

MACKENZIE.

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January 8, 2015

Re: **Koch Corporate Center – Architectural Review Application**
Neighborhood Meeting
Project Number 2140561.00

Dear Interested Party:

You are cordially invited to attend a meeting on Thursday, January 29, 2015, from 5:00 to 6:00 p.m. at the Heritage Center located at 8700 SW Sweek Drive (see attached for a detailed location map).

The purpose of this meeting is to discuss three new industrial buildings located at SW 115th Avenue and Itel Street, more specifically on tax lots 200, 300, and 400 of map 2S 1 27DB and tax lots 300 and 600 of 2S 1 27AC. The property owner, PacTrust, is proposing one new building on tax lots 200, 300, and 400 to the south of Itel Street. Additionally, PacTrust is proposing one building on tax lot 300 and one building on 600 north of Itel Street. Please see the attached map for reference.

The purpose of this meeting is to review preliminary plans and provide a means for the applicant/owner and surrounding property owners to meet and discuss this proposal. If you have any questions, please feel free to contact me at (503) 224-9560.

Sincerely,



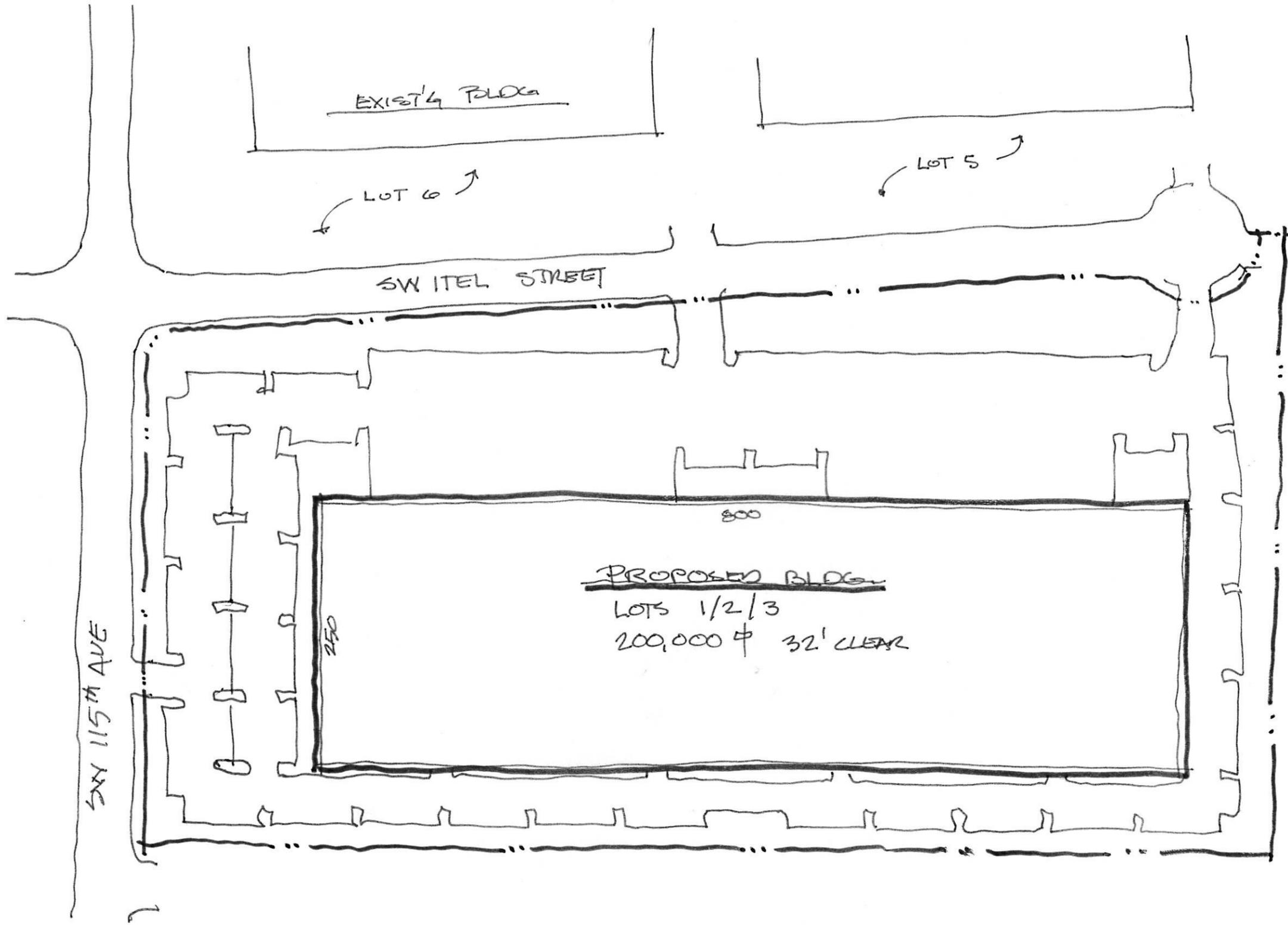
Mark Person, AICP
Planner

Enclosures: Conceptual Site Plan
Vicinity Map
Heritage Center Location Map

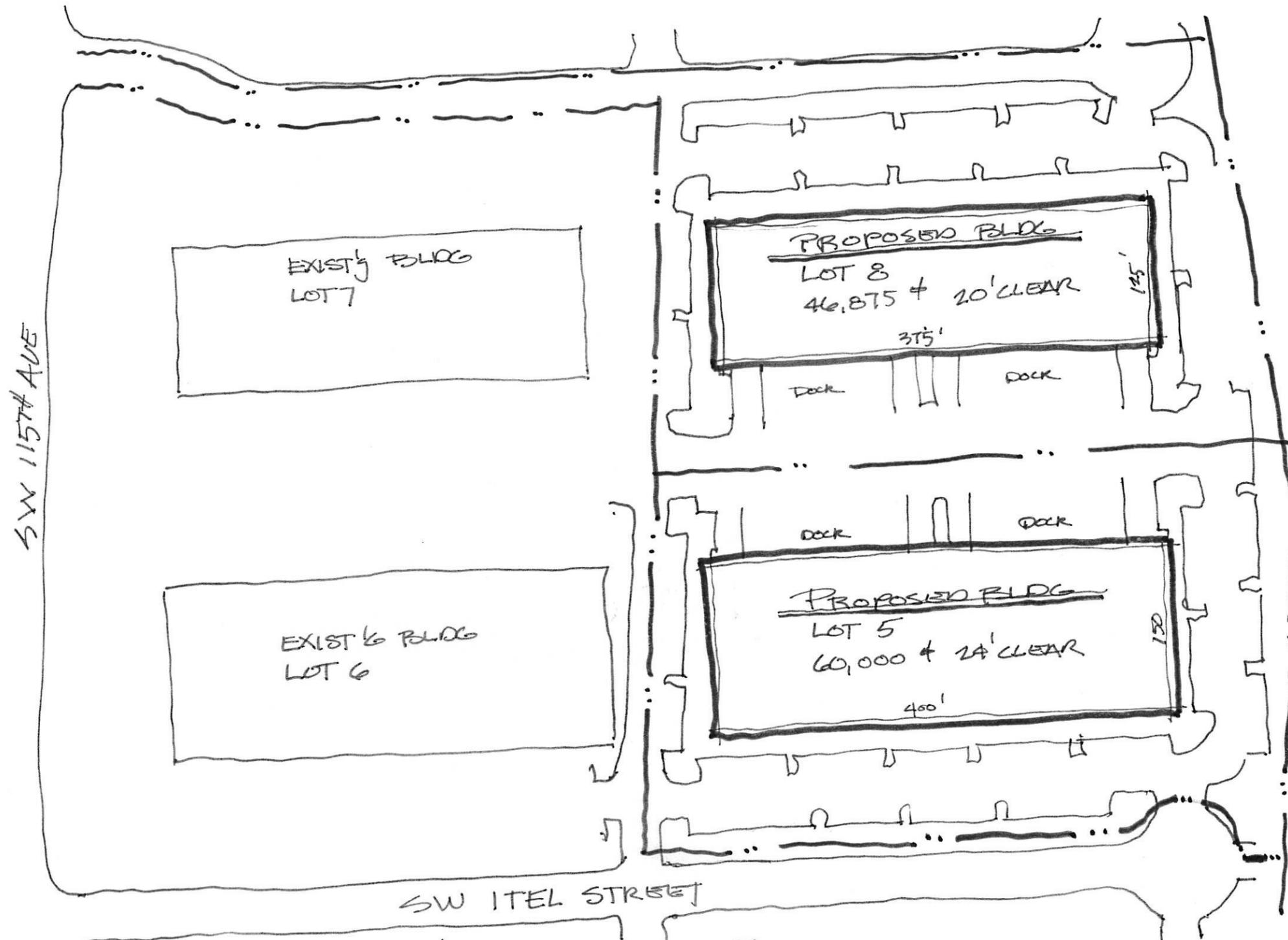
c: Matt Oyen – PacTrust
Adam Solomonson, Dennis Woods – Mackenzie



