



Neighborhood/Developer Meeting Notice

October 29, 2025

Dear Property Owner,

You are cordially invited to attend a meeting on **Tuesday, November 18th, 2025, at 6:00 PM** at the Juanita Pohl Center. This meeting is being held to discuss a Type II partition application to divide an existing lot to create two separate parcels. The project is located at 19000 SW 124th Avenue in Tualatin, OR.

The Juanita Pohl Center is located at 8513 SW Tualatin Road, Tualatin, OR 97062.

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,

Jessica Bruce

Jessica Bruce, Project Administrator
AHBL on behalf of Panattoni Development

JBruce@ahbl.com or 253-383-2422

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

TACOMA

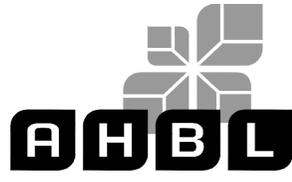
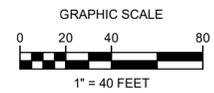
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com



124TH COMMERCE CENTER

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 2 S., RGE. 1 W., W.M.,
CITY OF TUALATIN, OREGON.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
124TH COMMERCE CENTER

Client:
PANATTONI DEVELOPMENT COMPANY, LLC

1201 PACIFIC AVENUE, SUITE 1700
TACOMA, WA 98402

CONTACT: BRENDA FODGE

Project No.
2250125.10

Issue Set & Date:

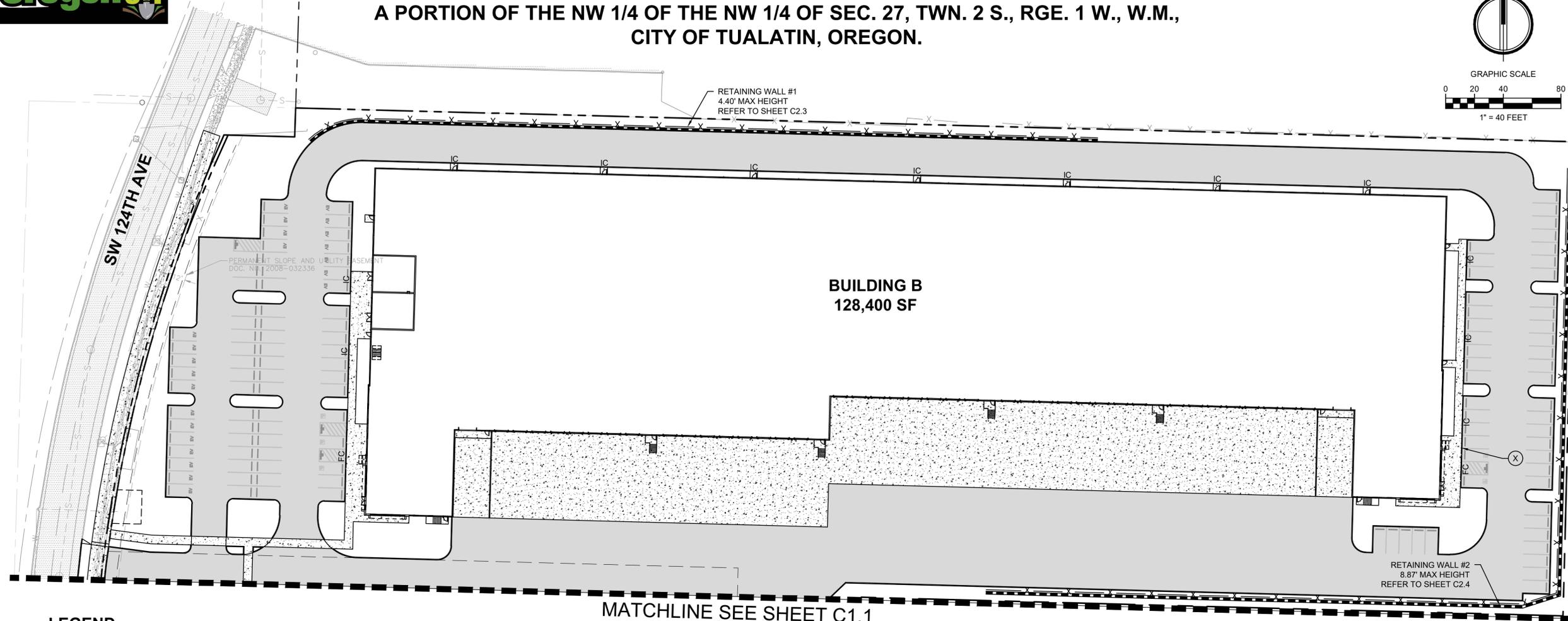
FINAL DESIGN PERMIT SET

10/16/2025



EXPIRATION DATE: 12/31/2025

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LEGEND

CEMENT CONCRETE PAVEMENT		3 C1.2
HEAVY DUTY CONCRETE PAVEMENT		6 C1.2
STANDARD DUTY ASPHALT PAVEMENT		7 C1.2
HEAVY DUTY ASPHALT PAVEMENT		7 C1.2
VERTICAL CURB	VC	4 C1.2
EXTRUDED CURB	EC	9 C1.2
INTEGRAL CURB	IC	5 C1.2
FLUSH CURB	FC	5 C1.2
NO CURB	NC	
CURB AND GUTTER	CG	2 C1.3
CHANGE IN CURB TYPE		X
PRECAST WHEELSTOP		8 C1.2
RETAINING WALL		
POND		
FENCE		

NOTES

- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SITE FEATURES AND CONTROL NOT SHOWN.
- REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR PLANTING AND IRRIGATION IMPROVEMENTS.

△	_____
△	_____
△	_____
△	_____

Revisions:

Sheet Title:
HORIZONTAL CONTROL AND SURFACING PLAN

Designed by: GG/CP Drawn by: TS/GG/CP Checked by: BB/TW

Sheet No.

C1.0

3 of 25 Sheets

PROJECT MEMO



TO: Madeleine Nelson
City of Tualatin

DATE: December 9, 2025

FROM: Jessica Bruce
Tacoma - (253) 383-2422

PROJECT NO.: 2250125.10

PROJECT NAME: 124th Commerce Center

SUBJECT: Summary of Contact with CIO

All city-recognized Citizen Involvement Organizations (CIOs) were notified of the 124th Commerce Center proposed Partition prior to submittal of the application. Notification was emailed to all 47 members, including the project description of a Type II partition application to divide an existing lot to create to separate parcels. Emails were sent on 10-29-25 and 12-5-2025 to the members listed on the CIO Contact List received from the City of Tualatin. No responses were received.