

H O L S T

2.17.2023

RE: Proposed Development at 17911 NW Evergreen Pl, Beaverton OR 97006

Dear NAC Representative / Resident:

I am writing this letter on behalf of Washington County, who is considering a 86-bed drug and alcohol treatment center at the above location. This site is currently zoned Community Service (CS).

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

March 14, 2023

Virtual - Zoom link to be provided in NAC Meeting Agenda posted at the following web address: www.BeavertonOregon.gov/FiveOaksTripleCreek

7 PM PST

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

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

Sincerely,



Sarah Vaz

Project Architect

Holst Architecture

503 322 9856

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

Neighborhood Meeting Mailing List:

BIRCH POINT
1900 SW NORFOLK ST #150
SAN MATEO, CA 94403

DDRA TANASBOURNE TOWN CENTER
LLC
3300 ENTERPRISE PKWY
BEACHWOOD, OH 44122

GOOD OLD BOYS III LLC
17895 NW EVERGREEN PKWY #100
BEAVERTON, OR 97006

K&R HOLDINGS II LLC
17933 NW EVERGREEN PL #300
HILLSBORO, OR 97006

STANDARD INSURANCE CO
19225 NW TANASBOURNE DR T3A
HILLSBORO, OR 97124

SUNSET CROSSING SPE LLC
17933 NW EVERGREEN PKWY #300
BEAVERTON, OR 97006

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

WASHINGTON COUNTY FACILITIES
MGMT
169 N 1ST AVE #42
HILLSBORO, OR 97124

PRINCIPAL PLANNER, COMMUNITY PLANNING
WASHINGTON COUNTY DEPARTMENT OF LAND
USE & TRANSPORTATION PLANNING AND
DEVELOPMENT SERVICES
155 N FIRST AVE, SUITE 350, MS 14
HILLSBORO OR 97124

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

FIVE OAKS/TRIPLE CREEK
ATTN: DAVID KAMIN
17870 NW SEDGEWICK CT
BEAVERTON OR 97006

CITY OF HILLSBORO
150 E MAIN ST
HILLSBORO OR 97123

SAMPLE NOTICE SIGN

PUBLIC MEETING

**On A
Preliminary Development Proposal
Affecting**

17911 NW EVERGREEN PL

PROPOSED

86-BED DRUG + ALCOHOL TREATMENT CENTER

A meeting to discuss the preliminary
development proposal is scheduled for

7PM PST - MARCH 14, 2023 VIRTUAL ZOOM

ALL INTERESTED PERSONS MAY ATTEND

**FOR MORE INFORMATION
CONTACT:**

SARAH VAZ (503) 233 9856

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #5 sign update.doc

DEVELOPER OR AGENT: Washington County

PROJECT LOCATION: 17911 NW Evergreen Pl, Beaverton OR 97006

AFFIDAVIT OF MAILING NOTICE

I, Sarah Vaz, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed 86-bed drug and alcohol treatment center affecting land located at 17911 NW Evergreen Pl, Beaverton OR 97006, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 18th day of February, 2023, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

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

Signature: [Signature]

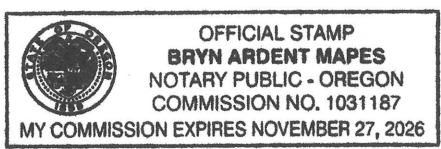
State: Oregon
County: Multnomah

Dated this 18 day of February, 23.

Subscribed and sworn to before me this 18 day of February, 23.

[Signature]
Notary Public for the State of Oregon

My Commission expires: 11/27/26



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

PROJECT NAME: CATT - Intensive Services Building

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

AFFIDAVIT OF POSTING NOTICE

I, Sarah Vaz, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed 86-bed drug and alcohol treatment center affecting land located at 17911 NW Evergreen Pl, Beaverton OR 97006, and that pursuant to Ordinance 2050, Section 50.3., did on the 13th day of February, 2023, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

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

Signature: [Handwritten Signature]

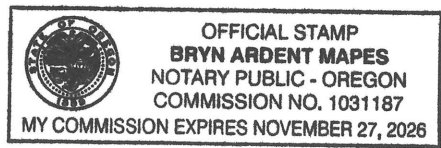
State: Oregon
County: Multnomah

Dated this 18 day of February, 2023.

