



Land Use Application

Project Information		
Project Title: Alden Apartments Site Re-Development		
Brief Description: The Applicant proposes to remove 15 apartment units and construct 45 townhouse-style multi-family units on the existing Alden Apartments site.		
Property Information		
Address: 7800 SW Sagert Street and 20400 SW Martinazzi Avenue		
Assessor's Map Number and Tax Lots: Map Number 2S125BA00 Tax Lot 00100		
Applicant/Primary Contact		
Name: Heather Austin, AICP	Company Name: 3J Consulting, Inc.	
Address: 9600 SW Nimbus Avenue, Suite 100		
City: Beaverton	State: OR	ZIP: 97008
Phone: 503-946-9365 ext. 206	Email: heather.austin@3j-consulting.com	
Property Owner		
Name: CR Alden Communities, LLC		
Address: 444 West Beech Street, Suite 300		
City: San Diego	State: CA	ZIP: 92101
Phone: 858-255-9006	Email: matm@colrich.com	
Property Owner's Signature: 		Date: 9-1-2022
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.		
Applicant's Signature:	Date:	

Land Use Application Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation (ANN)
<input checked="" type="checkbox"/> Architectural Review (AR)
<input type="checkbox"/> Architectural Review—Single Family (ARSF)
<input type="checkbox"/> Architectural Review—ADU (ARADU)
<input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Historic Landmark (HIST)
<input type="checkbox"/> Industrial Master Plan (IMP)
<input type="checkbox"/> Plan Map Amendment (PMA)
<input type="checkbox"/> Plan Text Amendment (PTA)
<input checked="" type="checkbox"/> Tree Removal/Review (TCP) | <input type="checkbox"/> Minor Architectural Review (MAR)
<input type="checkbox"/> Minor Variance (MVAR)
<input type="checkbox"/> Sign Variance (SVAR)
<input type="checkbox"/> Variance (VAR) |
|---|--|---|

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



Land Use Application

Project Information	
Project Title:	
Brief Description:	

Property Information	
Address:	
Assessor's Map Number and Tax Lots:	

Applicant/Primary Contact		
Name:	Company Name:	
Address:		
City:	State:	ZIP:
Phone:	Email:	

Property Owner		
Name:		
Address:		
City:	State:	ZIP:
Phone:	Email:	
Property Owner's Signature:		Date:

(Note: Letter of authorization is required if not signed by owner)

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.	
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|--|---|---|
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| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** _____

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): _____

OR Site Address: _____

City, State, Zip: _____
 Nearest cross street: _____

3. **Owner Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other _____

4. **Applicant Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____

Print/type title _____

Signature ONLINE SUBMITTAL _____

Date _____

FOR DISTRICT USE ONLY

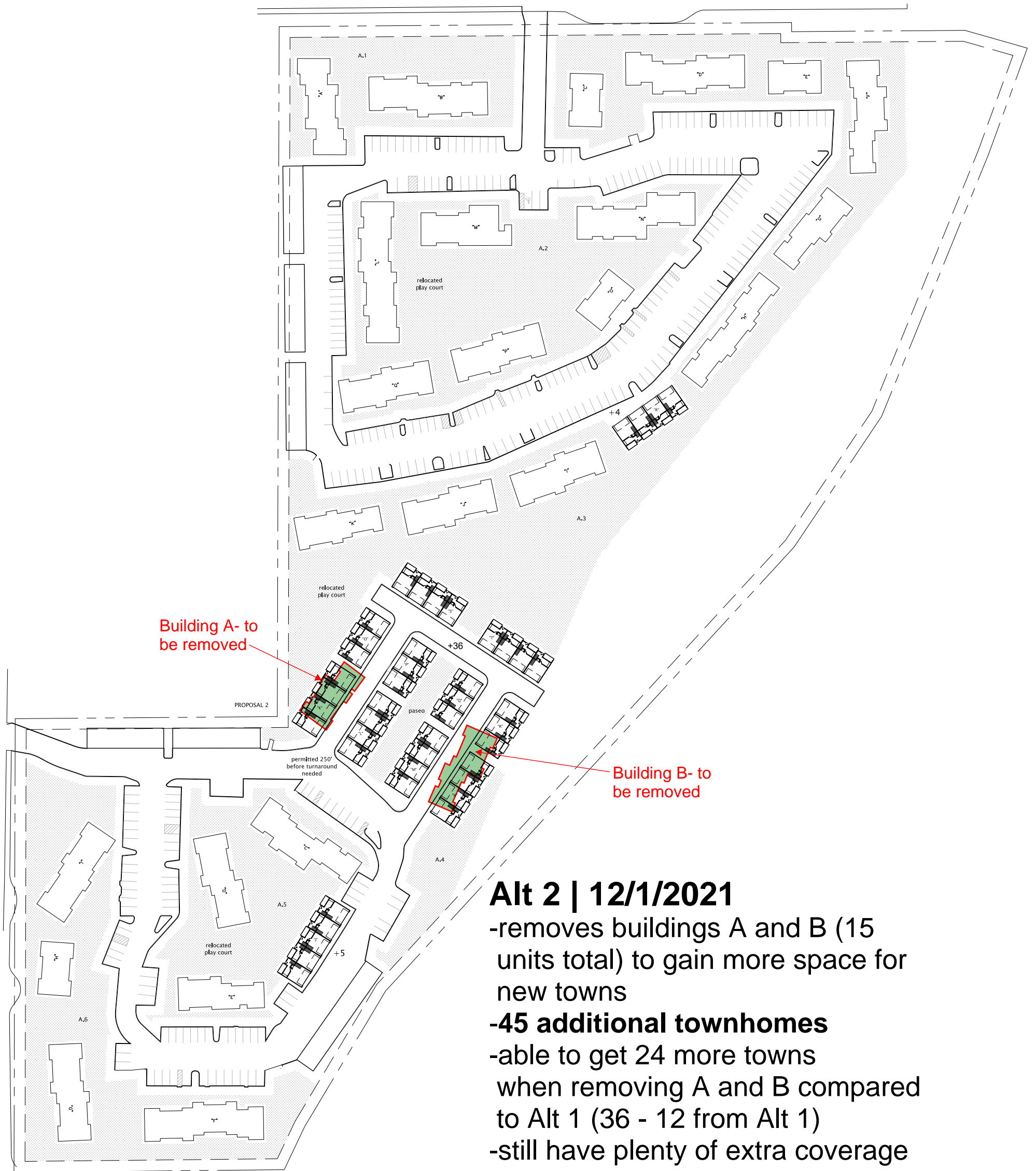
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Mila Gonzalez Lima _____

Date _____

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: **(503) 681-4439**

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



Building A- to be removed

Building B- to be removed

Alt 2 | 12/1/2021

- removes buildings A and B (15 units total) to gain more space for new towns
- 45 additional townhomes**
- able to get 24 more towns when removing A and B compared to Alt 1 (36 - 12 from Alt 1)
- still have plenty of extra coverage and open space available
- both existing courts removed

	Code	Existing	Proposal 2
Density (units):	250 max.	195	240
Parking (spots):	***	352	442
Coverage (sq.ft.):	291,144 max.	80,323	90,223
Open Space(sq.ft.):	108,000 min.	246,473	203,912

*with Buildings A & B demolished in South Lot

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Brian O'Rourke
Address: 9600 SW Nimbus Ave, Suite 100
Phone: 503-946-9365 x209
Email: brian.orourke@3i-consulting.com
Site Address: 7800 SW Sagert St & 20400 SW Martinazzi Ave
City: Tualatin
Map & Tax Lot #: 2S125BA00100
Business Name: Alden Apartments
Land Use/Building Jurisdiction: City of Tualatin
Land Use/ Building Permit # Pre-App 22-0004

Choose from: Beaverton, Tigard, Newberg, **Tualatin**, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Removal of two existing apartment buildings and associated site features. Addition of 12 buildings (45 total townhome style apartment units) including associated roads, pedestrian paths, and site utilities.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2022-0097
Permit Type: SPP
Submittal Date: 8/30/22
Assigned To: ORourke
Due Date: _____
Fees Due: _____
Fees Paid: _____

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature] ORourke 8/30/22
Fire Marshal or Designee Date

Conditions:

X PLEASE SUBMIT FIRE FLOW RESULTS ASAP.

