	97225-4909 97008-6544
ROCKWOOD JAMES M	9670 SW WILSHIRE	PORTLAND	OR	97225-4051
ROTH MARK A	1930 SW KNOLLCREST DR	PORTLAND	OR	97225-4045
RULE JACOB & SALINGER JEREMY &	2125 NW 111TH AVE 22417 LOIS LN	PORTLAND SOUTHFIELD	OR MI	97229-4838 48075
SCHROEDER JOHN P & SMITH STEWART D	9685 SW INGLEWOOD ST 1920 SW 96TH	PORTLAND PORTLAND	OR OR	97225-4924 97225-4037
SOH JASON	9630 SW WILSHIRE ST	PORTLAND	OR	97225-4051
TEXACO INC	PO BOX 7813	UNIVERSAL CITY	CA	91608
TRI-COUNTY METROPOLITAN TRANSPOR	710 HOLLADAY ST	PORTLAND	OR	97232-2168
TUALATIN HILLS PARK & RECREATION	15707 SW WALKER RD	BEAVERTON	OR	97006-5941
WARD ALISON M & WEESE BETH A	9590 SW WILSHIRE ST 9710 SW ARDENWOOD ST	PORTLAND PORTLAND	OR OR	97225-4032 97225-4911
WEIDKAMP DAVID A & WHITAKER NEIL G &	1880 SW 96TH AVE 12035 NW LOVEJOY ST	PORTLAND PORTLAND	OR OR	97225-4035 97229-4925
WILSHIRE BLDG PARTNERSHIP	9999 SW WILSHIRE ST STE 232	PORTLAND	OR	97225-5023
WINKLER TASHA & WOOD ANITA	9725 SW INGLEWOOD CT 1925 SW KNOLLCREST DR	PORTLAND PORTLAND	OR OR	97225-4936 97225-4044
WOOD CHARYL L LIVING TRUST	9610 SW ARDENWOOD ST	PORTLAND	OR	97225-4909
WOODCOCK ROBERT R TRUST	1950 NW 192ND AVE #445	HILLSBORO	OR	97006-6591
WOODMAN KATHERINE & ZUMMALLEN FRANCIS WILLIAM TR &	9705 SW ARDENWOOD ST 9715 SW INGLEWOOD CT	PORTLAND PORTLAND	OR OR	97225-4910 97225-4936
Brian Negley, Chair of Central Beaverton NAC	13560 SW Whitworth Ct.	Beaverton	OR	97005



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: Ridgewood Dog Run + New Park CU.
FILE NUMBER:
POST ON SITE NO LATER THAN: September 12, 2022

AFFIDAVIT OF POSTING NOTICE

I, Nicole Paulson, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed Dog run + New park conditional use affecting land located at SW Wilshire, 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 9th day of September, 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.

Signature: Nicole Paulson

Dated this 16th day of March, 2022.

Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies. Please click here for instructions on how to submit electronically.

DEVELOPER OR AGENT: THPRD

PROJECT LOCATION: Ridgewood Park SW Wilshire + Hwy 26

AFFIDAVIT OF MAILING NOTICE

I, Liona Harden, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Dog Run + cond. Use New Park affecting land located at SW Wilshire + Hwy 26, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 7th day of September, 2022, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

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

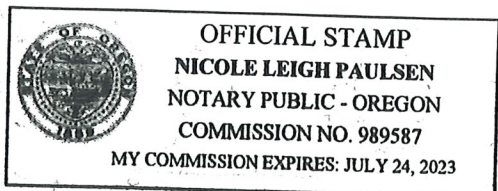
Signature: [Handwritten Signature]

Dated this 16th day of March, 2023.

Subscribed and sworn to before me this 16th day of March, 2023

Nicole Paulsen
Notary Public for the State of Oregon

My Commission expires: July 24, 2023



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Ridgewood Park Dog Run

Virtual Neighborhood Meeting ■ October 3, 2022

THPRD Community Visioning | 2018 - 2020

13

Visioning Task Force Members

- ✓ Multicultural
- ✓ Multilingual
- ✓ Multigenerational
- ✓ Geographically diverse



Engagement Numbers

10,500

Nearly people reached

12,500+

Ideas collected

117

Engagement opportunities

Long-term guiding vision

Vision Action Plan!

