

## DEVELOPER/NEIGHBORHOOD MEETING NOTICE

November 10, 2025



RE: Tualatin High School Restroom Building

Dear Property Owner:

You are cordially invited to attend a meeting on December 1, 2025 at 6:00 pm at Tualatin High School. This meeting is being held to discuss a proposed project located at the school (22300 SW Boones Ferry Rd, Tualatin, OR 97062). The proposal consists of the construction of a new 665 square foot CMU building that will contain eight (8) single occupancy restroom units along with some ancillary paving and drainage improvements. This proposed building will be located south of the existing football field and east of the theater building.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

Shawn Christensen, Bond Program Manager  
Tigard-Tualatin School District  
503-381-7855  
schristensen1@ttsd.k12.or.us

cc: [planning@tualatin.gov](mailto:planning@tualatin.gov); Tualatin Community Development Department

## A simple compass rose with four cardinal directions: North, South, East, and West. The directions are labeled with text around a central cross. North is at the top, South at the bottom, East on the left, and West on the right.

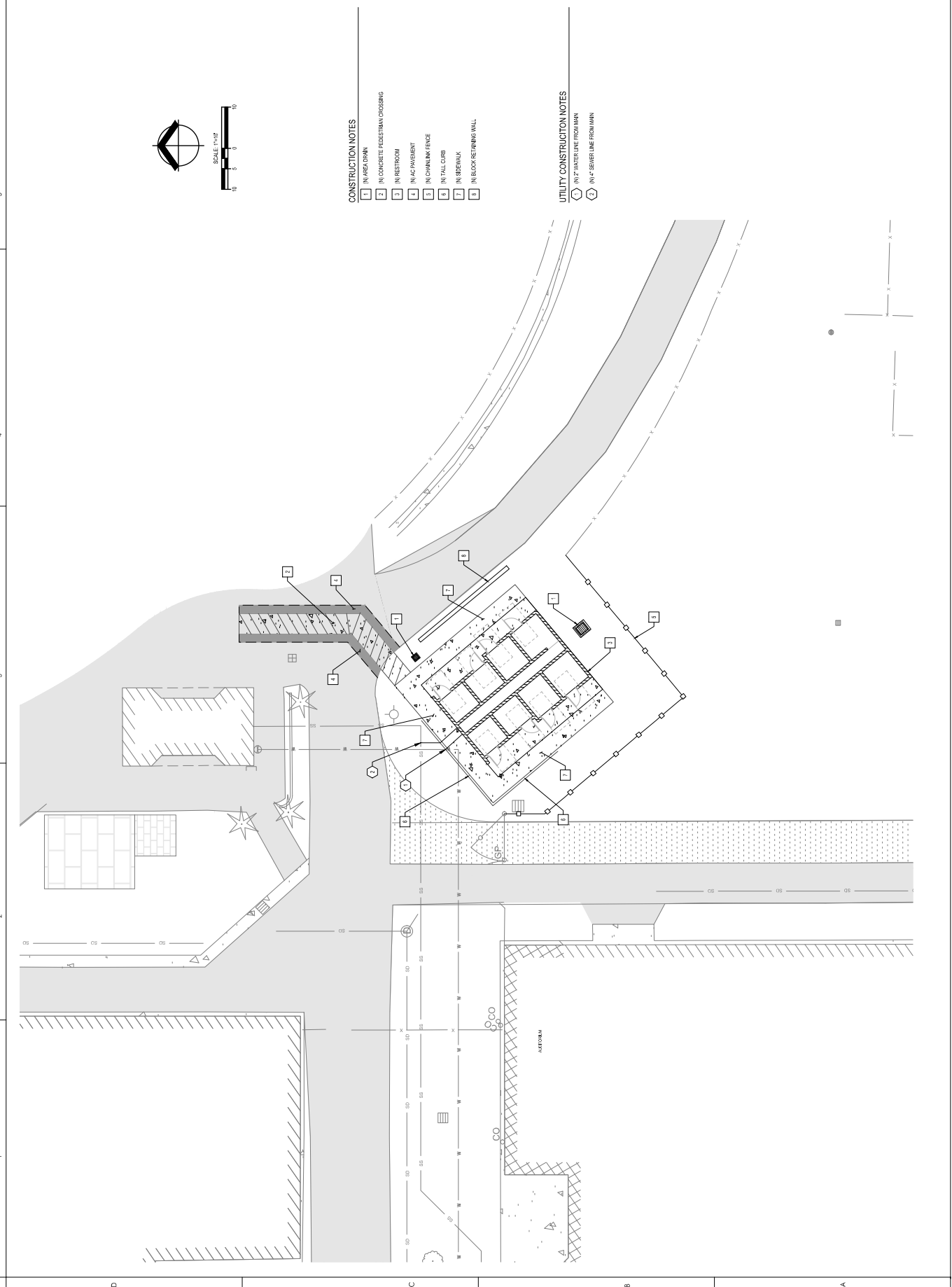
This detailed floor plan illustrates the layout of the 1000 block of South Street. The plan includes numerous building footprints, each labeled with a number (e.g., 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200). The plan also shows the locations of the Building Entry and the Neighborhood Meeting Location, which are highlighted in red. The plan is oriented with North at the top, and the South Lot is indicated on the right side.