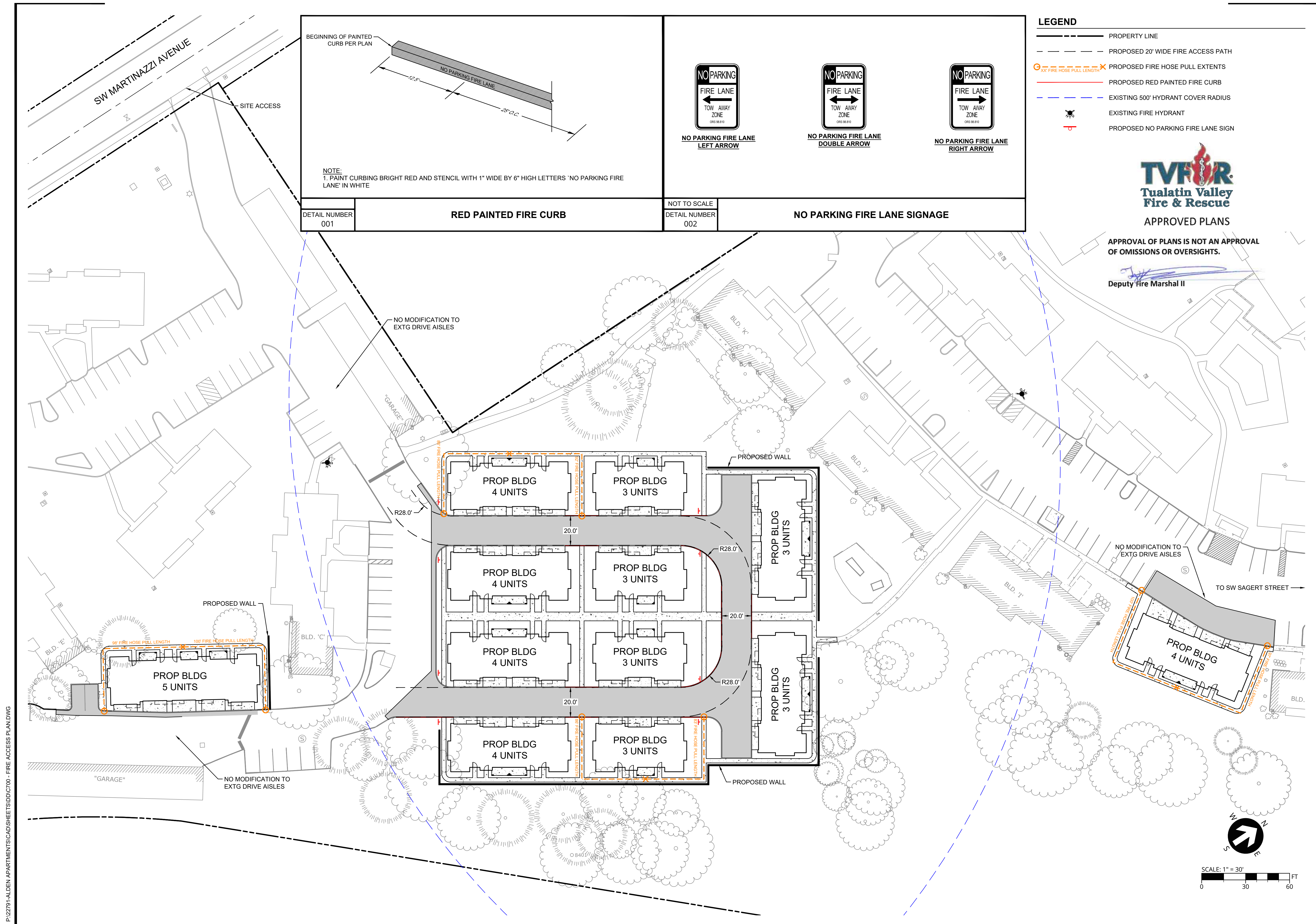
See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date



LEGEND

- PROPERTY LINE
- PROPOSED 20' WIDE FIRE ACCESS PATH
- PROPOSED FIRE HOSE PULL EXTENTS
- PROPOSED RED PAINTED FIRE CURB
- EXISTING 500' HYDRANT COVER RADIUS
- EXISTING FIRE HYDRANT
- PROPOSED NO PARKING FIRE LANE SIGN

NOTE:
1. PAINT CURBING BRIGHT RED AND STENCIL WITH 1" WIDE BY 6" HIGH LETTERS 'NO PARKING FIRE LANE' IN WHITE

DETAIL NUMBER 001 **RED PAINTED FIRE CURB**

NOT TO SCALE DETAIL NUMBER 002 **NO PARKING FIRE LANE SIGNAGE**

NO PARKING FIRE LANE LEFT ARROW NO PARKING FIRE LANE DOUBLE ARROW NO PARKING FIRE LANE RIGHT ARROW

TVALR
Tualatin Valley
Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Deputy Fire Marshal II

PUBLISH DATE

ISSUED FOR
DD
REVISIONS

FIRE ACCESS PLAN
ALDEN APARTMENTS

7800 SW SAGERT STREET
TUALATIN, OR 97062

3J CONSULTING

CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
3J PROJECT # | 22791
TAX LOT(S) | 2S125BA00100
LAND USE # | 22-0004
DESIGNED BY | KMK
CHECKED BY | BMO

SHEET NUMBER
FS-1

P:\22791-ALDEN APARTMENTS\CAD\SHEETS\DDC700 - FIRE ACCESS PLAN.DWG



10295 Southwest Bidder Road, Wilsonville, OR 97070
p 503 570 0626 f 503 582 9407 republicservices.com

September 2, 2022

Ashley Doty
Re: Alden Apartments
7800 SW Sagert St. & 20400 SW Martinazzi Ave.
Tualatin, OR 97062

Dear Ashley,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin, Oregon.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete waste and commingle recycling removal services one time per week for this planned development. Service day will be determined by Republic Services at its sole discretion and in accordance with the City of Tualatin franchise agreement. Landscape service and yard debris removal at this site is provided by a third-party contractor and there will not be a need for residential yard debris cart service for this development.

All residential trash and recycle cart receptacles must be placed on a level surface of each unit's driveway, in a location that is accessible for automated side-load service, with minimum spacing of 2'Ft. apart and at least 4'Ft. from any fixed objects including parked vehicles, and with no overhead obstructions. The access road must be free of any vehicles or other obstructions that would prevent safe passage of Republic Services collection vehicles

SW Martinazzi Ave. - 41 livable units, will be serviced by automated side load collection vehicles using the paved alley, which will have a width of 20'Ft. with a turn radius of 28.0' Ft. and will include beveled curbing on both inside corners of the roadway to allow our trucks to safely navigate this development.

SW Sagert St. - 4 livable, units will be serviced by automated side load collection vehicles using the existing paved driveway.

Thanks Ashley, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Chicago Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

A handwritten signature in cursive script that reads "Maggie Metcalf".



1433 SW 6th Avenue, Portland, OR 97201
(503)646-4444 FAX (503)469-4198

PRELIMINARY REPORT

TITLE OFFICER: Tony Schadle
tony.schadle@titlegroup.fntg.com
(503)469-4150

ORDER NO.: 472521006912
Supplement - No. 1 (update)

TO: Chicago Title Insurance Company
Siu Y. Cheung
711 Third Avenue, 8th Floor
New York, NY 10017

OWNER/SELLER: AMFP IV Alden LLC

BUYER/BORROWER: TBD

PROPERTY ADDRESS: 20323 SW Martinazzi Avenue, Tualatin, OR 97062

EFFECTIVE DATE: October 19, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ 61,150,000.00	\$ 82,731.00
Owner's Extended Coverage Policy - (Short Term Rate) std ptn \$48,909.00 & ext ptn \$33,822.00		
OTIRO 203.1-06 - *M* - Zoning - Improved Land (ALTA 3.1-06)		\$ 1,000.00
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)		\$ 1,000.00
OTIRO 209.2-06 - Covenants, Conditions and Restrictions - Improved Land (ALTA 9.2-06)		\$ 1,500.00
OTIRO 209.9-06 - Private Rights (ALTA 9.9-06)		\$ 250.00
OTIRO 217.2-06 - Utility Access (ALTA 17.2-06)		\$ 275.00
OTIRO 217-06 - Access and Entry (ALTA 17-06)		\$ 125.00
OTIRO 218-06 - Single Tax Parcel (ALTA 18-06)		\$ 50.00
OTIRO 225-06 - *M* - Same as Survey (ALTA 25-06)		\$ 100.00
OTIRO 228.1-06 - Encroachments - Boundaries and Easements (ALTA 28.1-06)		\$ 1,000.00
OTIRO 228-06 - Easement - Damage or Enforced Removal (ALTA 28-06)		\$ 100.00
OTIRO 239-06 - Policy Authentication (ALTA 39-06)		\$ 0.00
Government Lien Search		\$ 30.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