Subscribed and sworn to before me this 18 day of February, 2023.

[Handwritten Signature]
Notary Public for the State of Oregon

My Commission expires: 11/27/26



TURN PAGE OVER FOR POSTING INSTRUCTIONS



Center for Addictions Triage and Treatment

Five Oaks / Triple Creek NAC



| March 14, 2022

Department of Health and Human Services

www.co.washington.or.us



Tonight's Presentation

Project Update

- Review of services
- Planning work

Facility Design

- Renovation and addition
- Timelines

Input Opportunities



**Center for Addictions
Triage and Treatment**
Washington County

CATT Concept

A center for treatment and support that offers rapid access to multiple types of substance use treatment. Services would include:

- Sobering
- Withdrawal management (detox)
- Residential treatment
- Transition services
- Outpatient treatment
- Co-located supports





Review of CATT Services



Split Campus approach:

Intensive Services Building (Beaverton Bldg)

- Residentially based services
- Open 24/7/365
- Operated by CODA, Inc.

Community Services Building (Hillsboro Bldg)

- Outpatient services and supports
- Service mall approach with multiple partners co-located



Planning Work: Significant Milestones to Date

- Both buildings selected and secured
- Intensive services provider selected (CODA)
- Architectural firm selected (Holst)
- Outpatient provider selected (Solutions Group NW)
- Schematic design completed for both buildings



→ Planning Work: Input

- Over 230 people have provided input into the project since July 2019.
- Work groups include:
 - Public Safety Work Group
 - Steering Committee
 - Communications/Community Engagement
 - Program Development Work Group
- Two community meetings in January 2022
- Met with NAC on January 11, 2022