Auditorium

## Upper Level

180 Main Office, Attendance and Business Office  
24 Lecture Hall  
196 Athletic Office  
165 Counseling Office

Rev #	Description
1	Initial
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
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100	Revised







## AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON           )  
  ) SS  
COUNTY OF WASHINGTON )

I, Connie Woodward being first duly sworn, depose and say:

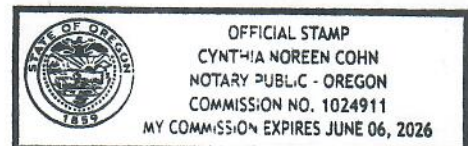
That on the 10 day of November, 2025, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, 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.

Connie Woodward  
Signature

SUBSCRIBED AND SWORN to before me this 10 day of November 2025.

Cynthia N. Cohn  
Notary Public for Oregon  
My commission expires:

RE: \_\_\_\_\_





# Notice of Meeting

## Meeting Date & Time:

**Monday, December 1, 2025  
6:00-7:00pm**

### LOCATION:

Tualatin High School  
22300 SW Boones Ferry Rd, Tualatin, OR 97062

**FOR MORE INFORMATION**

**503-381-7855**

## CERTIFICATION OF SIGN POSTING



### Meeting Date & Time:

**Monday, December 1, 2025**  
**6:00-7:00pm**

LOCATION:

Tualatin High School  
22300 SW Boones Ferry Rd, Tualatin, OR 97062

### FOR MORE INFORMATION

**503-381-7855**

In addition to the requirements of TDC32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:

<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

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As the applicant for the Tualatin High School - New Restroom Building project, I hereby certify that on this day, November 12, 2025 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: Kevin Apperson

*(Please Print)*

Applicant's Signature: Apperson, Kevin

Digitally signed by Apperson, Kevin  
DN: CN="Apperson, Kevin", OU=Internal, OU=users,  
OU=stantec, DC=corp, DC=ads  
Date: 2025.11.12 18:49:10-08'00'

Date: November 12, 2025







## Neighborhood/Developer Meeting Sign-In

### Tualatin High School – Exterior Improvements (New Restroom Building)

City of Tualatin, Oregon

	Name	Address	Phone Number	Email Address
1.	Josh Gregory	22580 SW Miami Drive, Tualatin	503-702-6658	jgregory27@gmail.com
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