P 503.224.9560 ■ F 503.228.1285 ■ W MCKNZE.COM ■ RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
ARCHITECTURE ■ INTERIORS ■ STRUCTURAL ENGINEERING ■ CIVIL ENGINEERING ■ LAND USE PLANNING ■ TRANSPORTATION PLANNING ■ LANDSCAPE ARCHITECTURE
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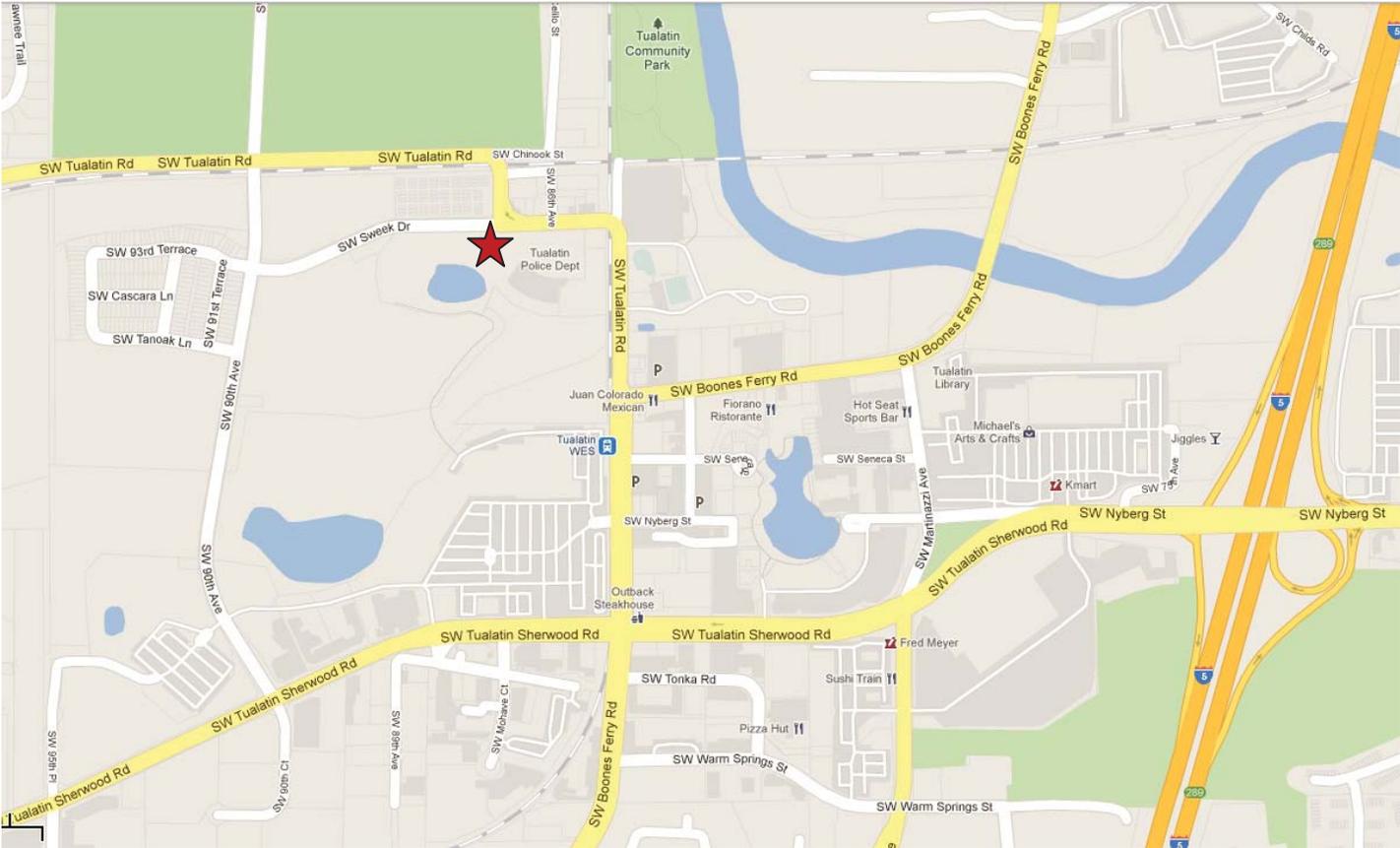