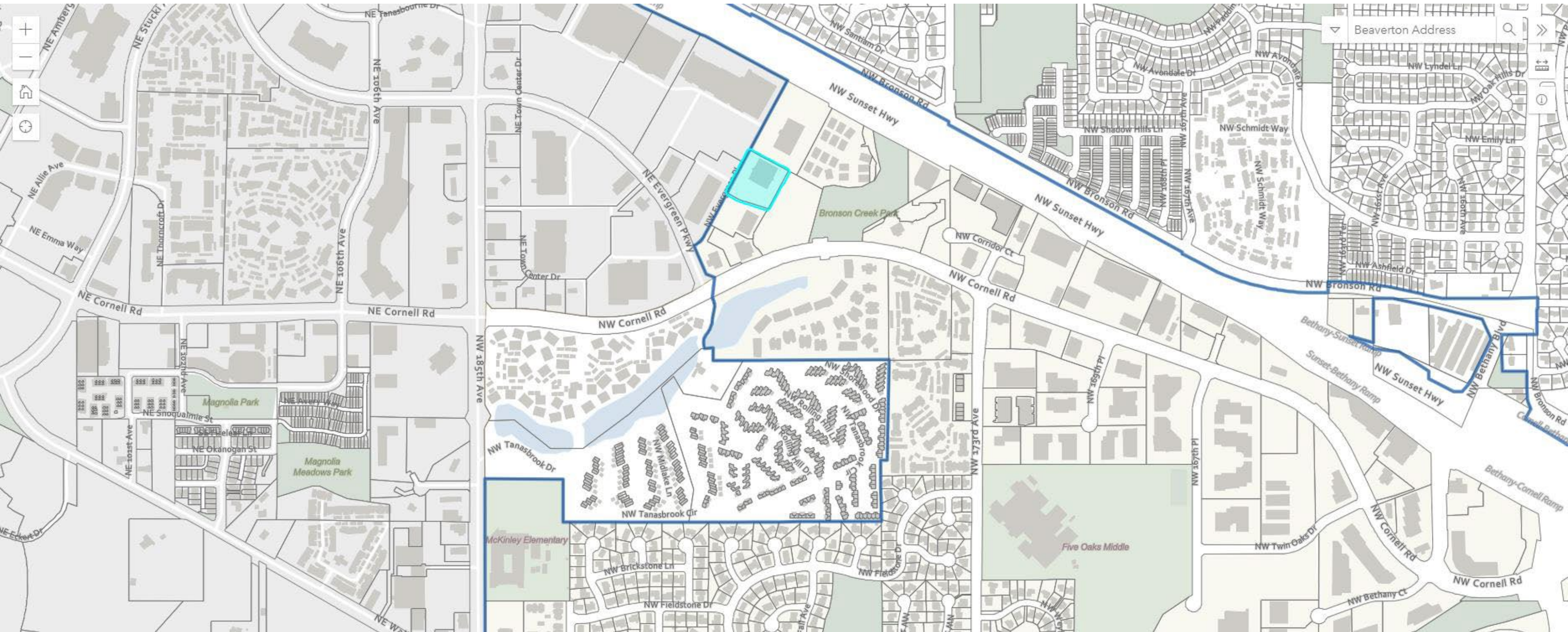
→ Architectural Design Update



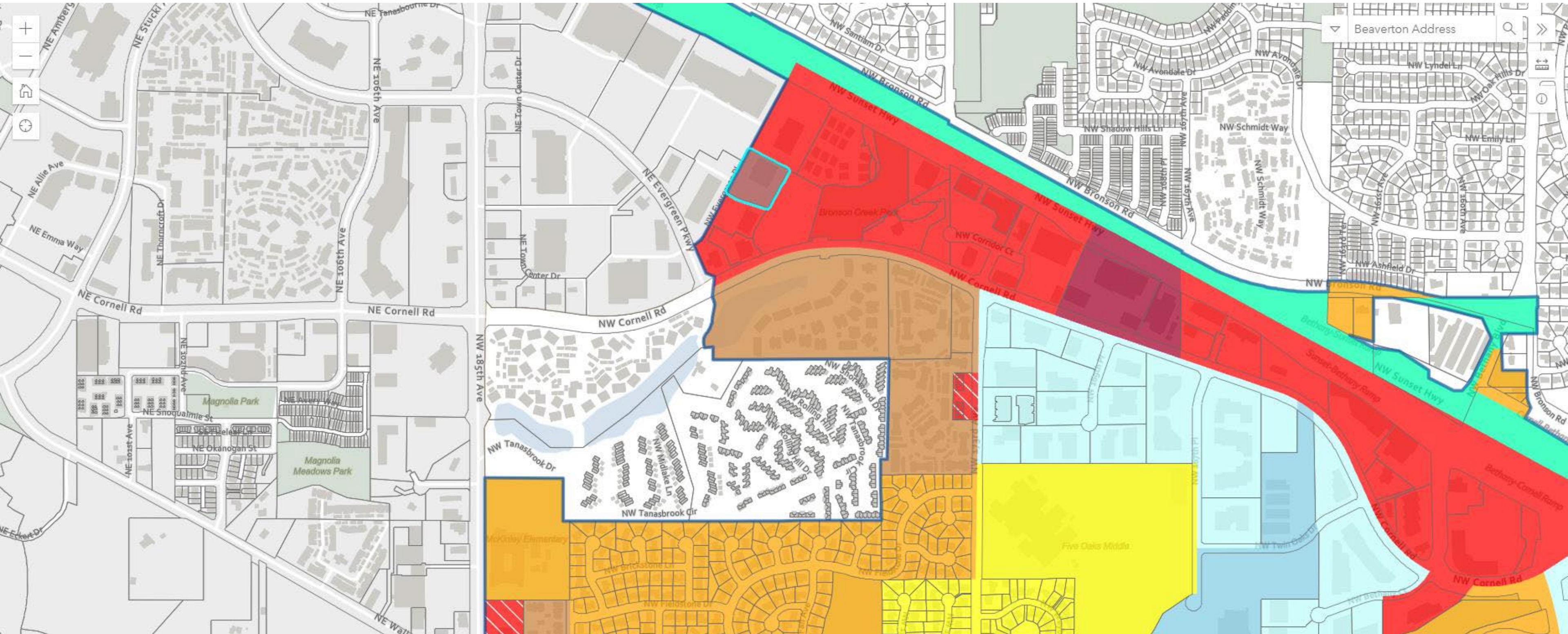
17911 NW Evergreen Place



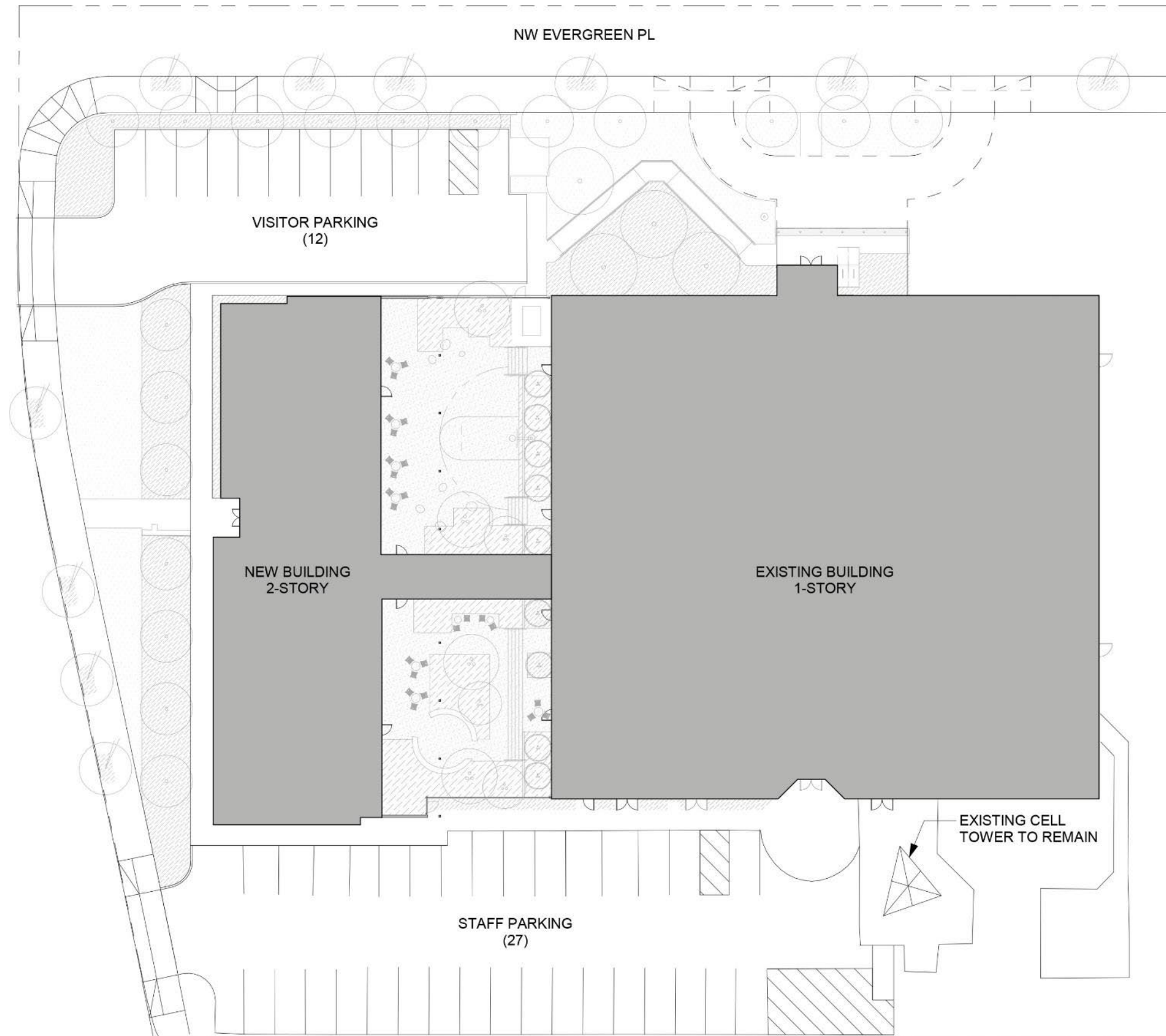
Vicinity Map



→ Zoning Map



→ Expansion Plan



- Plan is to keep the existing building with some minor updates
- Will add a second, attached building next to the original building