# Neighborhood/Developer Meeting Minutes

## Tualatin High School – Exterior Improvements (New Restroom Building)

City of Tualatin, Oregon



**Pre-Application Meeting:** PRE25-0012

**Date and Time:** Monday, December 1, 2025, 6:00pm

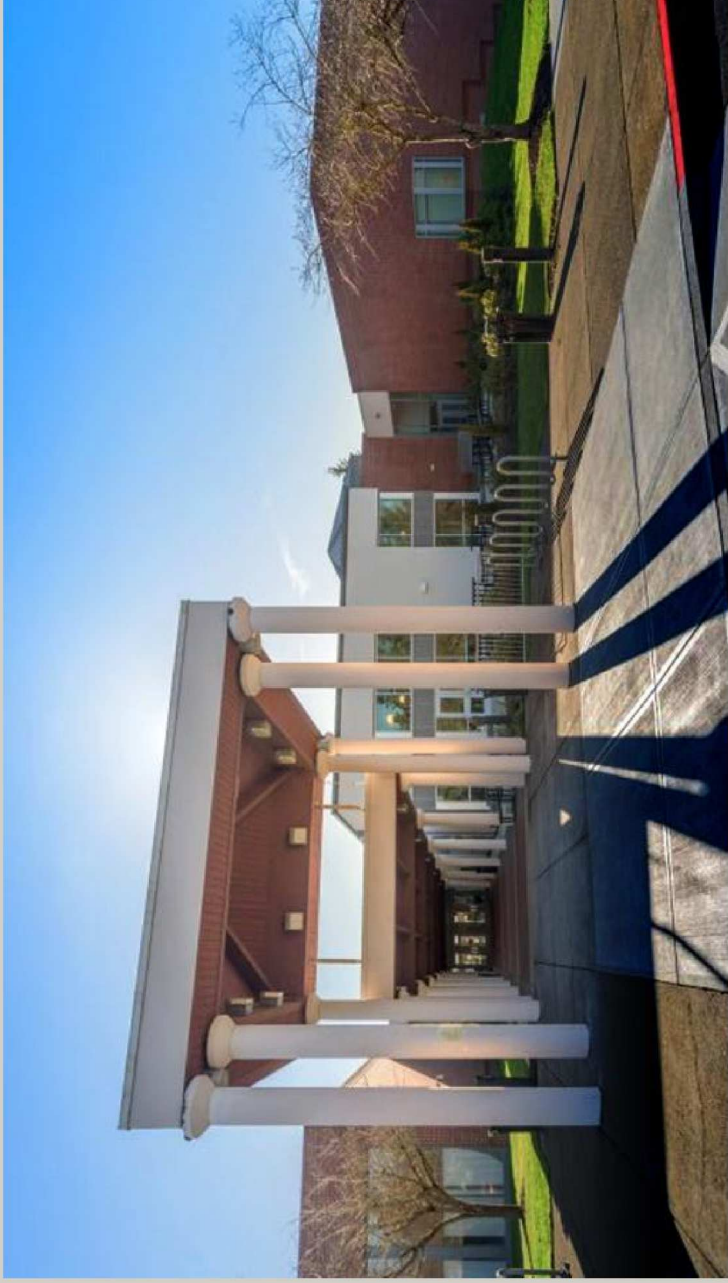
**Location:** Tualatin High School, 22300 SW Boones Ferry Rd, Tualatin, OR 97062

**Meeting Attendees:** One (1) attendee plus six (6) project team members. See attached list for name and address of the participant.

### 6:05 pm – Meeting Opening

- 1) **Introductions:** Design Team (Kevin Montage, Shawn Christensen, Andrew Werth, Casey Cunningham, Matt Lewis and Kevin Apperson)
- 2) **Site Plan Overview:** Andrew Werth, Project Manager
- 3) **Question and Answer:**
  - ❖ **Question #1** – Will the proposed construction affect access to the baseball field?
    - Answer: The District will work with the baseball league during construction to maintain access to the field.
  - ❖ **Question #2** – What is the leagues schedule during the summer months?
    - Answer: There is one varsity, one JV, one freshman and 3 junior high teams. These teams play seven days a week.
  - ❖ **Question #3** – Will the restrooms be heated?
    - Answer: No, the single occupancy units will not be heated.
- 4) Closing Comments