AMFP IV Alden LLC, a Delaware limited liability company

PRELIMINARY REPORT
(continued)

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

A tract of land situated in Section 25, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at a point in the North line of said Section 25, Township 2 South, Range 1 West, North 89° 32' 40" East 1010.00 feet from the Northwest corner of said Section 25; thence South 0° 08' 52" West along the center line of a 40.0 foot County Road, 1,319.60 feet; thence North 89° 25' 20" East, 798.61 feet to an iron pipe in the Northwesterly right-of-way line of the Baldock Freeway; thence North 15° 55' East along said Northwesterly right-of-way 1,294.5 feet to an iron rod; thence North 74° 00' West 160.28 feet to an iron rod; thence North 0° 27' 20" West 30.41 feet to the North line of said Section 25; thence South 89° 32' 40" West along said North line of Section 25 and the center line of County Road No. 327, a distance of 995.89 feet to the point of beginning.

EXCEPT those Parcels conveyed by deeds to the State of Oregon, by and through its State Highway Commission, and Recorded January 22, 1952 in Volume 328, Page 431 and Recorded December 5, 1952 in Volume 339, Page 375, Deed Records of Washington County, Oregon.

AND ALSO EXCEPTING that Parcel conveyed by deed to the State of Oregon, by and through its State Highway Commission and Recorded September 24, 1968 in Volume 717, Page 82, Deed Records of Washington County, Oregon.

AND ALSO EXCEPTING those Parcels conveyed by deed to Diamond Investment Co., a Corporation, by deeds Recorded May 24, 1961 in Volume 444, Page 517 and Recorded January 15, 1965 in Volume 537, Page 487, Deed Records of Washington County, Oregon.

AND ALSO EXCEPTING that portion as dedicated for street and utility purposes to the City of Tualatin by Resolution No. 389 78, Recorded June 14, 1978, as Fee No. 78 26691, Deed Records of Washington County, Oregon.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. ***** AMENDED *****
Unpaid Real Property Taxes for the fiscal year 2021-2022. as follows:

Levied Amount: \$209,547.12
Levy Code: 023.76
Account No.: R536076
Map No.: 2S125BA00100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. City Liens, if any, in favor of the City of Tualatin. None found as of September 17, 2021 posted to the main account addressed as 7800 SW Sagert Street.

We find an additional 212 accounts- no inquiry has been directed to the City Clerk, and a fee of \$30.00 per lien account will be charged if an inquiry is to be made.

8. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property:
Recording Date: January 22, 1952
Recording No.: Book: 328 Page: 431

Excepted Portion from legal description as shown on ALTA/NSPS Land Title Survey, prepared by Duryea Associates as Job No. 12-1685 dated November 2017, last revised February 15, 2018.

9. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property:
Recording Date: September 24, 1968
Recording No.: Book: 717 Page: 82

Excepted Portion from legal description as shown on ALTA/NSPS Land Title Survey, prepared by Duryea Associates as Job No. 12-1685 dated November 2017, last revised February 15, 2018.

10. An easement created by instrument, including the terms and provisions thereof:
Dated: March 31, 1978
Recording Date: June 14, 1978
Recording No.: 78-026690
In Favor Of: City of Tualatin
For: Public Utility Lines
Affects: The Northerly portion

Said easement was re-recorded:
Recording Date: September 11, 1978
Recording No.: 78-040450

As shown on ALTA/NSPS Land Title Survey, prepared by Duryea Associates as Job No. 12-1685 dated November 2017, last revised February 15, 2018.

11. An easement created by instrument, including the terms and provisions thereof:
Dated: February 5, 1979
Recording Date: September 6, 1979
Recording No.: 79-036431
In Favor Of: City of Tualatin
For: Public Utility Lines

As shown on ALTA/NSPS Land Title Survey, prepared by Duryea Associates as Job No. 12-1685 dated November 2017, last revised February 15, 2018.

12. An easement created by instrument, including the terms and provisions thereof:
Dated: October 11, 1979
Recording Date: November 20, 1979
Recording No.: 79-047980
In Favor Of: City of Tualatin
For: Sidewalk
Affects: The Southwesterly portion adjacent to SW Martinazzi Avenue

As shown on ALTA/NSPS Land Title Survey, prepared by Duryea Associates as Job No. 12-1685 dated November 2017, last revised February 15, 2018.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Comcast of Tualatin Valley, Inc.,
Purpose: Broadband communications system
Recording Date: April 24, 2015
Recording No.: 2015-029996

14. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Job No.: 12-1685
Dated: November 2017, last revised February 15, 2018
Prepared by: Duryea & Associates, P.S.
Matters shown:
A.) Right-of-way Fence overlaps 0.2' onto subject property
B.) Right-of-way Fence overlaps 0.8' onto subject property
C.) Asphalt Path overlaps 1.8' onto adjoining property

15. Multifamily Deed of Trust, Assignment of Rents and Security Agreement , including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated as of: December 29, 2020
Recording Date: December 30, 2020
Recording No.: 2020-135353
Amount: \$30,660,000.00
Grantor: AMFP IV ALDEN LLC, a Delaware limited liability company
Trustee: Chicago Title Company of Oregon
Beneficiary: Grandbridge Real Estate Capital LLC

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Federal Home Loan Mortgage Corporation
Recording Date: December 30, 2020
Recording No.: 2020-135415

An assignment of the beneficial interest under said deed of trust which names:

Assignee: U.S. Bank National Association, as Trustee For The Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2021-KF107
Recording Date: April 26, 2021
Recording No.: 2021-050051

16. A UCC financing statement as follows:

Debtor: AMFP IV ALDEN LLC
Assignee Secured Party: Federal Home Loan Mortgage Corporation
Assignor Secured Party: Grandbridge Real Estate Capital LLC
Recording Date: December 30, 2020
Recording No.: 2020-135354

Said Financing Statement was assigned by instrument,

Assignee: U.S. Bank National Association, as Trustee For The Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2021-KF107
Recording Date: April 26, 2021
Recording No.: 2021-050052

17. Rights of tenants, as tenants only, in unrecorded leaseholds.
18. The Company has on file a copy of the Operating Agreement for AMFP IV Alden LLC, a Delaware limited liability company, dated February 14, 2017. A copy of any amendments subsequent to the date of said Operating Agreement should be furnished for review prior to closing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

19. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.
20. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
 - a) The rights of tenants holding under unrecorded leases or tenancies
 - b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
 - c) Any facts which would be disclosed by an accurate survey of the Land

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- B. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- C. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- D. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- E. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- F. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- G. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

H. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

I. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$86.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00
Yamhill	\$81.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1433 SW 6th Ave.
Portland, OR. 97201

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

From: Heather Austin <heather.austin@3j-consulting.com>
Sent: Tuesday, September 27, 2022 2:58 PM
To: Keith Leonard <kleonard@tualatin.gov>
Subject: RE: Check-in on Alden Apartments

Hi Keith-

Attached you will find a copy of the land use application with applicant's (my) signature (sorry about that!). Also attached is our affidavit of posting and pictures of the 3 signs. And below is a statement regarding TDH 32.140(1)(h).

TDC 32.140(1)(h), "A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;"

Finding: The applicant contacted the Martinazzi Woods CIO, a City-recognized Citizen Involvement Organizations (CIO) whose boundaries include, or are adjacent to, the subject property. The applicant e-mailed a notice to the Martinazzi Woods CIO on July 29, 2022, announcing the August 10, 2022 neighborhood meeting, via the following e-mail addresses:

To: martinazziwoodscio@gmail.com

Cc: solson.1827@gmail.com; delmoore@frontier.com; jamison.l.shields@gmail.com; claudiasterling68@gmail.com; janet7531@gmail.com; roydloop@gmail.com

No response was received. This standard is met.