→ Evergreen Building Design



Sobering and
detox entry

Courtyard
between
buildings

Residential
entrance



Evergreen Building Design





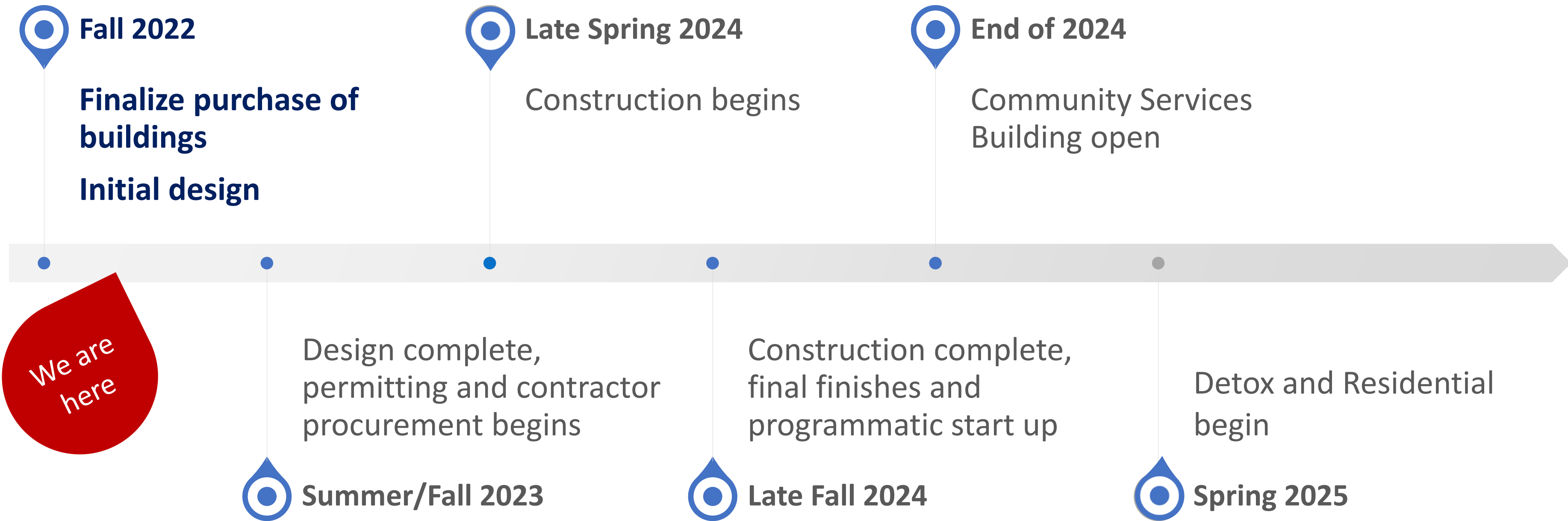
Evergreen Building Design



→ Evergreen Building Design



→ Estimated Timeline





Next Steps

Begin developing construction documents

Apply for land use permits

Select general contractor

Submit for construction permits

→ Input Opportunities

- Learn more and provide feedback:
www.washingtoncountyor.gov/catt
- Attend the open house scheduled for May 23rd between 4-6 p.m.
- Attend the City of Beaverton public hearing (not scheduled yet)
- Contact a NAC representative



**Center for Addictions
Triage and Treatment**
Washington County



Questions?

