

7022 0410 0003 2899 8021

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
Beaverton, OR 97007	
OFFICIAL USE	
Certified Mail Fee	\$3.75
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	\$4.53
Total Postage and Fees	
\$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



Received
 Planning Division
 7/13/2022



MEMORANDUM

DATE: March 23, 2022

TO: City of Beaverton Planning Staff

FROM: Maureen Jackson, AICP

CC: Habib Matin, Placid Holdings, Inc.
Stacy Connery, AICP

RE: Scholls Ferry Apartments Neighborhood Meeting Notes

A neighborhood meeting was held virtual, via Zoom, on Tuesday, March 22, 2022 at 6:00 p.m. Attendees were asked to “sign-in” by entering their names and contact information into the Zoom chat feature and instructed that the meeting was being recorded. Included in this submittal are copies of the recording, chat transcript, and list of participants and email addresses is provided. The property owner/ developer was in attendance.

Name	Email/ Contact
Tracie Miller and Josh Hackett	
Steven McLain	mclainst@yahoo.com
Bob Giraldi	giralddb@gmail.com
Patricia Pangell	Patricia.pangell@gmail.com
Brian Irish	b.irish@comcast.net
Tracie Miller	Tracie.miller@gmail.com
Kim Levin	kimberlyklevin@gmail.com
Greg Voeller	amygregmj@gmail.com
Jeff Eyman	eymansays@gmail.com
Janet Roberg	Janet.roberg@comcast.net
Heather and Pat West	Heatherwest1@yahoo.com
Eric Springstead	Eric.springsted@gmail.com
David Jordan	Daev.jordan@gmai.com
Sherrie Conner	sherconner@gmail.com
Penny Warnell	
Jesse Nemec	jnemec@jtsmithco.com
Victoria Fink	vikpnw@gmail.com
David Fink	Davidfin01@gmail.com
Chih-Huang Yu	Cyu0121@gmail.com

Stacy Connery, representing Pacific Community Design, Inc., explained to the group the purpose of the presentation and introduced the proposed project using the attached power-point presentation. She described the property as a flag-lot with wetland located on the southern portion of the site and explained how the proposal has been re-designed to provide two buildings of multi-family residential development providing 96 units while preserving the wetland on the southern portion of the site. Stacy stated that vehicle access will be made available from SW Bunting Street (to the east) and SW Winterhawk Lane (to the west) and 129-parking spaces are provided on-site parking with surface parking areas and ground-floor garages within each building. Details and illustrations of the landscape and buffering along the western edge of the boundary were presented as well as renderings of the proposed buildings. After the presentation, Stacy invited community members to ask questions and provide feedback.

Several issues were raised repeatedly by the neighbors; therefore, a consolidated summary of the questions, comments, and discussion during the evening are provided below:

Vehicle & Pedestrian Access:

Several community members requested clarification regarding vehicle access to the development and asked why direct access to SW Scholls Ferry Road was not proposed. Other participants questioned why a pedestrian connection from the site to SW Mallard Drive was not proposed to be provided.

Stacy explained that the property owner has had several discussions with Washington County and City of Beaverton officials and advised that direct access to SW Scholls Ferry via the properties' flag-lot entrance would be prohibited. It was further explained that vehicle access would be made from SW Winterhawk Lane, a public street intended to be extended and SW Bunting St. located in a public access easement.

Stacy explained that the lack of a public accessway or access easements on adjacent property prohibit a connection to the south. She advised that the access easement across the Trillium Woods Apartments did not allow for public pedestrian access. Stacy pointed out that the pole portion of the property was designed to provide an accessible pedestrian and bicycle connection from the development directly to SW Scholls Ferry.

Traffic Impact & Safety:

Concerns were raised regarding the amount of traffic that will be generated with the proposed development and safety implications. Community members questioned if the City or developer considered the traffic impact to the local streets within the single-family residential community west of the site. The neighbors raised concerns that the narrow and curved local streets are not capable of supporting additional traffic.

Neighbors also voiced concern that emergency vehicles would be prohibited from entering the site and questioned if the fire department had approved the project.

Stacy advised community members that a traffic impact analysis has been prepared by a traffic engineer and will be included in the application submittal package. She assured neighbors the proposed development is designed in accordance with the City's Transportation Engineering Standards. The developer stated that they would install traffic calming measures (such as speed bumps) if the city determined they are necessary.

Stacy explained how the City's process required review and approval from the fire department. She advised them that the Fire Marshal has reviewed the proposal for access and safety and issued a service provider letter.

Parking:

Neighbors questioned how many parking spaces will be provided on-site. Community members are concerned that the development will produce over-flow parking onto neighboring streets. Several individuals stated that street parking is limited with existing development, particularly east of Trillium Woods.

Stacy explained that the development is designed to provide 129 parking spaces, exceeding the minimum requirement of 96 spaces, or 1 space per unit. She explained that in addition to surface parking each of the buildings contains a ground-floor garage. Stacy also informed the neighbors the development's management company would be responsible for implementing and enforcing a parking program.

Natural Resource Protection:

Questions and concerns were raised regarding the impact to the wetland and trees. A member questioned how many trees were proposed to be removed. A neighbor also voiced concern that bald eagles seen on the site would be displaced.

Stacy advised the group that the wetland is proposed to be preserved. She stated that the proposal has been re-designed and an arborist has consulted to ensure significant trees adjacent to the site would be protected. She also advised attendees that a natural resource specialist was consulted to assess potential impact to wildlife on-site. Neighbors were informed that an arborist report and wildlife assessment will be included in the application and made available to the public once the application was deemed complete by the City.

Stormwater

A neighbor questioned what stormwater impact studies have been conducted, and how the stormwater would be managed without impacting the surrounding neighborhood.

The project engineer, Patrick Espinosa, PE, advised the neighbors that a preliminary stormwater study has been conducted and a report will be included in the application materials. He explained that the stormwater will be directed into a vegetated swale around the deck adjacent to Building 2 and into a subsurface stormwater detention facility located under the surface parking area. The stormwater would then be directed to outfalls into the existing wetland.

Purchase of SW Sheldrake Way Property & Sewer Connection

Neighbors questioned why the developer purchased the property on SW Sheldrake Way, what the developer intended to do with the single-family home, and if the purchase was necessary for development of the proposed apartments.

Stacy advised the group that a sewer easement is proposed over the property to extend a sewer line from Sheldrake to the site. The project engineer explained that the sewer extension is proposed to be located within a steel casing bore that will not impact the property or adjacent neighbor. The developer and property owners advised the group that the single-family home will remain. He also noted that the previous property owners had approved the easement, and purchase of the property was not necessary.

Construction Access and Schedule

Neighbors expressed concern that construction traffic would occur on local streets and questioned the timing of the development.

Patrick Espinosa, PE, advised the neighbors that the necessary construction access permits would be obtained from the City and County at the time of development. He advised that construction access from SW Scholls Ferry would be requested but required approval from the County. The developer advised the participants that development would begin Spring/ Summer of 2023.

Meeting Notice and Timing

A couple of neighbors declared that they did not receive notice of the meeting. Several neighbors stated that they felt there was not enough effort to communicate and were upset the meeting was being held during spring break.

Stacy assured the neighbors the City's meeting notice policies and procedures were followed and explained that we followed the city defined distance for a meeting notice area. She explained that this was the 3rd neighborhood meeting held by the developer and pointed out that the current proposal reflects feedback previously received. Stacy further explained that there will be future opportunities for the neighbors to provide feedback directly to the city. She explained that after the proposal was submitted and deemed complete by the City, public notice will be posted on-site and mailed informing them how, when, and where to submit comments, questions, and concerns. It should be noted that the developer's team did not intentionally schedule the meeting during spring break.

Scale of Development

Generally, neighbors expressed their disapproval of the proposed development, and questioned why the number of units was being proposed next to a single-family neighborhood. Several neighbors stated that the proposed apartments would negatively impact the character of the neighborhood and their quality of life.