 KOELL CORP. CTR
 TUALATIN OR LOTS 1/2/3
 12/8/14 MACKENZIE ARCHITECTS 1:100'
 A FACTRUST PROPERTY




 KOCH CORP. CTR
 TUALATIN OR LOTS 5/8
 12/8/14 MCKENZIE ARCHITECTS
 A PACRUST PROPERTY 1"=100'

TUALATIN HERITAGE CENTER 8700 SW Sweek Drive

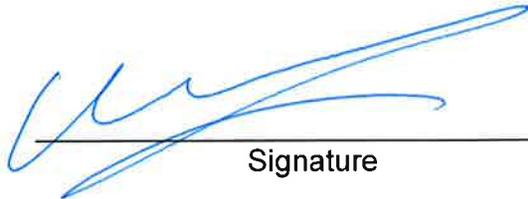


**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

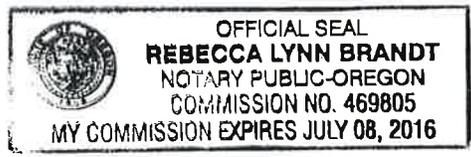
I, Mark Person, being first duly sworn, depose and say:

That on the 8th day of January, 2015, I served upon the persons shown on Exhibit "A," 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.



Signature

SUBSCRIBED AND SWORN to before me this 9th day of January, 2015.



Rebecca L. Brandt

Notary Public for Oregon
My commission expires: 07/08/2016

RE: Koch Corporate Lots 1-3 and 5 and 8

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p style="text-align: center;">NOTICE</p> <p style="text-align: center;">NEIGHBORHOOD / DEVELOPER MEETING</p> <p style="text-align: center;">__/__/2010 __:__.m.</p> <p style="text-align: center;">SW _____</p> <p style="text-align: center;">503-__-__</p>	18"
24"	

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and 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**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

Koch Corporate Development project, I

hereby certify that on this day, Jan 8th 2015 sign(s) was/were posted on the

subject property in accordance with the requirements of the Tualatin Development Code

and the Community Development Department - Planning Division.

Applicant's Name: Mark Person
(PLEASE PRINT)

Applicant's Signature: [Handwritten Signature]

Date: 1/9/15

MACKENZIE. SIGN-IN SHEET

DESIGN DRIVEN | CLIENT FOCUSED

PROJECT NUMBER: 2140561.00

PROJECT NAME: Koch Lots 1-3 and 5 and 8

SUBJECT: (Neighborhood Meeting / January 29, 2015)

Name	Address	Email	Representing
Clare Fuchs	18880 SW Martinazzi Ave	cfuchs@ci.tualatin.or.us	COT
Tony Doran	11	tdoran@ci.tualatin.or.us	11
Dennis Woods	1515 SE WATSON #100 PDX	DWOODS@MCKENZIE.COM	Mackenzie Arch.
ERIC SPORRE	15350 SW SEQUOIA PKWY 97224	ERICS@PACTRUST.COM	PACTRUST
Mat Owen	15350 SW SEQUOIA PKWY 97224	MATTO@PACTRUST.COM	PACTRUST
Mark Person	1515 SE WATSON, PDX	mperson@mckenzie.com	Mackenzie

MACKENZIE.

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Portland, Oregon ▪ Vancouver, Washington ▪ Seattle, Washington

MEETING NOTES

PROJECT NUMBER: 2140561.00 ISSUE DATE: March 3, 2015
PROJECT NAME: Koch 1-3/5 and 8

RECORDED BY: Mark Person, Land Use Planner
TO: FILE
PRESENT: Clare Fuchs – City of Tualatin
Tony Doran – City of Tualatin
Eric Sporre – PacTrust
Matt Oyen – PacTrust
Mark Person – Mackenzie
Dennis Woods – Mackenzie
Adam Solomonson – Mackenzie

SUBJECT: Architectural Review Neighborhood Meeting

INFORMATION ITEMS

The Neighborhood/Developer Meeting for Koch Lots 1-3 and Lots 5 and 8 was held at the Heritage Center in Tualatin, located at 8700 SW Sweek Drive. The meeting was held from 5 – 6 PM on January 29, 2015. No neighbors showed up at the neighborhood meeting. The only people present at the meeting were either employees of City of Tualatin, PacTrust, or Mackenzie. The meeting ended at 6:05 PM.