Bringing community ideas to life

Community Visioning Goal Areas

Community Visioning Goal Areas

This Vision Action Plan is built upon and reflective of a wealth of community-driven aspirations and perspectives. We collected more than 12,500 ideas during the public outreach phase. These

responded to both current challenges and shared forward-looking thoughts. Every contribution has been invaluable and directly inspired these **four overarching goal areas**:



Welcoming and Inclusive

Combines a range of ideas centered on building community, expanding the role of THPRD in people's lives, minimizing or eliminating barriers to participation in THPRD's services, expanding staff capacity, and building partnerships and community relations.



Play for Everyone

Reflects all the ways people (and their nonhuman family members) want to play, move and interact with THPRD, including participation in classes, activities, exercise, and sports; play in creative parks and playgrounds with imaginative new features throughout the year.



Accessible and Safe

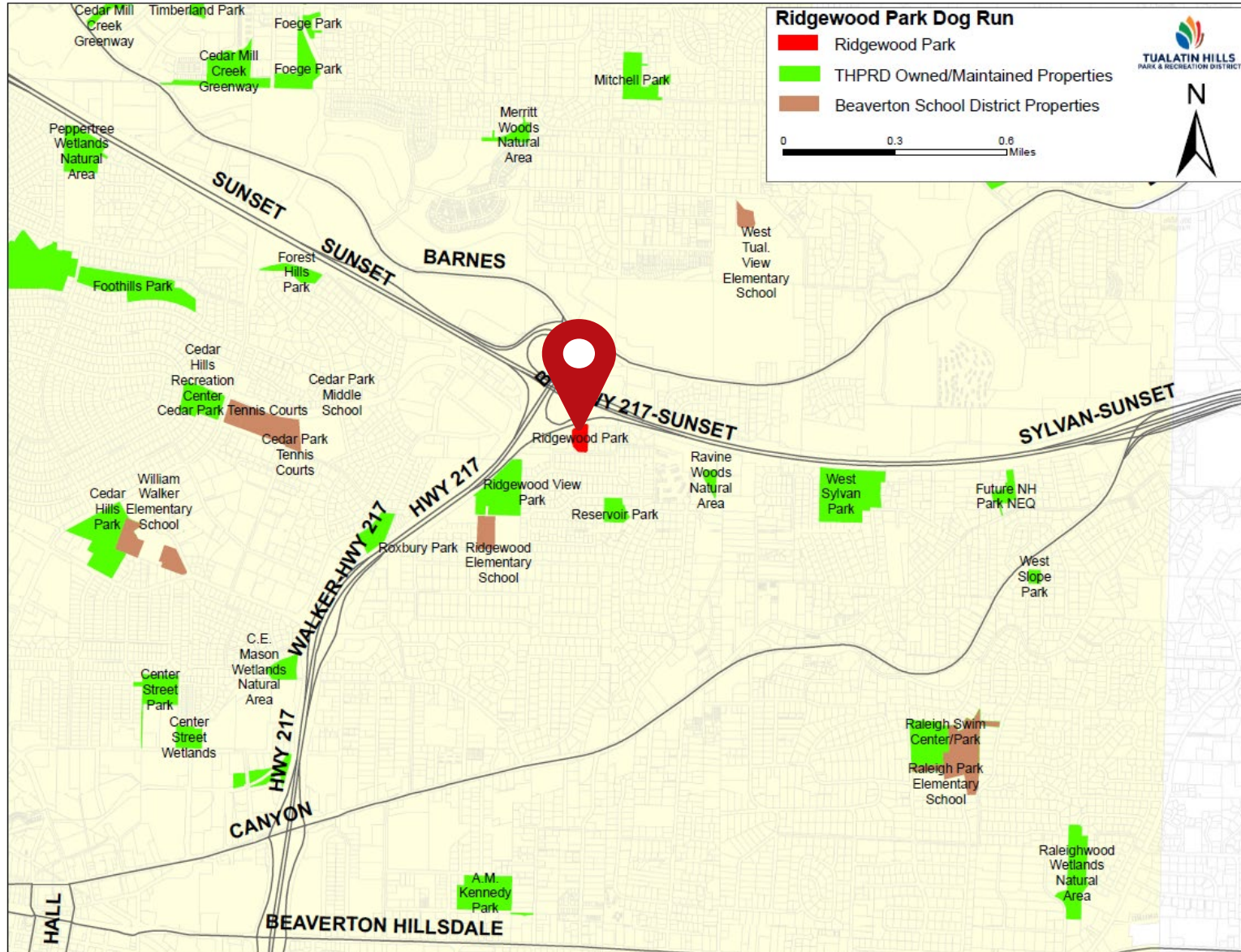
Represents themes related to the overall maintenance of facilities and equipment and the ability of all THPRD residents to access their THPRD amenities safely. It also includes recommendations for ways to make facilities and programming more enjoyable and financially accessible for everyone.