Stacy explained that the proposal was designed to meet the development standards of the Town-Center High-Density Residential zone. She further explained how the development was designed to preserve the wetlands on site and trees on adjacent property. Stacy further advised that the proposal has been modified to only construct 2 buildings (rather than 3 buildings as previously proposed), locate the buildings away from the adjacent single-family development, and provide excess parking.

Attachments:

- Posting and Mailing Notice Affidavits
- Copies of Meeting Recording and Chat Transcript
- Copy of Presentation
- Notice Sign Mock-Up
- Copy of Meeting Notice
- Copy of Meeting Notice Labels
- Photos of Signs Posted On-Site
- Copies of email Correspondence

PROJECT NAME: Scholls Ferry Apartments

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

AFFIDAVIT OF POSTING NOTICE

I, Maureen Jackson, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed _____ multi-family development _____ affecting land located at 15584 SW Scholls Ferry Road (2S105BA00200), and that pursuant to Ordinance 2050, Section 50.3., did on the 1st 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.

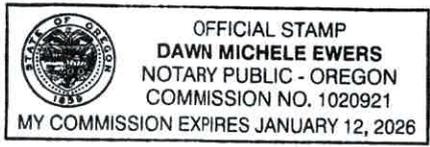
Signature: Maureen Jackson

Dated this 1st day of March, 2022.

Subscribed and sworn to before me this 1st day of MARCH, 2022.

Dawn Ewers
Notary Public for the State of Oregon

My Commission expires: JANUARY 12, 2026



TURN PAGE OVER FOR POSTING INSTRUCTIONS

DEVELOPER OR AGENT: Pacific Community Design, Inc.

PROJECT LOCATION: 15584 SW Scholls Ferry Road

AFFIDAVIT OF MAILING NOTICE

I, Maureen Jackson, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed multi-family residential development affecting land located at 15584 SW Scholls Ferry Road (2S105BA00200), and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 24th day of February, 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.

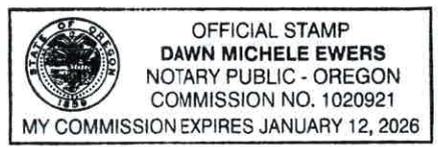
Signature: Maureen Jackson

Dated this 15th day of MARCH, 2022

Subscribed and sworn to before me this 15th day of MARCH, 2022.

Dawn Ewers
Notary Public for the State of Oregon

My Commission expires: JANUARY 12, 2026



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

00:01:02 Pacific Community Design: Hello. Welcome to the Scholls Ferry Apartments Neighborhood Meeting. We will begin at 6:00pm

00:02:42 Pacific Community Design: Please enter your name, email and contact information into chat so we can have an accurate record of attendance.

00:07:14 Sam Vause: Wow - wish I could get this many at HOA meetings ;)

00:07:48 Tracie Miller (She/Her): Tracie Miller and Josh Hackett

00:07:51 Pacific Community Design: Maureen Jackson, AICP

00:07:52 Steven M: Steven McLain
mclainst@yahoo.com

00:07:54 Bob Giraldi: Bob Giraldi, giraldib@gmail.com

00:07:58 Patricia Pangell: Patricia Pangell/patricia.pangell@gmail.com

00:07:58 Brian Irish: Brian Irish
b.irish@comcast.net

00:08:08 Tracie Miller (She/Her): tracie.miller@ymail.com

00:08:14 Kim Levin: Kim Levin kimberlyklevin@gmail.com

00:08:15 Greg: Greg Voeller amygregmj@gmail.com

00:08:15 Jeff Eyman: Jeff Eyman

00:08:21 Janet Roberg: Janet Roberg janet.roberg@comcast.net

00:08:27 Heather: Heather West & Pat West
Heatherwest1@yahoo.com

00:08:46 eric_springsted: Eric Springsted: eric.springsted@gmail.com

00:09:05 Swithin Cush: David Jordan
daev.jordan@gmail.com

00:10:09 Sherrie: Sherrie Conner

00:10:18 Sherrie: sherconner@gmail.com

00:10:40 Jeff Eyman: Jeff Eyman - eymansays@gmail.com

00:10:43 Penny Warnell: Penny Warnell

00:10:47 Jesse Nemec: Jesse Nemec jnemec@jtsmithco.com

00:15:51 Sherrie: can you explain once more, the access to Scholls Ferry?

00:16:08 Patricia Pangell: how many trees will come down in the construction?

00:16:23 Swithin Cush: Question. How much of the existing forest will be retained?

00:16:53 Greg: what type of storm water impact studies have been done? Looks like the property is sloped. Where does the storm water runoff exit without impacting neighborhoods?

00:16:53 Bob Giraldi: Our HOA discussed this project a few meetings ago, and what was at issue was cutting down some tall, nice trees that are viewed along Mallard Dr, which is part of the Progress Ridge condos. Can you clarify if any trees will be cut down, and if so, where. Thank you.

00:16:59 Patricia Pangell: What will tenants be told with respect to overflow parking?

00:17:27 Bob Giraldi: So all cars will enter your new apartments via Sagehen Street?

00:17:31 Sam Vause: Please comment as to where the access driveway is located....??

00:17:34 Heather: Am I understanding it correctly that both apartment complexes will now have access to winterhawk?

00:17:36 Sherrie: thank you

00:17:55 Tracie Miller (She/Her): Is there any new information here? Will there be any other parking added to cover all vehicles for the complex?

00:18:06 dorotheachakos: Do the developers know there are bald eagle nests in some of the trees?

00:18:41 Tracie Miller (She/Her): Why not keep any where the fence line will be to the single family homes? Why do we have a fence and small trees?

00:18:43 Steven M: For the last two years, we have seen migratory bald eagles either nesting or using this area as part of their feeding grounds (they fish in the stocked lake). Has this plan been reviewed by the Department of the Interior to ensure that it is not disturbing bald eagle habitat per the Bald and Golden Eagle Protection Act?

00:18:44 Bob Giraldi: a

00:18:50 Kim Levin: Can you explain the traffic/speed study that was done and where that was taken from?

00:19:06 Sam Vause: Please comment on the parking situation: there are 144 bedrooms, and 129 projected parking spaces. The concern is that Trillium parking is already over-subscribed, and the residents are parking on surface streets both in the adjacent neighborhood(s) and also across Scholls Ferry.

00:19:14 Tracie Miller (She/Her): I'd like that number too.

00:20:04 eric_springsted: Is there anyway to not have a connection to the existing low density zoned housing I.e. Winterhawk?

00:20:18 Sam Vause: Please comment on where the walking path to Mallard will be placed.

00:20:18 Heather Jones: What will be done with the property at 12210 SW Sheldrake which has been sold to the developers?

00:20:37 Greg: How large is detainment for storm water

00:23:17 Tracie Miller (She/Her): But that doesn't solve the parking issue...?

00:24:33 Swithin Cush: Realistically, how long can we expect construction to take?

00:28:24 Patricia Pangell: that's exactly right, Victoria

00:28:49 Tracie Miller (She/Her): Seconding Victoria's concerns

00:28:58 eric_springsted: +1

00:29:23 clare: +1

00:29:36 Patricia Pangell: I have major concerns about safety - I have a 5 year old

00:29:51 Patricia Pangell: & live on Winterhawk

00:30:27 Tracie Miller (She/Her): Winterhawk cannot withstand the width of 3 cars , it is extremely narrow

00:32:21 Janet Roberg: Agree with Vicky! People will race through the neighborhood down Winterhawk, up Harlequin, 158th to Scholls ferry. We have a quiet neighborhood and there is a big concern out what this will bring including the danger to children and pets living in the area.

00:32:48 Greg: What type of structure (fence?) will be defining the southern end of the property dividing the retained wetland from the parking lot. Also lighting, what type and how high? thanks

00:33:29 Brian Irish: I'm concerned about the wetland area to be retained and the existing trees to the east of the proposal. There are already trespassers that I note on a fairly regular basis in those woods, including some criminal activity that I've personally witnessed. What is going to be done to discourage

residents from going on to that property?