### 6:18 pm – Meeting Adjournment



# Tualatin HS Restroom Building Community Meeting

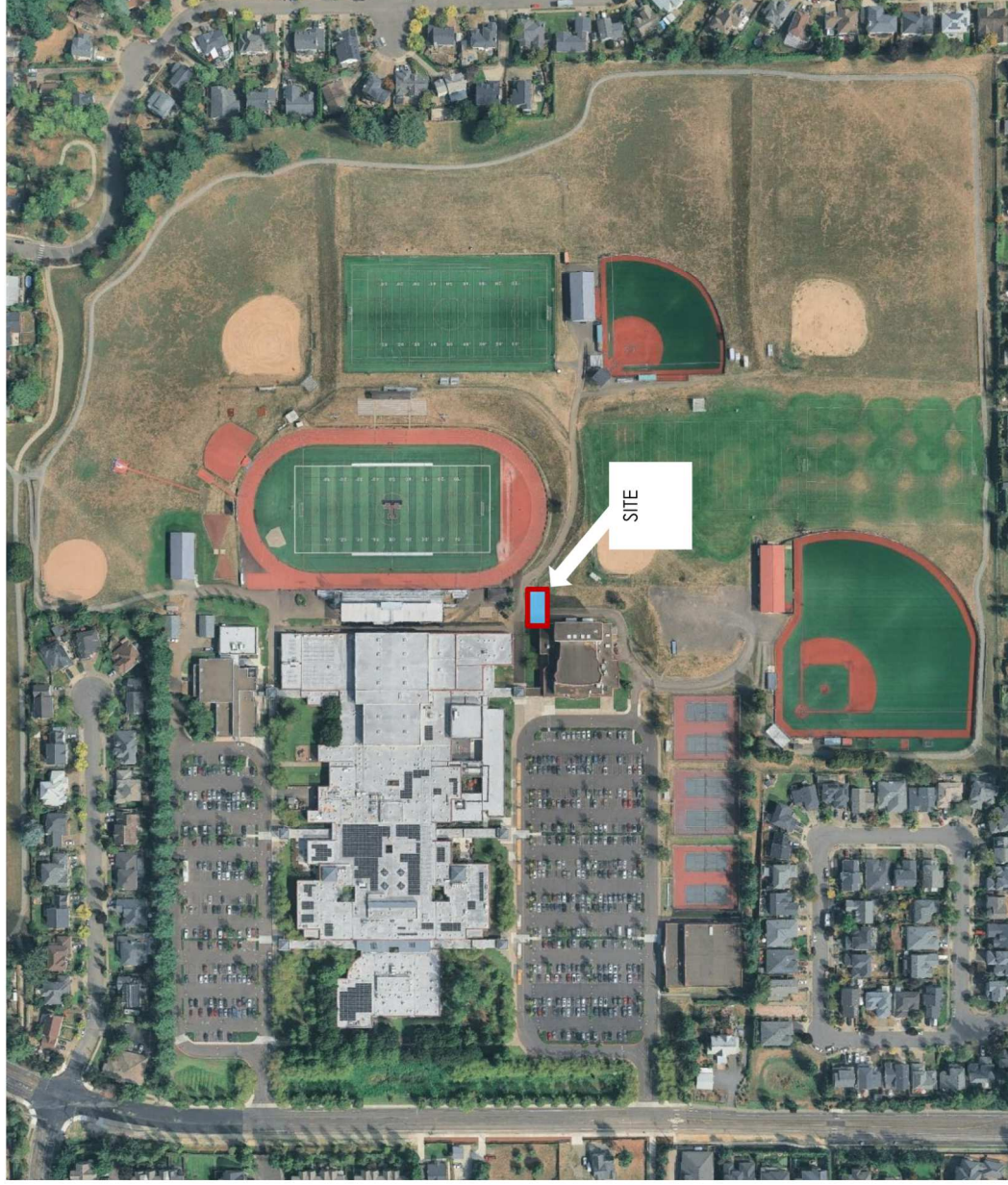
BRIC

## Process/Schedule

- Pre-Application [October 30, 2025]
- Neighborhood/Developer Meeting
- Application Submittal [*mid-December, 2025*]
- Completeness Review [2-3 Weeks]
- Application Review/Draft Decision [8 Weeks]
- Construction [*June - September 2026*]