Preserving Natural Spaces

Includes community ideas that envision opportunities for people to be in and enjoy nature. It is also representative of comments on trails – for recreation, travel, interaction with animals, and regional connection—preserving our shared natural spaces and educational opportunities in nature.

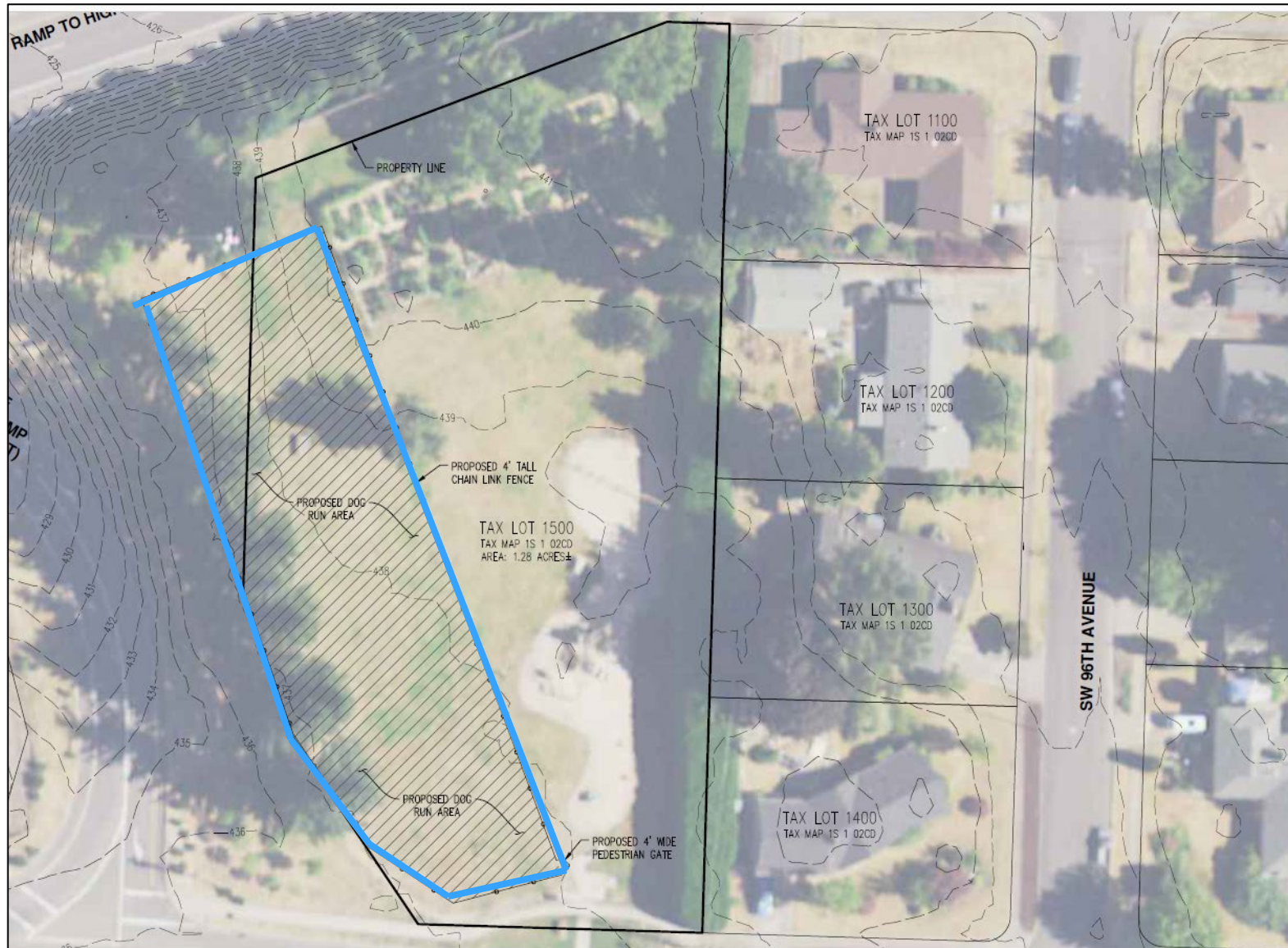
Vicinity Map



Aerial Map



Proposed Concept Plan



EXISTING ELEMENTS:

- Play Area
- Community Garden
- Loop Pathway
- Open Lawn Play

PROPOSED ELEMENTS:

- Fenced Dog Run

Site



From SW Wilshire looking north onto site

Timeline

Fall 2022

Community engagement to confirm design

Fall 2022 - Winter 2023

Gather permits from multiple agencies, draft plans, and prepare for construction

Winter 2023 – Spring 2023

Construct dog run

QUESTIONS?





October 7, 2022

Brian Negley
Central Beaverton NAC Chairperson
By email

Dear Brian,

Thank you for allowing us to present at the Central Beaverton NAC meeting! The following serves as a summary of the Neighborhood Meeting process. Please contact me at the phone number or email address below if you have any questions.

Neighborhood Meeting Summary: Ridgewood Park Dog Run Conditional Use Applications

Meeting Date: October 3, 2022
Time: 7:00 PM
Location: Virtual Meeting via Zoom Webinar

On September 9, 2022, property owners within 500 feet of the proposed development site were sent notification of the planned Ridgewood Park Dog Run land use applications. This notification included the project location, project details, and the neighborhood meeting date and time. Information on how to join the meeting remotely was provided in the notification letter. A sign was posted on the subject property on September 9, 2022 to notify the public of the proposed project and upcoming meeting hosted by the Central Beaverton Neighborhood Association Committee.

On October 3, 2022, Nicole Paulsen from Tualatin Hills Parks and Recreation District (THPRD) and Glen Southerland from AKS Engineering & Forestry, LLC were the meeting presenters for this NAC meeting agenda item. The presentation began at approximately 8:02 pm with Nicole Paulsen providing an overview of the THPRD public planning process and Ridgewood Dog Run site. Glen Southerland reviewed the planned land use applications and provided details on the City's review process and opportunities for public input.