00:34:24 codin pangell: In Terms of vehicular access... if there is a single point of entry from Winterhawk this assumes all emergency vehicles too. Is the city ok with this? It seems extremely tight for emergency vehicles.

00:36:17 Heather Jones: Can you please confirm if the property at 12210 SW Shel Drake has been sold to the developer of this project, and if so what the plans are for that residence?

00:37:55 Tracie Miller (She/Her): Amen Jeff

00:38:11 Patricia Pangell: Couldn't agree more, Jeff. This space makes no sense given the lack of direct access for tenants

00:39:13 Greg: With the other developments in the immediate area, have there been any school impact enrollment studies that includes this and other local developments?

00:39:59 Patricia Pangell: I'd like to understand where the construction traffic, vehicle & equipment storage, materials storage, etc. will be during building

00:41:27 Tracie Miller (She/Her): When are you proposing to begin construction?

00:42:57 Heather: If you already had the easement, why would you purchase the home after?

00:47:15 Tracie Miller (She/Her): Huge! This is awful for us.

00:47:21 Heather: I agree Patricia!

00:47:53 eric_springsted: Is there any other low density housing connected to high density in beaverton?

00:48:42 eric_springsted: If it is suppose to be part of the town center connect it to the town center not residential

00:49:17 Heather: Family of 5 here living on Winterhawk and this is extremely concerning!

00:49:38 codin pangell: I am also concerned with an increased crime, transient foot traffic, etc. it seems if the city is interested in this project t they need to connect to scholls.

00:50:18 codin pangell: The other choice for the property is to put something smaller. There is no need to put a 96 unit structure there. The building is not limited.

00:51:03 Patricia Pangell: VERY POOR TIMING on this meeting

00:51:09 Bridie Harrington (she, her): Agreed

00:51:12 Patricia Pangell: agree Kim, it felt intentional

00:51:12 Tracie Miller (She/Her): Yes, this timing seems.. not transparent.

00:51:20 Heather: I agree Kim!

00:51:26 eric_springsted: 100%

00:51:51 Tracie Miller (She/Her): Can I be able to come off mute please?

00:52:37 Heather Jones: When will the public hearing be?

00:54:43 Tracie Miller (She/Her): They're doing the bare minimum to communicate

00:55:15 codin pangell: After approval from the city, how long would it take to build this thing?

00:56:28 Kim Levin: We need to have everyone at the council meeting when they go for approval.

00:56:55 Tracie Miller (She/Her): So the bare minimum?
00:56:58 Jeff Eyman: What is this meeting for...nothing is changing?
00:58:02 Bridie Harrington (she, her): Why is this being routed through a residential neighborhood rather than Scholls Ferry?
00:58:26 eric_springsted: Wouldn't a smaller development be minimal impact?
00:58:30 Jeff Eyman: Because this is not well planned by the city of Beaverton
01:01:40 Patricia Pangell: Not only are the roads curved, the sheldrake and winterhawk are on a hill, which further limits visibility
01:02:17 Jeff Eyman: Agree Bridie
01:02:28 Heather: Couldn't agree more Bridie.
01:02:47 Steven M: Great way to put it, Bridie
01:02:58 Adam Koble: I'm trying to raise a hand but can't find the button... :)
01:03:24 Bridie Harrington (she, her): Was there information on why the traffic is being routed to residential neighborhood rather than directly to Scholls?
01:03:47 Jeff Eyman: They can't use the current road into the property
01:07:42 Doyle Jacoby: You are absolutely ruining this beautiful neighborhood with this monstrosity of a development.
01:08:16 Jeff Eyman: Again...City of Beaverton's poor planning
01:08:16 eric_springsted: Maybe they weren't planning an 96 units going into this lot?
01:08:19 Habib-Wood: very steep train adjacent to the project which make it almost impossible to connect to road to the south of property.
01:10:29 Habib-Wood: I am on mute. please unmute me
01:11:12 Patricia Pangell: It's clear that the developer's interest is in maximizing profit, no matter the impact to the surrounding community
01:12:56 eric_springsted: Has there been a study to see if 1 and 2 bedroom apartments are beneficial to the community instead of 3 bedroom or townhouses with all the other apartment complexes going in with better lots/planning
01:13:14 codin pangell: Hello, my hand is raised for a comment.
01:16:30 Patricia Pangell: isn't the point of this meeting to share comments?
01:17:45 Steven M: Have you been on Sagehen? It's already backed up
01:18:25 Victoria: Victoria Fink vikpnw@gmail.com
David Fink davidfin01@gmail.com
01:19:28 Kim Levin: Speed bumps are impossible to get.
01:20:02 Doyle Jacoby: It's not just the speed of the traffic, it's the volume as well.
01:21:24 Kim Levin: Make sure you're on Next-door. The HOA does communications on there as well as email but this is good place to find information.
01:22:09 Victoria: Time to talk to the City of Beaverton re: zoning
01:22:51 Chih-Huang Yu: Chih-Huang Yu cyu0121@gmail.com
01:22:54 Steven M: Thank you all for your time

Welcome



Scholls Ferry Apartments

15584 SW Scholls Ferry Road

March 22, 2022 6:00 PM

Presenters:

Habib Matin, Placid Holdings, Inc.

