

March 16, 2026

TUALATIN LOGISTICS PARK

Re: Neighborhood Meeting Notice

Dear Property Owner:

You are cordially invited to attend a Neighborhood Meeting on Tuesday March 31, 2026, 6:00pm-7:00pm. The meeting will be held at the Tualatin Library Community Room, located at 18878 SW Martinazzi Ave., Tualatin, OR 97062.

This meeting shall be held to discuss a proposed project located at 20400 SW Cipole Rd Tualatin, Oregon 97062, Tax Lot ID 2S128A000100.

The proposal is to develop a large, distribution warehouse on the property west of SW 124th and northwest of the intersection of SW 124th Ave. and SW Cimino Street, Tualatin. The warehouse will be approximately 452,795 sft and will house up to four tenants with office areas located at the corners of the building.

The building will have a clear height of 36-feet resulting in an exterior wall height of approximately 38 to 42-feet. The building will have truck loading bays at the east and west sides with trailer parking areas opposite the loading docks. The building will be sited approximately at the same elevation as SW 124th at the north and the south end of the building will be approximately 15-feet below SW 124th at the south as SW 124th rises as one travels south.

Trucks and employees will enter and exit the site from driveways located southwest of the building onto SW Cipole Road, at the NE corner of the building to SW 124th Ave. The driveway access at the NE will be a Right in-Right out access onto SW 124th.

The purpose of the meeting is to provide an opportunity for the applicant to meet with the Developer, Design Team and surrounding property owners and discuss the proposal. If you have any questions regarding the proposal, please feel free to call me at 503.222.4453 or email at vlmk@vlmk.com

Sincerely,
VLMK Engineering + Design



JENNIFER KIMURA