Please let me know if you need anything else, or if you'd like me to update the narrative with the finding above (to keep things cleaner).

Thanks!
Heather

Heather Austin, AICP | Senior Planner | **3J Consulting**
she/her | O: 503.946.9365 x206 | C: 503.887.2130

AFFIDAVIT OF MAILING NOTICE

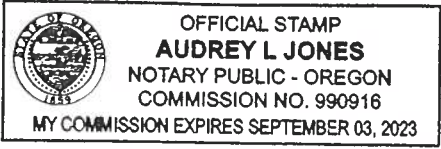
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Samuel Huck being first duly sworn, depose and say:

That on the 27 day of July, 2022, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Samuel Huck
Signature

SUBSCRIBED AND SWORN to before me this 27th day of July, 2022.



Audrey Jones
Notary Public for Oregon
My commission expires:

RE: September 03, 2023

Introduction	Address	City	State
To Our Neighbors at	8390 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20222 Sw 72Nd Ave.	Tigard	OR
To Our Neighbors at	8320 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8489 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	21110 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	20873 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20150 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8105 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	20980 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	20905 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	20973 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8153 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8310 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8330 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20249 Sw 85Th Ct.	Tualatin	OR
To Our Neighbors at	8235 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8312 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8447 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8304 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20104 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8370 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	21125 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20016 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	9801 Ranch Hand Ave.	Las Vegas	NV
To Our Neighbors at	8485 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8404 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20208 Sw 85Th Ct.	Tualatin	OR
To Our Neighbors at	8540 Sw Modoc Ct.	Tualatin	OR
To Our Neighbors at	5185 Carman Dr.	Lake Oswego	OR
To Our Neighbors at	8368 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8360 Sw Chelan St.	Tualatin	OR
To Our Neighbors at	8332 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8332 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8336 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20351 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8565 Sw Modoc Ct.	Tualatin	OR
To Our Neighbors at	7392 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	8446 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	8228 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8700 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	7313 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	20335 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	8487 Sw Huron Ct.	Tualatin	OR
To Our Neighbors at	8456 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20176 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8380 Se Shenandoah Way.	Tualatin	OR
To Our Neighbors at	20601 Sw Colville Ct.	Tualatin	OR
To Our Neighbors at	8740 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	8408 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	7476 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	7288 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8462 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	8448 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8344 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8486 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	21233 Sw Iroquis Dr.	Tualatin	OR
To Our Neighbors at	8472 Sw Nestucca Ct.	Tualatin	OR
To Our Neighbors at	20577 Sw Colville Ct.	Tualatin	OR
To Our Neighbors at	22350 Sw 102Nd Pl.	Tualatin	OR
To Our Neighbors at	20350 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	3809 Ne 73Rd Ave.	Portland	OR

To Our Neighbors at	8160 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8315 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8252 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8522 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at			OR
To Our Neighbors at	Po Box 230698.	Portland	OR
To Our Neighbors at	Po Box 230698.	Portland	OR
To Our Neighbors at	18880 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	18880 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	18880 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	18880 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	18880 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	18880 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8372 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	710 Holladay St.	Portland	OR
To Our Neighbors at	10735 Sw Bannoch St.	Tualatin	OR
To Our Neighbors at	20222 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8375 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	9500 Sw Barbur Blvd Ste 300.	Portland	OR
To Our Neighbors at	9500 Sw Barbur Blvd Ste 300.	Portland	OR
To Our Neighbors at	6195 Sw 150Th Ave.	Beaverton	OR
To Our Neighbors at	21199 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	21233 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20222 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8175 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	7321 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8464 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8685 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8535 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	1220 Sw 3Rd Ave Rm 1616.	Portland	OR
To Our Neighbors at	19775 Sw Taposa Pl.	Tualatin	OR
To Our Neighbors at	8510 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7251 Sw Delaware Cir.	Beaverton	OR
To Our Neighbors at	8105 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8240 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8450 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7311 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	8274 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20628 Sw 84Th Ct.	Tualatin	OR
To Our Neighbors at	20917 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8334 Sw Mowhawk St.	Tualatin	OR
To Our Neighbors at	8178 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	20948 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	21306 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	20569 Sw 84Th Ct.	Tualatin	OR
To Our Neighbors at	7401 Sw Washo Ct #200.	Tualatin	OR
To Our Neighbors at	2982 Winkel Way.	West Linn	OR
To Our Neighbors at	21285 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8280 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8685 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	8384 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8501 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8278 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20270 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	7991 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	1930 16Th Ave.	Forest Grove	OR
To Our Neighbors at	8201 Sw Seminole Trail.	Tualatin	OR
To Our Neighbors at	8475 Sw Avery St.	Tualatin	OR
To Our Neighbors at	19800 Spring Ridge Dr.	West Linn	OR
To Our Neighbors at	7343 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	19760 Sw Boones Ferry Rd.	Tualatin	OR
To Our Neighbors at	8400 Sw Seminole Trl.	Tualatin	OR

To Our Neighbors at	28686 Sw Paris Ave.	Wilsonville	OR
To Our Neighbors at	20487 Sw 69Th Ave.	Tualatin	OR
To Our Neighbors at	8121 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20779 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	7401 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	20445 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	8500 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	20527 Sw 84Th Ct.	Tualatin	OR
To Our Neighbors at	Po Box 824.	Tualatin	OR
To Our Neighbors at	7375 Sw Tenino.	Tualatin	OR
To Our Neighbors at	20173 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	20028 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	21250 Sw Makah St.	Tualatin	OR
To Our Neighbors at	8520 Sw Modoc Ct.	Tualatin	OR
To Our Neighbors at	180 Calico Lake Dr.	Brevard	NC
To Our Neighbors at	14595 Sw 144Th Ave.	Tigard	OR
To Our Neighbors at	8735 Sw Avery St.	Tualatin	OR
To Our Neighbors at	8455 Sw Seminole Trail.	Tualatin	OR
To Our Neighbors at	22082 Oak Grove.	Mission Viejo	CA
To Our Neighbors at	8210 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20100 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8520 Sw Sagert St.	Tualatin	OR
To Our Neighbors at	8488 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20682 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8454 Sw Chelan Ct.	Tualatin	OR
To Our Neighbors at	8675 Sw Avery St.	Tualatin	OR
To Our Neighbors at	21198 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8460 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20182 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8354 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8204 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	7455 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	4214 Woodside Cir.	Lake Oswego	OR
To Our Neighbors at	8451 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	.		OR
To Our Neighbors at	21267 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20935 Sw 90Th Ave.	Tualatin	OR
To Our Neighbors at	18840 Sw Boones Ferry Rd Ste 216.	Tualatin	OR
To Our Neighbors at	18840 Sw Boones Ferry Rd Ste 216.	Tualatin	OR
To Our Neighbors at	18840 Sw Boones Ferry Rd Ste 216.	Tualatin	OR
To Our Neighbors at	20164 Sw 85Th Ct.	Tualatin	OR
To Our Neighbors at	8137 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	2843 Sw Plum Ct.	Portland	OR
To Our Neighbors at	61690 Summer Shade Dr.	Bend	OR
To Our Neighbors at	8305 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	20124 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	7275 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8665 Sw Seminole Trail.	Tualatin	OR
To Our Neighbors at	8172 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8715 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	7242 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8520 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20248 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	20475 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	20221 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	8550 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20553 Sw Colville Ct.	Tualatin	OR
To Our Neighbors at	15253 Se Pebble Beach Dr.	Happy Valley	OR
To Our Neighbors at	8398 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20480 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	17477 N 101St Way.	Scottsdale	AZ
To Our Neighbors at	8515 Sw Seminole Trl.	Tualatin	OR