Contacts:

Kristin Burke

Kristin_Burke@washingtoncountyor.gov

Sarah Vaz

svaz@holstarc.com

CATT General email box

CATT@washingtoncountyor.gov



PROJECT NAME	PROJECT #
CATT - ISB	22-010

Five Oaks Triple Creek NAC Meeting

March 14, 2023 – 7 PM – Virtual over Zoom

Attendees: David Kamin, Kathryn Harrington, Lori Leach, Miles Glowaki, Lauren Bishop, David, Lalo, Kristin Burke, Stuart Spafford, Kevin Valk, Sarah Vaz

Notes:

Kristin Burke and Sarah Vaz present project updates, planning and community engagement, project timeline, site information including zoning, facility design including site plan, exterior and interior renderings, and plans for additional neighborhood engagement. Avenues for providing additional input about the project were shared.

Questions:

Q: Where is funding from this project coming from?

A: Funding for the construction is coming from multiple sources: County Behavioral Health Division reserves, Measure 110 dollars, grants from multiple organizations including Health Share of Oregon and Providence, as well as opioid settlements. Treatment and addiction services will be funded through billing and insurance.

Q: Are patients allowed to leave this facility?

A: Yes, treatment at this facility will be voluntary and patients will not be held against their will. Transportation will be provided to patients if needed for off-site medical visits or other off-site appointments. Patients will be primarily on site and engaged in treatment.

Q: What will be the traffic impact to the area of this facility as compared to the existing office building?

A: A trip generation study was prepared by a traffic engineer which determined that this new use will generate fewer trips than the existing use.

Q: How will construction impact parking on adjacent properties?

A: Contractor will contact adjacent property owners to potentially arrange to rent parking nearby. Contractors will never park on private property without owner consent. The county will ensure that addressing parking issues is part of the contract with the General Contractor.

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

Q: Public roads adjacent to this site are on easements on private property – will the driving of heavy construction equipment adversely impact road surfaces?

A: The county will work with adjacent property owners during construction to mitigate impact of construction to their properties.

Q: When is the open house scheduled?

A: An open house is tentatively scheduled for May 23, pending building availability. Flyers will be sent out to adjacent properties with additional information.

GOV Recording View

David Kamin - Chair Sarah Vaz Stuart Spafford

Kristin Burke Kevin Valk Matt

Miles Glowacki Kathryn Harrington Lauren Bishop

DAVID **Lalo**

Unmute Stop Video Participants Q&A Chat Share Screen Record Show Captions Raise Hand Apps Leave

Participants (11)

Panelists (9) Attendees (2)

Find a participant

- SV Sarah Vaz (Me) [Muted]
- MG Miles Glowacki (Host) [Muted]
- DK David Kamin - Chair [Muted]
- KH Kathryn Harrington [Muted]
- KV Kevin Valk [Muted]
- KB Kristin Burke [Muted]
- L Lalo [Muted]
- M Matt [Muted]
- SS Stuart Spafford [Muted]

Invite

Unmute Me

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Beaverton, OR 97006

OFFICIAL USE

Certified Mail Fee	\$4.15
\$	
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 checked="" type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.63
\$	
Total Postage and Fees	\$4.78
\$	

Sent To
 FIVE OAKS / TRIPLE CREEK, C/O DANIA KANN
 Street and Apt. No., or PO Box No.
 17870 NW SEDGEWICK CT
 City, State, ZIP+4®
 BEAVERTON OR 97006

7021 1970 0002 2127 0670



EAST PORTLAND
1020 SE 7TH AVE
PORTLAND, OR 97214-2387
(800)275-8777

03/21/2023

04:23 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.63
Beaverton, OR 97006			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Thu 03/23/2023			
Certified Mail®			\$4.15
Tracking #:			
70211970000221270670			
Total			\$4.78
Prepaid Mail	1		\$0.00
Parcel Return Service, DC 56950			
Weight: 3 lb 9.90 oz			
Acceptance Date:			
Tue 03/21/2023			
Tracking #:			
9202 3963 4350 9339 0116 26			

Grand Total: \$4.78

Credit Card Remit \$4.78

Card Name: VISA
Account #: XXXXXXXXXXXX8255
Approval #: 06462D
Transaction #: 816
AID: A0000000031010 Contactless
AL: VISA CREDIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.