



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

August 26, 2016

**RE: PROPOSED LIGHT-INDUSTRIAL BUILDING AT 11847 SW ITTEL ST, TUALATIN
(TAX LOT 2S127BD01800)**

Dear Property Owner or CIO Contact,

You are cordially invited to attend a Neighborhood/Developer Meeting on **Monday, September 12th at 5:30 pm** at the Tualatin Library Conference Room located at 18878 SW Martinazzi Avenue, Tualatin to learn more about this proposed development.

The proposal is to develop a 18,424 sf flex-space, light-industrial building with 13,284 sf on the ground floor and 4,600 sf of accessory office space on the second floor. The site is zoned General Manufacturing Planning District (MG) in which this is a permitted use.

The building will be approximately 28' in height. Six (6) loading bays are located on the north side of the building with 35-40 surface parking spaces located on the west, south, and east sides of the site. See attached proposed site plan, conceptual rendering, and aerial.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

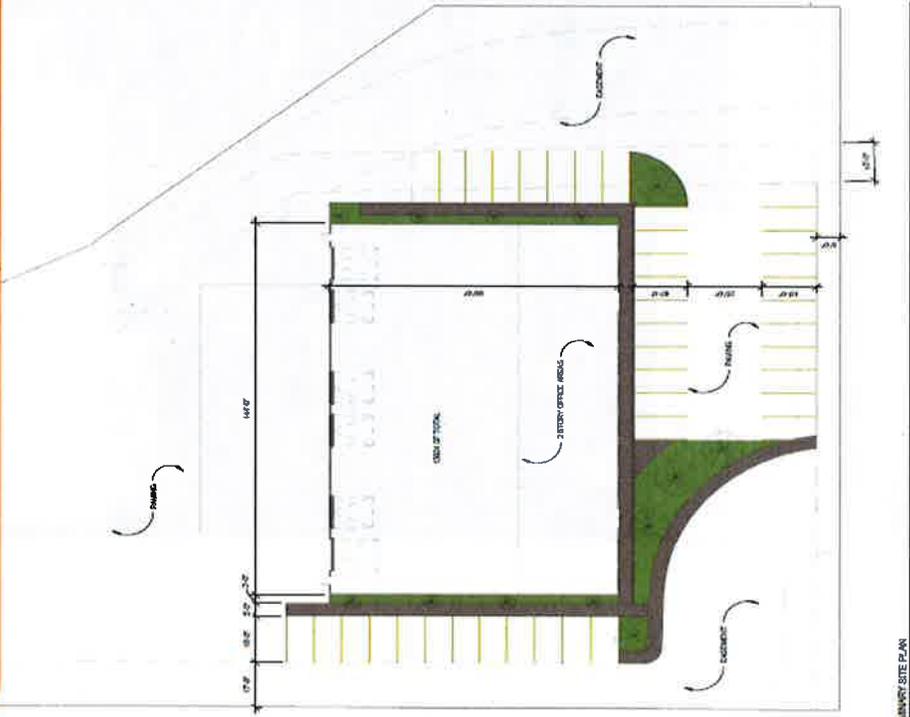
If you have any questions about the meeting or the proposal, please feel free to contact me.

Regards,

Stefanie Slyman, AICP
Harper Houf Peterson Righellis Inc.
503-221-1131 stefanies@hhpr.com

PROPOSED DEVELOPMENT

- Use:** Light-industrial, flex-space building
- Size:** 18,424 sf
- Height:** 28'
- Parking:** 35 – 40 surface spaces
- Loading Bays:** Six (6) located on north side of building



Conceptual Rendering



July 18, 2016

- World Transportation
- City Boundary
- Planning Area Boundary
- Taxlots
- Planning Districts

1:1,742

0 0.0125 0.025 0.045 0.09 mi

0 0.0225 0.045 0.09 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SRTM30, and others

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