To Our Neighbors at	8375 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	7296 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	8374 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8535 Sw Avery St.	Tualatin	OR
To Our Neighbors at	20148 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	20196 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	20834 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20300 Sw Nancy Ln.	Beaverton	OR
To Our Neighbors at	10335 Sw Hoodview Dr.	Tigard	OR
To Our Neighbors at	10335 Sw Hoodview Dr.	Tigard	OR
To Our Neighbors at	21274 Sw Makah St.	Tualatin	OR
To Our Neighbors at	20390 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	121 Sw Salmon St.	Portland	OR
To Our Neighbors at	8442 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	19740 Sw Boones Ferry Rd.	Tualatin	OR
To Our Neighbors at	21216 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	12801 Nw 40Th Ave.	Vancouver	WA
To Our Neighbors at	8302 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20084 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8137 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8196 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8245 Sw Avery St.	Tualatin	OR
To Our Neighbors at	23662 Stafford Hill Dr.	West Linn	OR
To Our Neighbors at	8224 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8670 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	21207 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	21012 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	8328 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	Po Box 1632.	Tualatin	OR
To Our Neighbors at	28916 La Carreterra.	Laguna Niguel	CA
To Our Neighbors at	20167 Sw 85Th Ct.	Tualatin	OR
To Our Neighbors at	8300 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	19745 Sw 49Th Ave.	Tualatin	OR
To Our Neighbors at	8335 Sw Seminole Trail.	Tualatin	OR
To Our Neighbors at	5167 Metolius Ave Se.	Salem	OR
To Our Neighbors at	20036 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8295 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	7415 Sw 37Th Ave.	Portland	OR
To Our Neighbors at	8164 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8428 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8480 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8524 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8388 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	4040 Fairview Industrial Dr Se Ms #2.	Salem	OR
To Our Neighbors at	8476 Sw Huron Ct.	Tualatin	OR
To Our Neighbors at	20753 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20012 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8235 Sw Avery St.	Tualatin	OR
To Our Neighbors at	8440 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7768 Sw Red Hawk Ct.	Durham	OR
To Our Neighbors at	8416 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8492 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8352 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8208 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	21224 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8320 Sw Chelan St.	Tualatin	OR
To Our Neighbors at	8625 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	8488 Sw Huron Ct.	Tualatin	OR
To Our Neighbors at	8464 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	601 Quail Dr.	Newberg	OR
To Our Neighbors at	8290 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8700 Sw Seminole Trl.	Tualatin	OR

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To Our Neighbors at	1619 Se 176Th Ave.	Portland	OR
To Our Neighbors at	32590 Sw Arbor Lake Dr.	Wilsonville	OR
To Our Neighbors at	8512 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8435 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	Po Box 733.	Beaverton	OR
To Our Neighbors at	8462 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8264 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20995 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	Po Box 730.	Tualatin	OR
To Our Neighbors at	8525 Sw 165Th Ave.	Beaverton	OR
To Our Neighbors at	2121 Rosecrans Ave Ste 4325.	El Segundo	CA
To Our Neighbors at	2121 Rosecrans Ave Ste 4325.	El Segundo	CA
To Our Neighbors at	2121 Rosecrans Ave Ste 4325.	El Segundo	CA
To Our Neighbors at	2121 Rosecrans Ave Ste 4325.	El Segundo	CA
To Our Neighbors at	8490 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8414 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8278 Sw Chelan St.	Tualatin	OR
To Our Neighbors at	4849 Waylon St.	Eau Claire	WI
To Our Neighbors at	8460 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20400 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8120 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	7448 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	20200 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8346 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	21268 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8376 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8488 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	19165 Sw 51St Ave.	Tualatin	OR
To Our Neighbors at	21521 Sw 91St Ave.	Tualatin	OR
To Our Neighbors at	Po Box 2862.	Hillsboro	OR
To Our Neighbors at	8472 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8451 Sw Nestucca Ct.	Tualatin	OR
To Our Neighbors at	20708 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8498 Sw Santiam Dr.	Tualatin	OR
To Our Neighbors at	8430 Sw Avery St.	Tualatin	OR
To Our Neighbors at	8280 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8436 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8344 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8630 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	8518 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8266 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8345 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8275 Sw Avery St.	Tualatin	OR
To Our Neighbors at	8320 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8355 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	9500 Sw Barbur Blvd Ste 300.	Portland	OR
To Our Neighbors at	20653 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	17367 Lake Haven Dr.	Lake Oswego	OR
To Our Neighbors at	17367 Lake Haven Dr.	Lake Oswego	OR
To Our Neighbors at	8064 Sw Woody End St.	Portland	OR
To Our Neighbors at	9839 Sw Siuslaw Ln.	Tualatin	OR
To Our Neighbors at	8311 Sw Chelan St.	Tualatin	OR
To Our Neighbors at	8348 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	26951 S Bolland Rd.	Canby	OR
To Our Neighbors at	20154 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	20578 Sw Colville Ct.	Tualatin	OR
To Our Neighbors at	8331 Sw Avery St.	Tualatin	OR
To Our Neighbors at	20244 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	20086 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	8129 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8151 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8386 Sw Mohawk St.	Tualatin	OR

To Our Neighbors at	20062 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8340 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8505 Sw Avery St.	Tualatin	OR
To Our Neighbors at	6941 Sw 148Th Ct.	Beaverton	OR
To Our Neighbors at	20737 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	1532 Sunlight Dr.	Fairbanks	AK
To Our Neighbors at	8336 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8365 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8245 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8555 Sw Seminole Trail.	Tualatin	OR
To Our Neighbors at	7424 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	8410 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	1481 Nw 13Th Ave Apt 732.	Portland	OR
To Our Neighbors at	8660 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	14919 Ne Lawnview Cir.	Aurora	OR
To Our Neighbors at	19738 Sw Boones Ferry Rd.	Tualatin	OR
To Our Neighbors at	19770 Sw Boones Ferry Rd.	Tualatin	OR
To Our Neighbors at	20817 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	21762 Sw Mountain Home Rd.	Sherwood	OR
To Our Neighbors at	8360 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8444 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20602 Sw Colville Ct.	Tualatin	OR
To Our Neighbors at	8452 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8220 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	21044 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	8125 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8499 Sw Huron Ct.	Tualatin	OR
To Our Neighbors at	8552 Sw Santiam Dr.	Tualatin	OR
To Our Neighbors at	8477 Sw Nestucca Ct.	Tualatin	OR
To Our Neighbors at	8214 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	7367 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8347 Sw Avery St.	Tualatin	OR
To Our Neighbors at	20947 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	8298 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8350 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20044 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	8165 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	20551 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20211 Sw 85Th Ct.	Tualatin	OR
To Our Neighbors at	20292 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	4218 Ne 41St Ave.	Portland	OR
To Our Neighbors at	11970 Sw Hazelwood Loop.	Tigard	OR
To Our Neighbors at	7414 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8268 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7328 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	7293 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8138 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8680 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8520 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8408 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7439 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	8325 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8466 Sw Chelan Ct.	Tualatin	OR
To Our Neighbors at	20350 Sw 86Th Ave.	Tualatin	OR
To Our Neighbors at	8395 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8325 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	21711 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8265 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8392 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	3468 Ala Haukulu.	Honolulu	HI
To Our Neighbors at	21265 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8545 Sw Modoc Ct.	Tualatin	OR