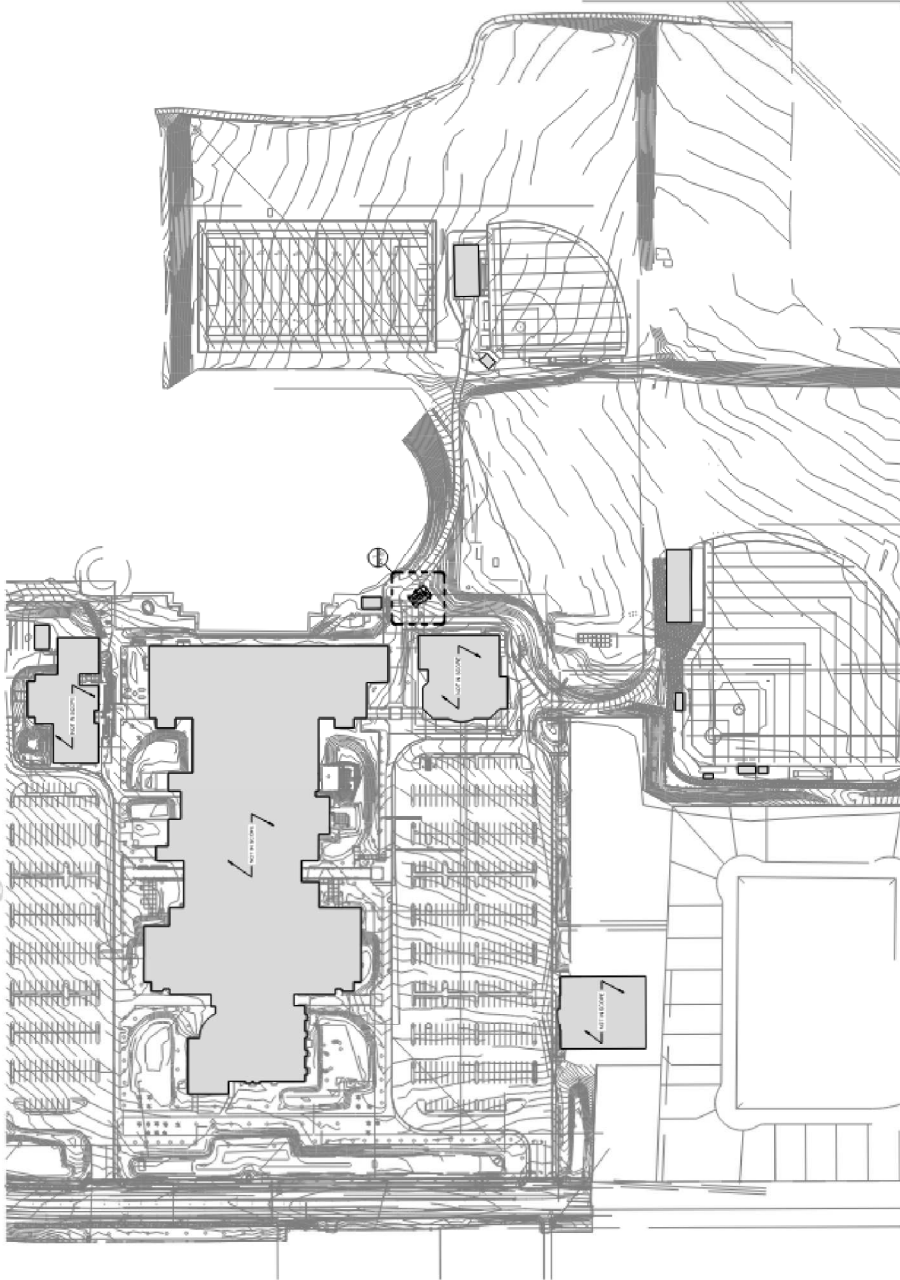
## Site Aerial



# Site Aerial

22300 SW BOONES FERRY ROAD, TUALATIN, OR 97062

## Tualatin High School Athletic Restroom Building



TUALATIN HIGH SCHOOL SITE PLAN  
1

December 2025

BRIC — Tigard-Tualatin School District

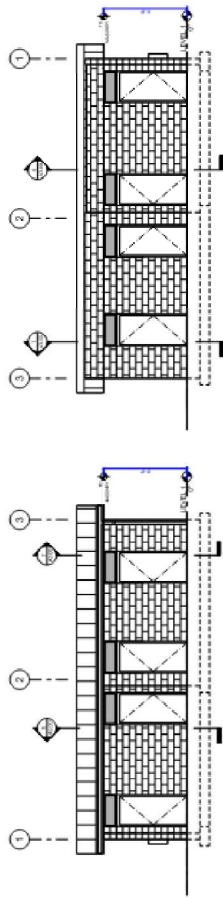
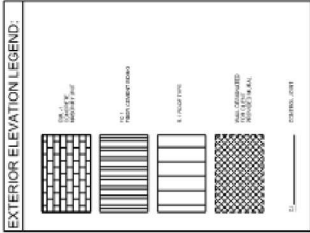
Tigard Tualatin School District December 01, 2025

BRIC

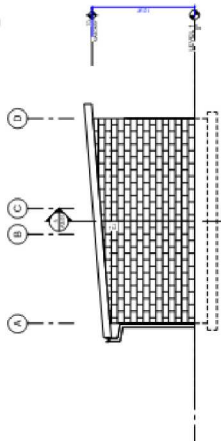