Stacy Connery, AICP – PCD Project and Planning Manager

Maureen Jackson, AICP – PCD Planner



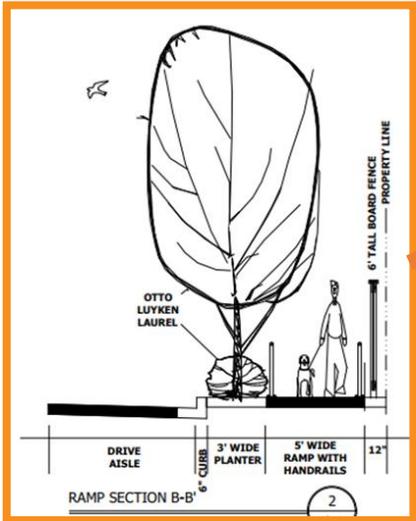
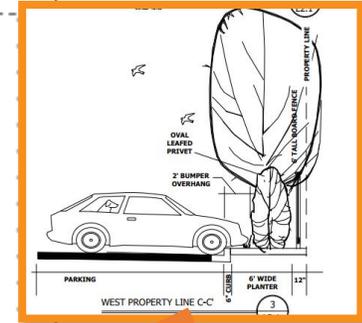
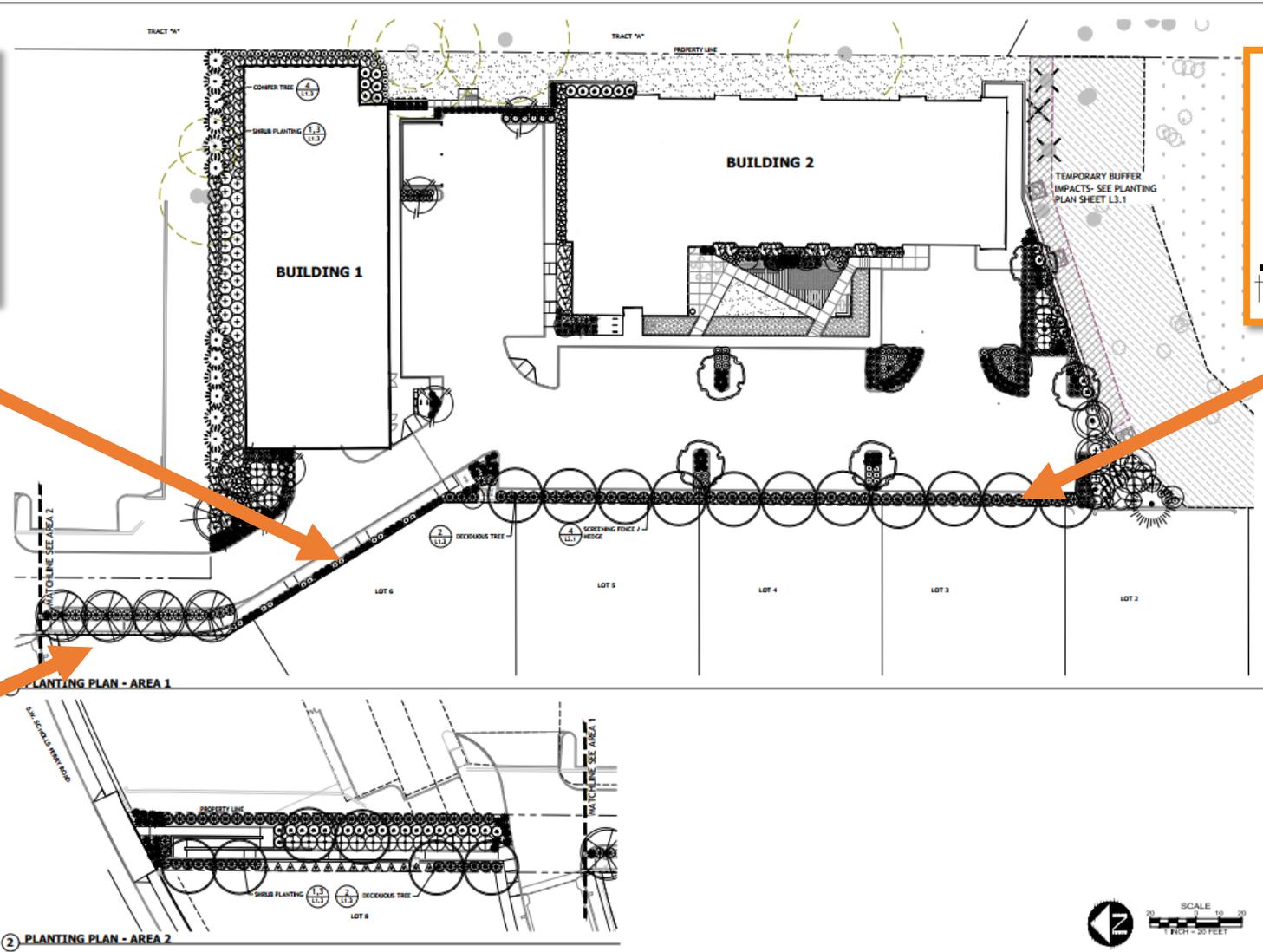
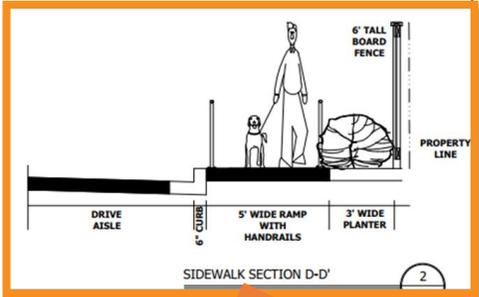
Scholls Ferry Apartments: Location



Scholls Ferry Apartments: Site Plan



Scholls Ferry Apartments: Landscape Plan



Conceptual Elevations: South Side of Building 1 & West Side of Building 2



Conceptual Elevations: Southwest Corner of Building 1 & West Side of Building 2



Scholls Ferry Apartments



Q & A

Thank you

CONTACT INFORMATION:

Stacy Connery, AICP – PCD Project and Planning Manager
Stacy@Pacific-Community.com

Maureen Jackson, AICP – PCD Planner
Maureen@Pacific-Community.com

Habib Matin – Placid Holdings, Inc.
Habib.emerald@comcast.net

NOTICE SIGN MOCK-UP

PUBLIC MEETING
On A
Preliminary Development Proposal
Affecting

15584 SW Scholls Ferry Road

PROPOSED

Multi-Family Development

A meeting to discuss the preliminary
development proposal is scheduled for

March 22, 2022 at 6:00 PM
via ZOOM <https://tinyurl.com/y7y4up4>

ALL INTERESTED PERSONS MAY ATTEND

**FOR MORE INFORMATION
CONTACT:**

Maureen Jackson (503) 941-9484

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #9 notsignmock update.doc



NOTICE OF NEIGHBORHOOD MEETING

DATE: February 22, 2022

RE: DESIGN REVIEW FOR PROPOSED MULTIFAMILY DEVELOPMENT
"SCHOLLS FERRY APARTMENTS"

Dear Neighbor,

Pacific Community Design, Inc. is representing the developer of the property located at 15584 SW Scholls Ferry Road, south of SW Scholls Ferry Road, east of SW Barrows Road, and west of SW Horizon Blvd. on tax lot 2S105BA00200, more specifically shown on the attached map. We are considering a proposal for a multi-family development. Prior to applying to the City of Beaverton, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners and residents to review the proposal and to identify issues so that such issues may be considered before the formal application is submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Beaverton's Community Development Code.

Pursuant to Section 50.30 of the City of Beaverton's Development Code, you are invited to attend a meeting on:

Tuesday March 22, 2022 at 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting:
<https://tinyurl.com/y7yt4up4>

Meeting ID: 850 7297 8795

Passcode: 922683

One tap mobile

+17207072699,,85072978795#,,,,*922683# US (Denver)
+12532158782,,85072978795#,,,,*922683# US (Tacoma)

Dial by your location

+1 720 707 2699 US (Denver)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Meeting ID: 850 7297 8795

Passcode: 922683

Find your local number: <https://us06web.zoom.us/j/85072978795>

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from City of Beaverton for you to either participate with written comments and/or an opportunity to attend a public hearing.

We look forward to more specifically discussing the proposal with you. Please feel free to call me at (503) 941-9484 if you have questions.

Sincerely,

Maureen Jackson, AICP

Attachments: *Property Vicinity Map*
Neighborhood Review Meeting Handout #10

VICINITY MAP



Legend

- Subject Site Selection
- Washington County Taxlots



15584 SW Scholls Ferry Road

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GS makes no claims, representations, or warranties as to its accuracy or completeness.

02/17/2022
Taxlot No:
 25105BA00200

N

 Application #
 See Notice

- The purpose of this meeting is to introduce a possible development to the surrounding neighbors, businesses and the Neighborhood Association Committee (NAC).
- The City of Beaverton hopes that developers, neighbors and NACs will partner together to build a better community. This meeting is required by the City Development Code, but hopefully we can identify and consider issues constructively in a friendly and neighborly manner.
- Issues raised will be addressed during the application review process, but neighbors should also understand that there are land use requirements related to traffic, access, natural resources, zoning, the Comprehensive Plan, etc. The goal of this meeting is to find a way to meet these requirements and maintain the livability of the area.
- The applicant has a right to develop or change the property involved so long as it is approved by the City and satisfies the City of Beaverton Development Code and the City of Beaverton Comprehensive Plan.
- The meeting will work best if we concentrate on what can be done to minimize the development's impacts on us as neighbors. For rezone requests, we should also focus on whether this is an appropriate zone change.

Here are some meeting guidelines we would like to abide by:

1. Think how the proposal can be improved.
2. Be civil, positive and courteous.
3. Keep the discussion site specific.
4. Focus on what can be done, not on what cannot be done.
5. Allow others to speak before you speak again.