To Our Neighbors at	8364 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8420 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	7327 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	17547 N Somerset Dr.	Surprise	AZ
To Our Neighbors at	8355 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	7205 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	10 Goodrich Trl.	Carmel	CA
To Our Neighbors at	2305 W I20 Ste 140 #172.	Grand Prairie	TX
To Our Neighbors at	8490 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20532 Sw 84Th Ct.	Tualatin	OR
To Our Neighbors at	8452 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8400 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	Po Box 2690.	Tualatin	OR
To Our Neighbors at	7355 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8503 Sw Santiam Dr.	Tualatin	OR
To Our Neighbors at	20564 Sw 84Th Ct.	Tualatin	OR
To Our Neighbors at	8492 Sw Umatilla St.	Tualatin	OR
To Our Neighbors at	8246 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	8474 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20276 72Nd Ave.	Tualatin	OR
To Our Neighbors at	7223 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	7407 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	21333 Sw Makah St.	Tualatin	OR
To Our Neighbors at	21885 Ne Alton St.	Fairview	OR
To Our Neighbors at	8410 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20376 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	20750 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	12424 Se Winter Creek Ct.	Happy Valley	OR
To Our Neighbors at	20124 Sw Tillamook Ct.	Tualatin	OR
To Our Neighbors at	8485 Sw Seminole Trl.	Tualatin	OR
To Our Neighbors at	20002 Sw 86Th St.	Tualatin	OR
To Our Neighbors at	20922 Sw Winema Ct.	Tualatin	OR
To Our Neighbors at	20679 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20795 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	7456 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	8484 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7229 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	5223 Ne 47Th Ave.	Portland	OR
To Our Neighbors at	8625 Sw Seminole Trail.	Tualatin	OR
To Our Neighbors at	8645 Sw Avery St.	Tualatin	OR
To Our Neighbors at	8119 Sw Avery St.	Tualatin	OR
To Our Neighbors at	4800 Sw Meadows Rd Ste 300.	Lake Oswego	OR
To Our Neighbors at	8360 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	104 South Aspen Ct.	Chandler	AZ
To Our Neighbors at	8514 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8426 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	4914 E Quien Sabe Way.	Cave Creek	AZ
To Our Neighbors at	8690 Sw Comanche Way.	Tualatin	OR
To Our Neighbors at	21183 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	20776 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	19767 Sw 72Nd Ave Ste 100.	Tualatin	OR
To Our Neighbors at	21313 Sw Makah St.	Tualatin	OR
To Our Neighbors at	476 Sw Brookwood Ave.	Hillsboro	OR
To Our Neighbors at	14510 Sw Chesterfield Ln.	Tigard	OR
To Our Neighbors at	20052 Sw 72Nd Ave.	Tualatin	OR
To Our Neighbors at	8415 Sw Avery St.	Tualatin	OR
To Our Neighbors at	8487 Sw Chelan Ct.	Tualatin	OR
To Our Neighbors at	8487 Sw Chelan Ct.	Tualatin	OR
To Our Neighbors at	7345 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	16745 Sw Stellar Dr.	Sherwood	OR
To Our Neighbors at	20532 Sw 84Th Ct.	Tualatin	OR
To Our Neighbors at	20230 Sw Tillamook Ct.	Tualatin	OR

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To Our Neighbors at	20705 Sw Martinazzi Ave.	Tualatin	OR
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To Our Neighbors at	8233 Sw Seminole Tr.	Tualatin	OR
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To Our Neighbors at	16543 S Harding Rd.	Oregon City	OR
To Our Neighbors at	8300 Sw Seminole Trl.	Tualatin	OR
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To Our Neighbors at	Po Box 1816.	Tualatin	OR
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To Our Neighbors at	2875 Marylhurst Dr.	West Linn	OR
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To Our Neighbors at	8239 Cahmpoeg Rd Ne.	Saint Paul	OR
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To Our Neighbors at	20101 Sw Tenino Ct.	Tualatin	OR
To Our Neighbors at	4641 Firtree Ln.	Sparks	NV
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To Our Neighbors at	4856 Sw Wembley Pl.	Beaverton	OR
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To Our Neighbors at	7335 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	7007 Sw 7Th Ave.	Portland	OR

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To Our Neighbors at	21150 Sw Iroquois Dr.	Tualatin	OR
To Our Neighbors at	8270 Sw Shenandoah Way.	Tualatin	OR
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To Our Neighbors at	21180 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8466 Sw Mohawk St.	Tualatin	OR
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To Our Neighbors at	448 Tenney Dr.	Rogue River	OR
To Our Neighbors at	8508 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	7237 Sw Delaware Cir.	Tualatin	OR
To Our Neighbors at	8504 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	10345 W Olympic Blvd.	Los Angeles	CA
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To Our Neighbors at	678 Gemstone Dr.	San Marcos	CA
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To Our Neighbors at	8284 Sw Mohawk St.	Tualatin	OR
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To Our Neighbors at	8430 Sw Seminole Trl.	Tualatin	OR
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To Our Neighbors at	8390 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	16840 Sw Parrett Mountain Rd.	Sherwood	OR
To Our Neighbors at	8192 Sw Shenandoah Way.	Tualatin	OR
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To Our Neighbors at	20939 Sw Martinazzi Ave.	Tualatin	OR
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To Our Neighbors at	7279 Sw Tenino Ln.	Tualatin	OR
To Our Neighbors at	19790 Sw Boones Ferry Rd.	Tualatin	OR
To Our Neighbors at	8342 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	8533 Sw Santiam Dr.	Tualatin	OR
To Our Neighbors at	8182 Sw Shenandoah Way.	Tualatin	OR
To Our Neighbors at	8468 Sw Mohawk St.	Tualatin	OR
To Our Neighbors at	20852 Sw 84Th Ave.	Tualatin	OR
To Our Neighbors at	4585 Sw Trail Rd.	Tualatin	OR
To Our Neighbors at	Po Box 1567.	Lake Oswego	OR
To Our Neighbors at	21234 Sw Martinazzi Ave.	Tualatin	OR
To Our Neighbors at	8300 Sw Mohawk St.	Tualatin	OR

To Our Neighbors at
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To Our Neighbors at
To Our Neighbors at

8565 Sw Avery St.
18725 Sw Boones Ferry Rd.
8324 Sw Maxine Ln Unit #46.

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3J CONSULTING

9600 SW NIMBUS AVENUE, SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 946.9365
WWW.3JCONSULTING.COM

July 27, 2022

Alden Apartments Neighborhood Meeting

To Our Neighbors at
8390 Sw Seminole Trl.
Tualatin, OR 97062

3J Consulting acts on behalf of Colrich California Construction, INC. regarding a proposal for the development of an additional 45 townhomes in Tualatin. The site is 16.53 acres in size and is located at 7800 SW Sagert St, Tualatin, OR 97062. The cross streets are SW Sagert St. and SW Martinazzi Ave. The site consists of one tax lot, identified as 2S125BA00100. The site is zoned Medium High Density Residential (RMH). The site location of the proposed project is shown on the attached vicinity map. The proposal includes applications for an Architectural Review.

Prior to applying to the City of Tualatin for the necessary land use approvals, I would like to discuss the proposal in more detail with the surrounding property owners and residents.

You are cordially invited to attend an In-person Neighborhood Meeting:

Wednesday, August 10th, 2022 at 6:00pm

The meeting will be held at the Tualatin Public Library in the Community Room.

18878 SW Martinazzi Ave. Tualatin, OR 97062

Please note that this will be an informational meeting on preliminary plans. These plans may be altered prior to the submittal of the application to the City. The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review and consider the proposal. The meeting gives you the opportunity to share with us any special information you know about the property.

I look forward to more specifically discussing the proposal with you. If you have any questions on how to participate in the proposed meeting, please contact us at ashley.doty@3j-consulting.com or (503) 946.9365 x.223.