Following the presentation, attendees were given the opportunity to ask questions live or write questions in the Q&A dialog box. The following topics were discussed:

- Requests for a water fountain to be made available for visiting dogs
- Residents were happy to find out that trees and the gardens would not be removed to make room for the dog run
- Discussion about parking
 - Increased parking related to the Pop-up dog run event that was held at the park
 - Many cars were parked on Wilshire Street which blocked views, especially of cyclists
 - Residents stated that the additional traffic and especially parked cars could become a safety hazard because of street widths and the nearby outlet of the Sunset Highway Bicycle Trail
 - Residents asked if parking could be on SW Park Way
 - Residents asked if Schiffler Dog Park had any parking issues, Committee members responded that it did not appear to have parking issues

- Other residents responded that they believed that the parking issues were caused by the short-term nature of the pop-up event
- Roxbury Park (west of Hwy 217) was suggested as an alternative location for the dog run due to its available parking
- A resident commented that Ridgewood Park was underutilized
- Comments were received that most current park users seemed to walk to the park from the surrounding neighborhood
- Other residents who live in the area were supportive of the project in this location

This portion of the meeting concluded at approximately 8:40 pm.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink, appearing to read 'G. Southerland', written over a faint circular stamp.

Glen Southerland, AICP

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 | www.aks-eng.com | SoutherlandG@aks-eng.com

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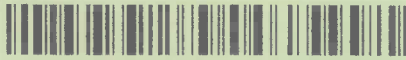
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City, State, Z Beaverton, OR 97005

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