ABUDAKAR, MOHAMMAD
255 NW 112TH AVE
PORTLAND, OR 97229

AHMAD RANDHAWA REV LIV TRUST
4105 WILDWOOD DR
BELLINGHAM, WA 98229

ALAVI MAHMOUDIAN FAMILY TRUST
2317 NW BIRKENDENE ST
PORTLAND, OR 97229

ALBERTSON, DARREN S & ALBERTSON,
VICTORIA L
11940 SW PELICAN WAY
BEAVERTON, OR 97007

ALEXANDER, STEPHANIE
15450 SW SPARROW LOOP #104
BEAVERTON, OR 97007

ALJARWAN, JAMAL
15410 SW SPARROW LOOP UNIT 101
BEAVERTON, OR 97007

AMICCI, BRUNO C
2007 E EVERGREEN BLVD
VANCOUVER, WA 98661

ANZELLOTTI, RALPH L & LINDA V FAM
TRUST
PO BOX 4572
SUNRIVER, OR 97707

ARBELA LLC
14264 SW 132ND PL
TIGARD, OR 97224

ARMSTRONG, CECILE D &
ARMSTRONG, DANIEL E
12424 SW SHELDRAKE WAY
BEAVERTON, OR 97007

ASHFORD, DARIC & ASHFORD,
GREGGETTE
12075 SW WHISTLERS LOOP
TIGARD, OR 97223

AWAD, JASMINE & AWAD, EDWARD
16035 SW GOSHAWK ST
BEAVERTON, OR 97007

BALDERSTON, JARED W &
BALDERSTON, ELIZABETH R
12320 SW HARLEQUIN DR
BEAVERTON, OR 97008

BARNES, JASON DARLUS & BARNES,
SAMANTHA JILL
7736 TURNBERRY LN
STANLEY, NC 28164

BECK, JULIA T
19006 SW WILDCAT LN
ALOHA, OR 97007

BIALOWAS, MALGORZATA C
15445 SW SPARROW LOOP STE #102
BEAVERTON, OR 97007

BIELKE, CHRISTINE & BIELKE, BRUCE R
12200 SW 158TH AVE
BEAVERTON, OR 97007

BOGGS, ANDREW & BOGGS, TERA R
11910 SW TURNSTONE AVE
BEAVERTON, OR 97007

BOHY, RONALD L FAMILY TRUST &
CAIRNS, DEBORAH J FAMILY TRUST
12420 SW HARLEQUIN DR
BEAVERTON, OR 97007

BONAKDAR, HAMID-REZA S
11900 SW PELICAN WAY
BEAVERTON, OR 97007

BRAUN, DOUGLAS D & BRAUN, PATSY R
11910 SW PELICAN WAY
BEAVERTON, OR 97007

BUTZ, BRADLEY LIV TRUST
12085 SW SAGEHEN ST UNIT 102
BEAVERTON, OR 97007

BUZA, LASZLO & CSASZAR, ANITA
15395 SW SPARROW LOOP #103
BEAVERTON, OR 97007

BYARS, RUTH ANN & VERNON FAM
TRUST
15695 SW HARLEQUIN DR
BEAVERTON, OR 97007

CACHOLA, JONATHAN & BECERRA,
JESSICA
11935 SW SAGEHEN ST
BEAVERTON, OR 97007

CANNARD, PAUL & CANNARD, JOANN
15495 SW SPARROW LOOP
BEAVERTON, OR 97007

CARBONARO, JOSEPH ANDREW &
CARBONARO, KORI LYNNE
15430 SW SPARROW LOOP UNIT 105
BEAVERTON, OR 97007

CASA BELANA LLC
PO BOX 2805
FRIDAY HARBOR, WA 98250

CASTRO, DANA ARIANA
12039 SW CHUKAR TER
BEAVERTON, OR 97007

CHAKOS, DOROTHEA A & BAROUNIS,
ANGELOS
15485 SW SPARROW LOOP
BEAVERTON, OR 97007

CHANG, CHENG-HSING & HU, PEI-LING
5210 E MONLACO RD
LONG BEACH, CA 90808

CHEN, RENBO & TAO, SHIYAN
15330 SW SPARROW LOOP
BEAVERTON, OR 97007

CHUNG, CHI FUNG
15395 SW SPARROW LOOP UNIT 105
BEAVERTON, OR 97007

COONS, CASSANDRA & COONS, CARY
15480 SW SPARROW LOOP UNIT 103
BEAVERTON, OR 97007

CRAMPSEY, NEIL F & CRAMPSEY,
KAROL A
12435 SW HARLEQUIN DR
BEAVERTON, OR 97007

DAVIS, JUSTIN ALAN & DAVIS, VALERIE
MARIE
5875 SW SPRUCE AVE
BEAVERTON, OR 97005

DOTY, DEANNA G
15495 SW SPARROW LOOP UNIT 104
BEAVERTON, OR 97007

DUYCK, KIMBERLY & DUYCK, ANN K &
DUYCK, MICHAEL R
12032 SW SAGEHEN ST
BEAVERTON, OR 97007

FEIL, BARBARA D
15485 SW SPARROW LOOP #101
BEAVERTON, OR 97007

FOSTER, ROBERT W & FOSTER,
GABRIELA
11940 SW SAGEHEN ST
BEAVERTON, OR 97007

CHARUVILAYIL, MELVIN SAM
15780 SW HARLEQUIN DR
BEAVERTON, OR 97007

CHENG FAMILY TRUST
15465 SW SPARROW LOOP #101
BEAVERTON, OR 97007

COLWELL, DEANNA
15450 SW SPARROW LOOP #101
BEAVERTON, OR 97007

COPP, JULIE C
15445 SW SPARROW LOOP #103
BEAVERTON, OR 97007

CRISTUREAN, IOANA
15315 SW WARBLER WAY UNIT 101
BEAVERTON, OR 97007

DAVIS, LOUISE M
15340 SW WARBLER WAY #104
BEAVERTON, OR 97007

DOUGLAS, TRACY M
15745 SW HARLEQUIEN DR
BEAVERTON, OR 97007

EICHENBERGER, PATRICE L
12270 SW 158TH AVE
BEAVERTON, OR 97007

FENTON, JUSTIN J
15335 SW SPARROW LOOP #104
BEAVERTON, OR 97007

FREISTONE-LINDELL TRUST
333 S STATE ST #265
LAKE OSWEGO, OR 97034

CHAVEZ, LUIS E & CHAVEZ, YAJAIRA &
NAVARRO, LUIS E CHAVEZ
12160 SW WINTERHAWK LN
BEAVERTON, OR 97007

CHOI, HYO SOOK
15335 SW SPARROW LOOP #101
BEAVERTON, OR 97007

CONKLIN, MARY I
15320 SW WARBLER WAY #102
BEAVERTON, OR 97007

CRAIG, DENNIS K & CRAIG, SYLVIA M
1825 BRANDON ST
OAKLAND, CA 94611

DAHLBACK, TROY J
11950 SW PELICAN WAY
BEAVERTON, OR 97007

DAWSON, JAMES
15340 SW WARBLER WAY
BEAVERTON, OR 97007

DUKES, OLIVIA
12055 SW SAGEHEN ST
BEAVERTON, OR 97007

EYMAN, JEFFREY L & EYMAN, CARRIE L