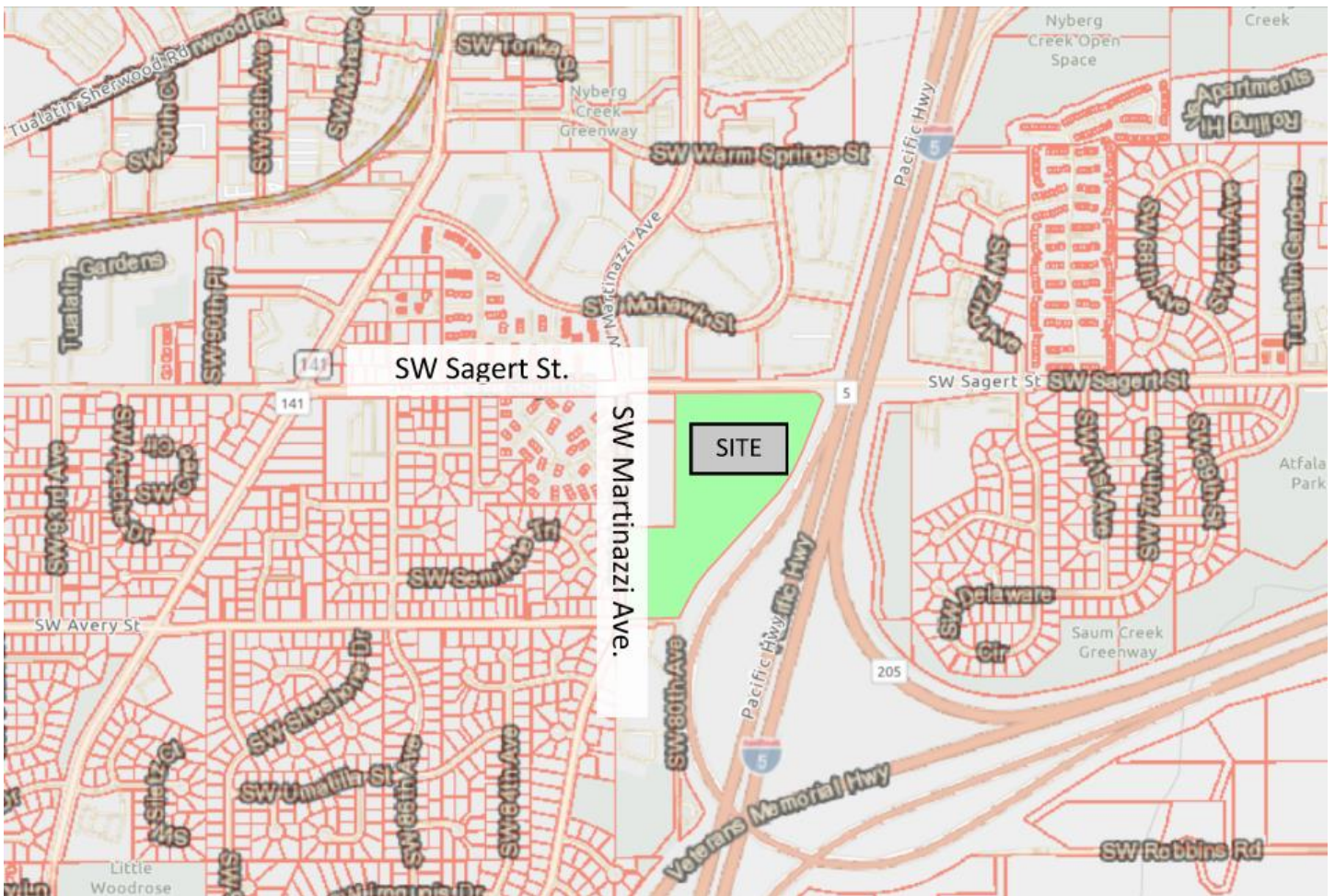
Sincerely,



Ashley Doty
Project Manager
3J Consulting, Inc.



VICINITY MAP



CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>

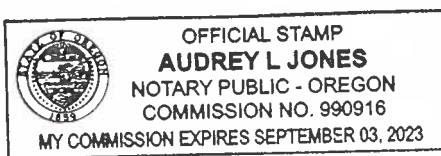
In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain orange composed of the RGB color values Red 254, Green 127, and Blue 0. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the Alden Apartments project, I hereby certify that on this day, 3 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Samuel Huck - 3J consulting

Applicant's Signature: *Samuel Huck*
(Please Print)

Date: 07/27/2022



Audrey Jones

Neighborhood Meeting Notes – Alden Apartments

Date: August 10th, 2022
 Project: Alden Apartments
 3J No.: 22791

Presenters: Heather Austin, 3J Consulting, Inc.
 Ashley Doty, 3J Consulting, Inc.

In compliance with the requirements for the submission of a land use application for Architectural Review for the development of a Multifamily Housing project, the applicant conducted a neighborhood meeting with notice provided to neighboring property owners within 1,000 feet of the subject site, designated Citizen Involvement Organization representatives, and the Tualatin Community Development Department.

3J Consulting hosted the meeting in the Community Room of the Tualatin Public Library located at 18878 SW Martinazzi Ave. The meeting began at 6:00 PM on August 10, 2022. A sign in sheet was provided for attendees to provide their name, address, telephone number, and email address. The presentation included an overview of the proposed development, zoning requirements and land use process. A site plan, various renderings, and floor plans of the proposed development were available for attendees to view. The following is a list of questions which were asked during the meeting. Names of attendees with comments/questions are included per Tualatin Development Code section 32.120.

Question	Answer
Bob Kern: What will the heights of the buildings be? Code used to be 45'.	The building heights will be maximum 35', which is the maximum height allowed by City code.
Is the church next door staying?	Yes. The proposed development is completely within the current Alden Apartments site.
What is the design of the landscaping going to be?	The proposal does not yet have a landscape designed. The renderings just show concept landscaping.
Linda Weland: How many units will be removed?	15 units are being removed (two buildings total). 45 units are being added.
Wes Davis: Will there be 2 cars per units? What will the street access be? Will cars be exiting on Sagert? Is it right turn out only?	The units each have a 2 car garage. Most units are on the loop drive that access the property from Martinazzi. One new building (4 units) will have access from Sagert. Currently there are no proposed restrictions to turning movements into or out of the property.
Bob: Are there any new entrances to the site?	There are no new proposed vehicular accesses to the site at this time. The existing a vehicular access to the site will remain.



Bob: How many units will there be per acre?	The overall property site is 17.09 acres. There will be 240 units total after construction. density. The maximum density per code is 250 units. This meets the City code for density requirements.
Tim: Are the new units townhomes? Are the current ones staying on the site?	The proposed new buildings are townhomes. The development would remove two existing buildings that are apartments, but no other changes to the existing apartments will occur.
Tim: Are there any traffic impacts? Where will new units be accessing from?	There are no expected major traffic impacts. This was already looked at by the consulting team. Additional info: A trip generation study has been conducted by the consulting traffic engineer, Kittelson & Associates. The proposed development is expected to generate fewer than 500 daily drips, fewer than 60 morning and evening peak trips, and fewer than 20 large truck trips per day, and therefore a full transportation impact analysis is not expected for Tualatin Development Code Section 74.440. This report will be included in the land use application.
Gayle: Will there be overflow parking for guests?	The proposed development will be meeting City code requirements for off-street parking.
Linda: Will there be play areas or open spaces for the new units?	These areas have not been finalized but the intent is to meet City code requirements for site design standards.
Gayle: When is the estimated completion date?	Spring/Summer 2024
Linda: Are these townhomes going to be to own or to rent?	All of the new townhome style apartments will be for rent from the same property managements company as the rest of the complex. No private ownership of individual units.
Wally: Are the common areas public or just for the residents? Are there any public funds involved?	The common areas will be private and just for the use of residents and guests. There is no public funding involved for the common areas.
Linda: Will there be affordable housing?	No, the new units will not be considered Affordable Housing per the State definition of "regulated affordable housing". New units will be market rate set by the property owner.
Bob: Are there low cost units on site? What is the current market rate of the units now?	Current rates for existing units are unknown to the consultant team. Please contact the property management company for more information on unit rates.
Wes: What is the different between townhomes and apartments? The project is called Alden Apartments but these are townhomes?	The property is called Alden Apartments and contains various sized apartment units each on individual floors. The proposed units will be townhome style apartments, with



	each units spread across 3 vertical floors, separated by shared walls between units.
Wally: What are the targeted demographics of the new units? Will there be multi-generational style units with bedrooms on the first floor? Can multiple levels be accessed from outside or are there stairs inside to each level.	The units will all only have access from the ground floor. There are currently two proposed unit floorplans. Floorplan A has a bedroom on the first floor. Floorplans are available to view at this meeting.
Linda: What will the unit layouts be? How many bedrooms?	There are currently two different proposed floorplans. Floorplan A has 3 bedrooms and 3 bathrooms. Floorplan B has 2 bedrooms and 2.5 bathrooms.
Barb: How many car spaces will the garages be?	All units are proposed to have a 2 car garage.

The meeting concluded at approximately 6:30 PM.



Appendix F. Neighborhood Meeting Materials

Signs posted along property's frontage on Sagert, Martinazzi and Avery, and close-up of sign designed to city standards.



CERTIFICATION OF SIGN POSTING



The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

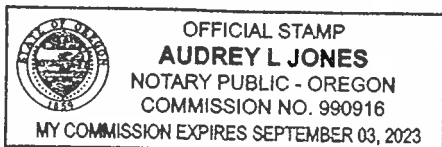
NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Alden Apartments AR-22-0008 project,
I hereby certify that on this day, 3 sign(s) was/were posted on the subject property in
accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Sam Huck (Please Print)

Applicant's Signature: [Handwritten Signature]

Date: 09/02/2022



[Handwritten Signature: Audrey Jones]







NOTICE
ARCHITECTURAL
REVIEW AR-22-4006
For more information call
503-691-3026 or visit
www.clatsopregion.gov



ALDEN APARTMENTS

7800 SW Sagert Street and 20400 SW Martinazzi Avenue

Pre-Application Meeting Summary

Thank you for discussing your proposed multiple family development project. Below you will find a summary of our discussion points. If there is anything else from our meeting that you wish to document, please respond with your notes as well. Thank you.