# Floor Plan/Elevations

22300 SW BOONES FERRY ROAD, TUALATIN, OR 97062

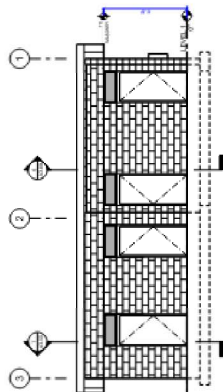
## Tualatin High School Athletic Restroom Building



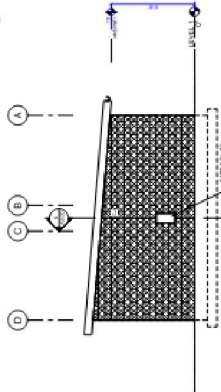
WEST ELEVATION (5)



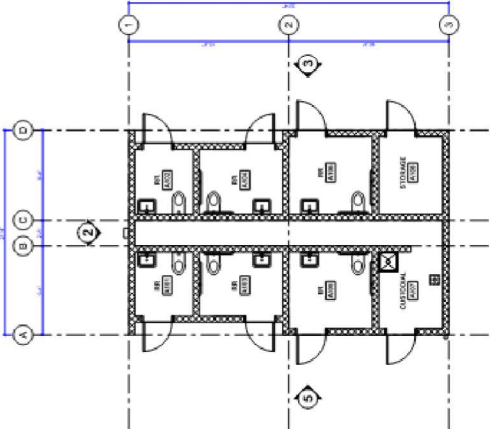
SOUTH ELEVATION (4)



EAST ELEVATION (3)



NORTH ELEVATION (2)



FLOOR PLAN (1)

BR|C — Tigard-Tualatin School District



# Questions





# Thank You