15785 SW HARLEQUIN DR
BEAVERTON, OR 97008

FISHER, STEVAN L
12402 SW SHELDRAKE WAY
BEAVERTON, OR 97007

FRIER, DAVID L & FRIER, CORINNE E
12464 SW SHELDRAKE WAY
BEAVERTON, OR 97007

GAIKWAD, ABHINAV & KSHIRSAGAR,
ANAGHA
15625 SW REDBIRD ST
BEAVERTON, OR 97007

GARNETT, ANNETTE
15490 SW SPARROW LOOP #103
BEAVERTON, OR 97007

GOOCH, MIEKO NAKAJIMA & GOOCH,
DAVID R
45-020 OOPUHUE PL
KANEHOHE, HI 96744

HACKETT, JOSHUA R & MILLER, TRACIE
L
12190 SW WINTERHAWK LN
BEAVERTON, OR 97007

HANSON, STEPHEN & HANSON,
PAMELA
15430 SW SPARROW LOOP #101
BEAVERTON, OR 97007

HARROLD, ALEX L & HARROLD, ZOE M
15600 SW WREN LN
BEAVERTON, OR 97007

HENSELY, STEVEN L & HENSELY, ALICE L
12390 SW HARLEQUIN DR
BEAVERTON, OR 97007

HO, SHIAO WEI & HO, LYDIA
2780 E LARKHILL DR
WEST COVINA, CA 91791

IRISH, BRIAN PATRICK
15410 SW SPARROW LOOP
BEAVERTON, OR 97007

JACOBY, DOYLE W & JACOBY, MARY C
12330 SW SHELDRAKE WAY
BEAVERTON, OR 97007

GALLAGHER, MICHAEL J & GALLAGHER,
CHRISTY
15430 SW SPARROW LOOP #103
BEAVERTON, OR 97007

GERRIE, CHRISTINE S
15320 SW WARBLER WAY #103
BEAVERTON, OR 97007

GUNTER, SHANNON
12052 SW WHISTLERS LOOP
TIGARD, OR 97223

HADDAD TAENGOI TRUST
15320 SW WARBLER WAY STE 101
BEAVERTON, OR 97007

HARDING, JAMES
12040 SW SAGEHEN ST
BEAVERTON, OR 97007

HEIGHTS AT PROGRESS RIDGE CONDO
OWNERS ASSOC
109 E 13TH ST
VANCOUVER, WA 98660

HIGGINS, KYLE
15405 SW SPARROW LOOP UNIT 101
BEAVERTON, OR 97007

HODGSON FAMILY TRUST & HODGSON
CREDIT SHELTER TRUST
15690 SW HARLEQUIN DR
BEAVERTON, OR 97007

ISON, ROSS M & ISON, PEGGY L
12250 SW 158TH AVE
BEAVERTON, OR 97007

JAHNE, DONALD C & JAHNE, KELSEY H
13383 SW 72ND AVE APT 7J
TIGARD, OR 97223

GAMAGE, NIPUNI-DHANESHA
HORADUGODA & SAVITHRA,
GALBOKKA-HEWAGE LAYAN
15615 SW REDBIRD ST
BEAVERTON, OR 97007
GIEBEN, HELMUT W
3254 SW FAIRMOUNT BLVD
PORTLAND, OR 97239

GUTIERREZ, JAMES & GUTIERREZ,
MELISSA
12235 SW WINTERHAWK LN
BEAVERTON, OR 97007

HAMILTON HEIGHTS HOA
PO BOX 661
PORTLAND, OR 97207

HARDWICK FAMILY TRUST
15717 SW SCHOLLS FERRY RD
BEAVERTON, OR 97007

HENDERSON, CAMPBELL A &
HENDERSON, ANDREA M
6125 CRYSTAL COVE CT
MCKINNEY, TX 75071

HINSHAW, ALEXANDER O & HINSHAW,
COURTNEY R
15465 SW SPARROW LOOP #105
BEAVERTON, OR 97007

HOLLAND, EMILY MARIE
12052 SW SAGEHEN ST
BEAVERTON, OR 97007

JACKSON, KIM J
11945 SW SAGEHEN ST
BEAVERTON, OR 97007

JITLOFF, KRISTINE LYNN & JITLOFF,
BRIAN MICHAEL
11935 SW PELICAN WAY
BEAVERTON, OR 97007

JOHNSON, BENJAMIN L & JOHNSON,
TAMARI K
15558 SW WREN LN
BEAVERTON, OR 97007

KANG, CORINNA CHING CHING &
KANG, DESMOND LAI THIAM
12085 SW WINTERHAWK LN
BEAVERTON, OR 97007

KENDRICK, BRADLEY D
15410 SW SPARROW LOOP #104
BEAVERTON, OR 97007

KIM, DONG HYUN & LEE, YUN JEEN
12180 SW SHELDRAKE WAY
BEAVERTON, OR 97007

KOTCHIK, JAMIE L
15405 SW SPARROW LOOP #103
BEAVERTON, OR 97007

LE, MICHEAL & LE, MICHELLE NGUYEN
11930 SW PELICAN WAY
BEAVERTON, OR 97007

LOCKE, FREDERIC W JR
15315 SW WARBLER WAY UNIT 105
BEAVERTON, OR 97007

MARTIN, MARGARET
15320 SW WARBLER WAY UNIT 104
BEAVERTON, OR 97007

MAYKO, BENJAMIN TYLER
15410 SW SPARROW LOOP #103
BEAVERTON, OR 97007

MEIOJAS, AARON & MEIOJAS, JENNIFER
11952 SW SAGEHEN ST
BEAVERTON, OR 97007

JONES FAMILY LIV TRUST
12100 SW SHELDRAKE WAY
BEAVERTON, OR 97007

KEHOE, NICHOLAS J
15485 SW SPARROW LOOP #104
BEAVERTON, OR 97007

KHALAF, RAMI M
15340 SW WARBLER WAY UNIT 105
BEAVERTON, OR 97007

KOBISHOP, MATTHEW & GUO,
WENTING
983 HONEY CREEK RD
OSHKOSH, WI 54904

LAM, ANN & LE, THAC H
15485 SW SPARROW LOOP #103
BEAVERTON, OR 97007

LEVIN FAMILY TRUST
12417 SW SHELDRAKE WAY
BEAVERTON, OR 97007

LOUIE, JAMES K & HELEN M REV LIV
TRUST
11930 SW TURNSTONE AVE
BEAVERTON, OR 97007

MARTIN, MARYBEL
12049 SW SAGEHEN ST
BEAVERTON, OR 97007

MCBURNEY, MARK A & BADIEE,
SHAHRNAZ
11516 SW BERLIN AVE
WILSONVILLE, OR 97070

MILLER, BRADY & MILLER, VALERIE
12035 SW SAGEHEN ST
BEAVERTON, OR 97007

JUSZKIEWICZ, RICHARD & JUSZKIEWICZ,
KRISTINA PASSADORE
15820 SW KITTIWAKE CT
BEAVERTON, OR 97007

KELLENBERGER, ERIN E &
KELLENBERGER, JAMES A &
KELLENBERGER, MARY L
15445 SW SPARROW LOOP UNIT 104
BEAVERTON, OR 97007
KHM INVESTMENTS LLC
18037 SW INGRID TER
BEAVERTON, OR 97007