Required Land Use Reviews

Submit electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.

Neighborhood/Developer meeting

- Holding a Neighborhood/Developer meeting is required for the Annexation, Plan Map Amendment (Zone Change), and Architectural Review applications. The same meeting may be used for both applications.
- Neighborhood/Developer meetings should generally be held no more than six months prior to application. More detailed information about this meeting, is online here: <https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings>
- Applicants are responsible for mailing and posting notice of your Neighborhood Developer meeting. The City can provide a list of addresses for your notice letters. This mailing list includes neighboring property owners. Please email us at planning@tualatin.gov to request a Mailing List for a \$32 fee.

Architectural Review Application:

Type III Land Use Decision – See [TDC 33.020\(3\)](#)

https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5081/ar_instructions_2019_withforms.pdf

Type III AR applications and examples for industrial development found here:

<https://www.tualatinoregon.gov/planning/ar-19-0008-tualatin-industrial-park>

Criteria to address for your AR narrative includes:

- **Tualatin Municipal Code:**
 - [03-02: Sewer Regulations;](#)
 - [03-03: Water Service;](#)
 - [03-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building & Sewers;](#)
- **Tualatin Development Code:**

- [32: Procedures;](#)
- [33.020: Architectural Review;](#)
- [33.110: Tree Removal Permit/Review;](#)
- [42: Medium High Density Residential Zone \(RMH\);](#)
- [73A, 73B, 73C and 73D: Design Standards;](#)
- [74: Public Improvements](#)
- [75: Access Management](#)

Type III Timeline:

- Decided by Architectural Review Board, meets as needed on Wednesdays: <https://www.tualatinoregon.gov/arb>
 - 30 day Completeness Review.
 - Hearing typically scheduled within 60 days of complete application
 - Notice of Hearing:
 - 20 day prior to hearing
 - Those who comment gain standing for potential appeal
 - Notice of Decision:
 - 14 day appeal period – opportunity to appeal decision to City Council
 - Decision is good for two years ([TDC33.020\(9\)](#)) with an opportunity to request a one-time decision extension ([TDC 33.020\(8\)](#)) of one (1) additional year, if approved. Extensions require a Type II review process.

Required Service Provider Letters

Clean Water Services will comment on additional natural resource, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/> This letter will specify any required wetland and buffer mitigation.

Coordination with Republic Services, the City’s waste disposal service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with John Olivares, Operations Manager: jolivares@republicservices.com and (503) 826-7139.

Coordination with TVF&R, the City’s emergency and fire protection service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with TVF&R: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>

Highlighted Site Design Standards

- Ordinance [1463-21](#): The Middle Housing ordinance is effective but the online development code may not have been updated at this time.
- [TDC 73A.200\(1\) Common Wall Design Standards:](#)
- Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;
- Phasing of Improvements – Phasing of required improvements are regulated in

Tree Removal:

Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit. Tree is defined as: a living, standing, woody plant having a trunk eight inches or more in diameter, widest cross section, at a point four feet above mean ground level.

If required, tree removal is reviewed under the Architectural Review application. A tree preservation plan and a tree assessment report prepared by a certified arborist are required to address the approval criteria for tree removal found in [TDC 33.110\(5\)](#).

Public Utilities and Other Site Development

- Request available public utility as-builts by emailing tdoran@tualatin.gov. Washington County can provide public as-builts adjacent to your site.
- Apply for Hydraulic Modeling and Tualatin Erosion Control, Public Works, and Water Quality Permits electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.
- An Erosion Control permit is required from Tualatin for projects disturbing over 500 square feet.
 - Additionally, if between one and five acres are disturbed, a 1200CN is needed from CWS.
 - If over five acres are disturbed, a 1200C is needed from DEQ.
- A Water Quality Permit is needed for construction and modification of public and private impervious areas. The permit will include wetland mitigation/revegetation required by CWS SPL in addition to treatment, detention as required for conveyance, and hydromodification per CWS D&CS Ch 4.
 - Any additional permits from regulating agencies such as CWS Environmental Services
 - Include all private stormwater treatment and conveyance within a maintenance agreement including existing facilities.
 - For water quality permit application completeness submit stormwater plans and calculations certified by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) proving proposed systems:
 - In accordance with TMC 3-5-200 through 3-5-430, TDC 74.630 and 74.650, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design and Construction Standards (D&CS) Chapter 4.
 - Show onsite facilities for proposed new and modified impervious areas.
 - Address runoff from all new and modified private impervious areas.
 - Treat new and modified impervious areas in accordance with CWS D&CS 4.08.1.d meeting phosphorous removal in accordance with TMC 3-5-350 per the design storm in accordance with TMC 3-5-360 and CWS D&CS 4.08.2.
 - Detain as needed TMC 3-5-220, TMC 3-5-230, and CWS D&CS 4.08.
 - Accommodate hydromodification in accordance with CWS D&CS 4.03.5.
 - Include conveyance calculations that accommodates up to a 25-year storm event with 100-year overland flow to the public stormwater system in accordance with TDC 74.640 and CWS D&CS 5.05.2.d.
 - Downstream evaluation with a maximum of 82% capacity within public lines per [TMC 3-5-210 - Review of Downstream System](#)
 - Demonstrate compliance with the Clean Water Services' Service Provider Letter CWS conditions sufficient to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d).

- If the proposed water quality facility includes infiltration in the design, a Geotech/soil/infiltration report will need to be submitted to Engineering for a complete land use application.
- A Public Works Permit is needed for any sanitary sewer, stormwater, or water line work within right-of-way or public easements.
- Record an 8-foot wide public utility easement adjacent to right-of-way. Underground utilities unless over 50kv (then associated existing utilities may remain above).
 - Work directly with PGE regarding any existing lines and poles vs what they will require to serve your site.
 - Your conversations with PGE may result in their request of special circumstances to the City. Please provide us PGE's response early so we can provide any needed input.
 - Private retaining walls must be located outside of the public utility easement.
 - The maximum allowed slope within the public utility easement is per:
 - Washington County standards for SW Grahams Ferry Road.
 - Tualatin [Public Works Construction Code](#) 203.2.07 Slope Design 3:1 standard for local streets.
- Hydraulic Modeling is required for over 48,300 square footage of new building area, 870 gallons/acre/day use, and/or more than 49 residential units. Hydraulic Modeling may be requested in advance of application for a land use to confirm availability and requirements, but may need to be updated depending on changes due to conditions of approval. When submitting a modeling application include:
 - Requirements/alternatives allowed by TVF&R. Apply for a TVF&R service provider letter via <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>.
 - Hydrant flow test results. Request testing via <https://www.tualatinoregon.gov/publicworks/hydrant-flow-tests>. For questions contact Terrance Leahy, Water Division Manager, (503) 691-3095; tleahy@tualatin.gov.
 - After submittal Staff will coordinate with you regarding payment of the fee per the current [fee schedule](#). The fee is currently \$300/building.

Transportation and Site Access

- Your transportation engineer must email Mike McCarthy, Principal Traffic Engineer, mmccarthy@tualatin.gov (please also copy tdoran@tualatin.gov) to confirm proposed Traffic Impact Analysis scope including site plan, building sizes, etc. and estimated trip generation. Staff will coordinate with any other applicable agencies and jurisdictions. Mike may also be reached at (503) 691-3674.
- Additional ROW may be required to permit the construction of public transportation improvements (Traffic Impact Analysis will identify mitigation measures).

Fire

- Drew Dubois, TVF&R (503) 259-1404; drew.debois@tvfr.com
- Flow testing: Terrance Leahy, Water Division Manager, (503) 691-3095; tleahy@tualatin.gov

Building

- At the conclusion of the AR appeal period, please contact Building Services at (503) 691-3044 to schedule a pre-submittal meeting to discuss the permit process with Building Division staff.

- Current fee schedule: <https://www.tualatinoregon.gov/finance/fee-schedule>
- For calculating SDC fees, please work with Lauren Gonzalez, lgonzalez@tualatin.gov