KOOZER, DENVER
15335 SW SPARROW LOOP #102
BEAVERTON, OR 97007

LANE, BRIAN CHARLES
11975 SW SAGEHEN ST
BEAVERTON, OR 97007

LIU, JESSICA TING
11972 SW SAGEHEN ST
BEAVERTON, OR 97007

LU, PETER Y & MARRERO, MARITZA
12370 SW SHELDRAKE WAY
BEAVERTON, OR 97007

MASSON, GREGORY & MASSON,
THUVAN T
15810 SW KITTIWAKE CT
BEAVERTON, OR 97007

MCLAIN, STEVEN JAMES
15395 SW SPARROW LOOP UNIT 102
BEAVERTON, OR 97007

MITSIINA-BROWN, SVIATLANA &
BROWN, THOMAS
12048 SW SAGEHEN ST
BEAVERTON, OR 97007

MURRAYHILL ASSOCIATES LP
201 FILBERT ST #700
SAN FRANCISCO, CA 94133

NARANJO, SANDRA P
15315 SW WARBLER WAY #104
BEAVERTON, OR 97007

NAWRAS, EMAN & HASHEM, ABDEL-
HADI
15430 SW SPARROW LOOP #104
BEAVERTON, OR 97007

NEGRU LIV TRUST
15465 SW SPARROW LOOP UNIT 102
BEAVERTON, OR 97007

NEVERGOLD, MARIA C
187 EUPHRATES CIR
PALM BEACH GARDEN, FL 33410

NOELLE, TERAH
15450 SW SPARROW LOOP #105
BEAVERTON, OR 97007

OFF, SUZANNE MARIE LIV TRUST
15395 SW SPARROW LOOP
BEAVERTON, OR 97007

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

PANDITJI LIV TRUST
12486 SW SHELDRAKE WAY
BEAVERTON, OR 97007

PANGELL, CODIN J & PANGELL,
PATRICIA
12260 SW WINTERHAWK LN
BEAVERTON, OR 97007

PAPPAS, CHYLON D & PAPPAS, WESLEY
T
15645 SW REDBIRD ST
BEAVERTON, OR 97007

PARK, CHONG SUH
15485 SW SPARROW LOOP #105
BEAVERTON, OR 97007

PETERSON, MARIE E
15315 SW WARBLER WAY STE #105
BEAVERTON, OR 97007

PHANDANOUVONG, KIHEP &
PHANDANOUVONG, LIA
12165 SW WINTERHAWK LN
BEAVERTON, OR 97007

PIEPER, PATRICIA A
12275 SW WINTERHAWK LN
BEAVERTON, OR 97007

PIERCE, GREGORY G
995 7TH AVE NW UNIT #301
ISSAQUAH, WA 98027

PLACID HOLDINGS INC
2317 NW BIRKENDENE ST
PORTLAND, OR 97229

PREDOVIC, VERONICA ELIZABETH &
BARAHONA, DORA
15540 SW BAKER LN
TIGARD, OR 97224

PRENTISS, ALEXANDRA
12085 SW SAGEHEN ST #101
BEAVERTON, OR 97007

QUINN, BRANDON
12041 SW SAGEHEN ST
BEAVERTON, OR 97007

RABOT, ALFREDO JR & RABOT,
THERESA E
12401 SW SHELDRAKE WAY
BEAVERTON, OR 97007

RAYNER, CATHERINE A & RAYNER,
THOMAS D
12479 SW SHELDRAKE WAY
BEAVERTON, OR 97007

REINHOLT, ERIK GRANT & REINHOLT,
AMANDA MARIE
12450 SW HARLEQUIN DR
BEAVERTON, OR 97007

REN, NAI FANG & TIE, LONG
7523 SW 194TH TER
BEAVERTON, OR 97007

RICHARDS, JANICE I
15340 SW WARBLER WAY #103
BEAVERTON, OR 97007

RIHALA, SHELBY
12085 SW SAGEHEN ST #104
BEAVERTON, OR 97007

ROBERG, MICHAEL F & ROBERG, JANET
L
15665 SW HARLEQUIN DR
BEAVERTON, OR 97007

ROBINSON, JULIE M & ROBINSON,
PAULINE
12475 SW HARLEQUIN DR
BEAVERTON, OR 97008

RODGERS, DANIEL P & RODGERS,
DAWN L
15578 SW WREN LN
BEAVERTON, OR 97007

RUIZ, ROBERT D & MILLER, KERMIT L
12033 SW CHUKAR TER
BEAVERTON, OR 97007

SALGADO, LOGAN L & SALGADO, ALIA C
12085 SW SAGEHEN ST #103
BEAVERTON, OR 97007

SCOTT, LISA & SCOTT, SHANNON
15490 SW SPARROW LOOP UNIT 101
BEAVERTON, OR 97007

SHIMAMOTO, SHUJI
2937 AVENIDA THERESA
CARLSBAD, CA 92009

SPRECHER, JAMES & SPRECHER,
YUKIKO
12135 SW WINTERHAWK LN
BEAVERTON, OR 97007

STEINHARDT, ERIC A & STEINHARDT,
REBECCA A
12145 SW SHELDRAKE WAY
BEAVERTON, OR 97007

SUNAGAWA, NAOMI
8450 SW CARMEL CT
PORTLAND, OR 97223

THAI, THANH TOAN TRAN
12130 SW SHELDRAKE WAY
BEAVERTON, OR 97007

TIEDEMANN, RONALD D &
TIEDEMANN, BEVERLY J
PO BOX 23175
TIGARD, OR 97281

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

VAUSE, SAM P JR & HAUG, BRIAN R
15566 SW WREN LN
BEAVERTON, OR 97007

SARGENT, CORTNEY L & SARGENT,
KEVIN J
12027 SW SAGEHEN ST
BEAVERTON, OR 97007

SHAPIRO, LEAH S
15495 SW SPARROW LOOP #101
BEAVERTON, OR 97007

SMILKO, ELAINE E TRUST
15495 SW SPARROW LOOP
BEAVERTON, OR 97007

SPRINGSTED, ERIC D & SPRINGSTED,
MEGAN L
12230 SW WINTERHAWK LN
BEAVERTON, OR 97007

STELTER, ANGELIKA
12020 SW SAGEHEN ST
BEAVERTON, OR 97007

TERTADIAN, DAVID JOHN &
TERTADIAN, KARI JO
15725 SW MURRELET DR
BEAVERTON, OR 97007

THOMAS, ANDREW & THOMAS,
TERESA J
12490 SW HARLEQUIN DR
BEAVERTON, OR 97007

TOFFLEMIRE, LAUREN M & BRIGGS,
AUSTIN A
15655 SW REDBIRD ST
BEAVERTON, OR 97007

VANDEMARK, NATHAN & VANDEMARK,
KAYO
12190 SW 158TH AVE
BEAVERTON, OR 97007

VELIKAN, DZMITRY & VELIKAN,
TATSIANA
15635 SW REDBIRD ST
BEAVERTON, OR 97007

SCHOEN, CRAIG PAUL & SCHOEN,
JENNIFER KALMANOK
14630 SW TOPAZ LN
BEAVERTON, OR 97007

SHEVGOOR, MANJUNATH & KESARI,
ASHWINI
15586 SW WREN LN
BEAVERTON, OR 97007

SPENCER, CATHERINE FAMILY TRUST
15598 SW WREN LN
BEAVERTON, OR 97007

ST GERMAIN, BENJAMIN & ST
GERMAIN, NYETA HELEN
15745 SW MURRELET DR
BEAVERTON, OR 97007

STEWART, WILLIAM D JR & STEWART,
VIRGINIA C
15725 SW REDBIRD ST
BEAVERTON, OR 97007

TESSEMA, DESTA & HAILE, ABINNET
11920 SW PELICAN WAY
BEAVERTON, OR 97007

THONGSAVATH, SOMDETH & SPRUIT,
NEIL
15480 SW SPARROW LOOP
BEAVERTON, OR 97007

TRILLIUM WOODS LLC
5285 MEADOWS RD STE 171
LAKE OSWEGO, OR 97035

VANRIESEN, STEVEN & AMY FAMILY
TRUST
15730 SW REDBIRD ST
BEAVERTON, OR 97007

VERANT, ROBERT E & KAREN J REV LIV
TRUST
15450 SW SPARROW LOOP #103
BEAVERTON, OR 97007

VOELLER, GREG A & VOELLER, AMY M
12290 SW SHELDRAKE WAY
BEAVERTON, OR 97007

WARNELL, PENNY SUE & HARTLEY,
FRANKLIN JAMES
15635 SW HARLEQUIN DR
BEAVERTON, OR 97007

WEIGHT, ROBERT K & WEIGHT, TINA J
12245 SW WINTERHAWK LN
BEAVERTON, OR 97007

WILDE, ROBERT & WILDE, IRENE G
15740 SW HARLEQUIN DR
BEAVERTON, OR 97007

WU, WEIWEI & ZHU, YIN
5654 NW 132ND AVE
PORTLAND, OR 97229

YU, DELON TSZLUNG
15430 SW SPARROW LOOP #102
BEAVERTON, OR 97007

ZHOU, SHU & SUN, YI
1320 NW BENFIELD DR
PORTLAND, OR 97229

VRONTAKIS, MICHAEL A & VRONTAKIS,
MARY C
12350 SW HARLEQUIN DR
BEAVERTON, OR 97007

WASHAM, JAMES B & WASHAM, AMY K
11960 SW PELICAN WAY
BEAVERTON, OR 97007

WEST, PAT & WEST, HEATHER
12115 SW WINTERHAWK LN
BEAVERTON, OR 97007

WONG, HERMAN SH TRUST & WONG,
EMMY S TRUST
15800 SW KITTIWAKE CT
BEAVERTON, OR 97007

WYMBS, KEITH J & WYMBS, EUMI K
12453 SW SHELDRAKE WAY
BEAVERTON, OR 97007

YUN, YIHAO & HARLINE, CORRY M
730 E 950 S APT A432
OREM, UT 84097

CPO 6
3270 NW KINSLEY TERRACE
PORTLAND, OR 97229

VU FAMILY LIV TRUST
12175 SW SHELDRAKE WAY
BEAVERTON, OR 97007

WEAVER, SAM
15405 SW SPARROW LOOP #102
BEAVERTON, OR 97007

WESTMONT HOA
4380 SW MACADAM AVE STE 100
PORTLAND, OR 97239

WONG, TOMMY C & WONG, AMY
15745 SW REDBIRD ST
BEAVERTON, OR 97007

YU, CHIH-HUANG & LIAO, SU-HUA
12065 SW WINTERHAWK LN
BEAVERTON, OR 97007

ZHAO, MINQING & SHEN, QI
15460 SW SPARROW LOOP #102
BEAVERTON, OR 97007

NEIGHBORS SOUTHWEST NAC
ATTN: DR ALISON BALBAG
15860 SW CARDINAL LOOP
BEAVERTON OR 97007

**FIRE
LANE**

PUBLIC MEETING

On A
Preliminary Development
Proposal Affecting

15584 SW SCHOLLS FERRY

PROPOSED

MULTI-FAMILY DEVELOPMENT

A meeting to discuss the
preliminary development
proposal is scheduled for

MARCH 22, 2022 6:00 PM

ZOOM: <https://tinyurl.com/1z2w0p4>

ALL INTERESTED PERSONS MAY ATTEND
FOR MORE INFORMATION

CONTACT:

MAUREEN JACKSON (503) 941-7424

NO PARKING

PUBLIC MEETING

**On A
Preliminary Development
Proposal Affecting**

15584 SW SCHOLLS FERRY ROAD

PROPOSED

MULTI-FAMILY DEVELOPMENT

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

MARCH 22, 2022 6:00 PM

ZOOM: <https://tinyurl.com/y7y4up4>

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

MAUREEN JACKSON (503) 941-9484

 **NOTICE**
THIS ROAD WILL BE
EXTENDED WITH
FUTURE DEVELOPMENT
FOR MORE INFO CONTACT
CITY OF BEAVERTON
COMMUNITY DEVELOPMENT DEP
526-2415

PUBLIC MEETING
On A
Preliminary Development
Proposal Affecting
15375 SW Schuss Ferry Road
PROPOSED
MULTI-FAMILY DEVELOPMENT
A meeting to discuss the
preliminary development
proposal is scheduled for
MARCH 22, 2023 6:00 PM
Please visit www.ci.beaverton.or.us
ALL INTERESTED PERSONS MAY ATTEND
FOR MORE INFORMATION
CONTACT:
MAUREN JACKSON 526-2415

Maureen Jackson

From: Magie Arroyo <magie.arroyo@kniperealty.com>
Sent: Thursday, March 24, 2022 3:05 PM
To: Maureen Jackson
Subject: Re: Neighborhood Meeting for Scholls Ferry Apartments

Great, thank you so much!

Get [Outlook for iOS](#)

From: Maureen Jackson <Maureen@pacific-community.com>
Sent: Thursday, March 24, 2022 10:46:37 AM
To: Magie Arroyo <magie.arroyo@kniperealty.com>
Subject: Neighborhood Meeting for Scholls Ferry Apartments

Magie,

I will include your contact information in the application package that will be submitted to the City.

Thank you for your interest in the project.
Maureen

Maureen Jackson, AICP
Project Planner



12564 SW Main Street Tigard, OR 97223
Office: 503.941.9484

Maureen Jackson

From: Maureen Jackson
Sent: Wednesday, March 16, 2022 11:02 AM
To: janet.roberg@comcast.net
Subject: Neighborhood Meeting - March 22, 2022 6:00 pm
Attachments: Vicinity Map.2022.pdf

Janet,

Thank you for your interest in the neighborhood meeting for the proposed multi-family development "Scholls Ferry Apartments."

Please see an electronic version of the public notice you received below. I have also attached a copy of the Vicinity Map that identifies the subject property for your reference.

Pacific Community Design, Inc. is representing the developer of the property located at 15584 SW Scholls Ferry Road, south of SW Scholls Ferry Road, east of SW Barrows Road, and west of SW Horizon Blvd. on tax lot 2S105BA00200, more specifically shown on the attached map. We are considering a proposal for a multi-family development. Prior to applying to the City of Beaverton, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners and residents to review the proposal and to identify issues so that such issues may be considered before the formal application is submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Beaverton's Community Development Code.

Pursuant to Section 50.30 of the City of Beaverton's Development Code, you are invited to attend a meeting on:

Tuesday March 22, 2022 at 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting:

<https://tinyurl.com/y7yt4up4>

Meeting ID: 850 7297 8795

Passcode: 922683

One tap mobile

+17207072699,,85072978795#,,, *922683# US (Denver)

+12532158782,,85072978795#,,, *922683# US (Tacoma)

Dial by your location

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 850 7297 8795

Passcode: 922683

Find your local number: <https://us06web.zoom.us/j/kcj7I5WfJe>

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from City of Beaverton for you to either participate with written comments and/or an opportunity to attend a public hearing.

Thank you,
Maureen

Maureen Jackson, AICP
Project Planner



12564 SW Main Street Tigard, OR 97223
Office: 503.941.9484

Maureen Jackson

From: Maureen Jackson
Sent: Monday, March 7, 2022 6:36 PM
To: Heather West
Subject: RE: Scholls Ferry Apartments

Heather,

Any revisions from the previous proposal will be presented during the meeting.

Maureen

Maureen Jackson, AICP
Project Planner

12564 SW Main Street Tigard, OR 97223
Office: 503.941.9484

-----Original Message-----

From: Heather West <westh362@gmail.com>
Sent: Monday, March 7, 2022 3:50 PM
To: Maureen Jackson <Maureen@pacific-community.com>
Subject: Re: Scholls Ferry Apartments

Will there be changes from your last proposal?

Thanks,

Heather West

> On Mar 7, 2022, at 3:13 PM, Maureen Jackson <Maureen@pacific-community.com> wrote:

>

> Heather,

>

> Thank you for your interest in the proposed multi-family development. We do not have a proposal to share at this time. The team is preparing exhibits now to present at the meeting.

>

> Thank you,

> Maureen

>

> Maureen Jackson, AICP

> Project Planner

>

> 12564 SW Main Street Tigard, OR 97223

> Office: 503.941.9484

>

> -----Original Message-----

> From: Heather West <westh362@gmail.com>

> Sent: Monday, March 7, 2022 3:10 PM

> To: Maureen Jackson <Maureen@pacific-community.com>

> Subject: Scholls Ferry Apartments

>

> Good afternoon,

>

> I received the letter from your company regarding the meeting for the "Scholls Ferry Apartments" and would like to request a copy of the changes that will be proposed at the meeting so that I am able to prepare appropriate questions. Please email the proposal so that I am able to review it prior to the meeting.

>

> Thank you,

>

> Heather West

Maureen Jackson

From: Stacy Connery
Sent: Thursday, April 14, 2022 12:45 PM
To: Habib Matin (habib.emerald@comcast.net); Maureen Jackson
Subject: FW: Scholls Ferry Apartments

FYI – neighbor comment received below

Stacy Connery, AICP
Vice President/Planning Manager



PACIFIC COMMUNITY DESIGN

12564 SW Main Street Tigard, OR 97223
Mobile: 503.828.5052

From: Shelby Rihala <srihala@yahoo.com>
Sent: Thursday, April 14, 2022 12:40 PM
To: Stacy Connery <stacy@pacific-community.com>
Subject: Scholls Ferry Apartments

Hi Stacy,

I'm a neighbor of the Scholls Ferry Apartments. I listened to the neighborhood meeting recently and am most interested in the applicant's tree plan. When the Trillium Apartments were developed, the applicant was represented by Mike Robinson, a long-time colleague. He and his client were as responsive as they could be and ensured trees were preserved to the greatest extent possible, including during construction. I'm hoping your client is willing to do the same.

Understanding that high density zoning and a significant tree grove are largely not compatible, I'm interested in ways the applicant will protect the existing trees as opposed to relying on offsite mitigation. Any tweaks to the site plan that can preserve the large douglas fir trees and keep as much screening as possible would be greatly appreciated by the neighbors.

Thanks,
Shelby