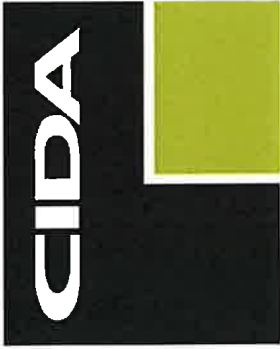


NOTICE OF NEIGHBORHOOD MEETING



ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

November 18, 2024

Essex Construction
17400 SW 65th Avenue, Suite 100
Lake Oswego, OR 97035

RE: Development at 18520 SW 108th Avenue
CIDA No.: 240134.01

Dear Property Owner:

You are cordially invited to attend a meeting on **December 4th, 2024 at 6:00pm** at the Tualatin Library, located at 18878 SW Martinazzi Avenue. This meeting shall be held to discuss a proposed development located at 18520 SW 108th Avenue. The proposal is to construct a new 10-15,000 square foot building for Essex Construction's new Tualatin office. The development will generally include administrative office(s), conference and training rooms, storage, and support space(s) for a general contractor's operations. This project will also consist of site changes which include parking and landscape improvements.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erik Winter", with a long horizontal flourish extending to the right.

Erik Winter
Architect | Associate
CIDA, Inc.
503-226-1285, erikw@cidainc.com

Enclosures:

I. Proposed Site Plan

Cc:

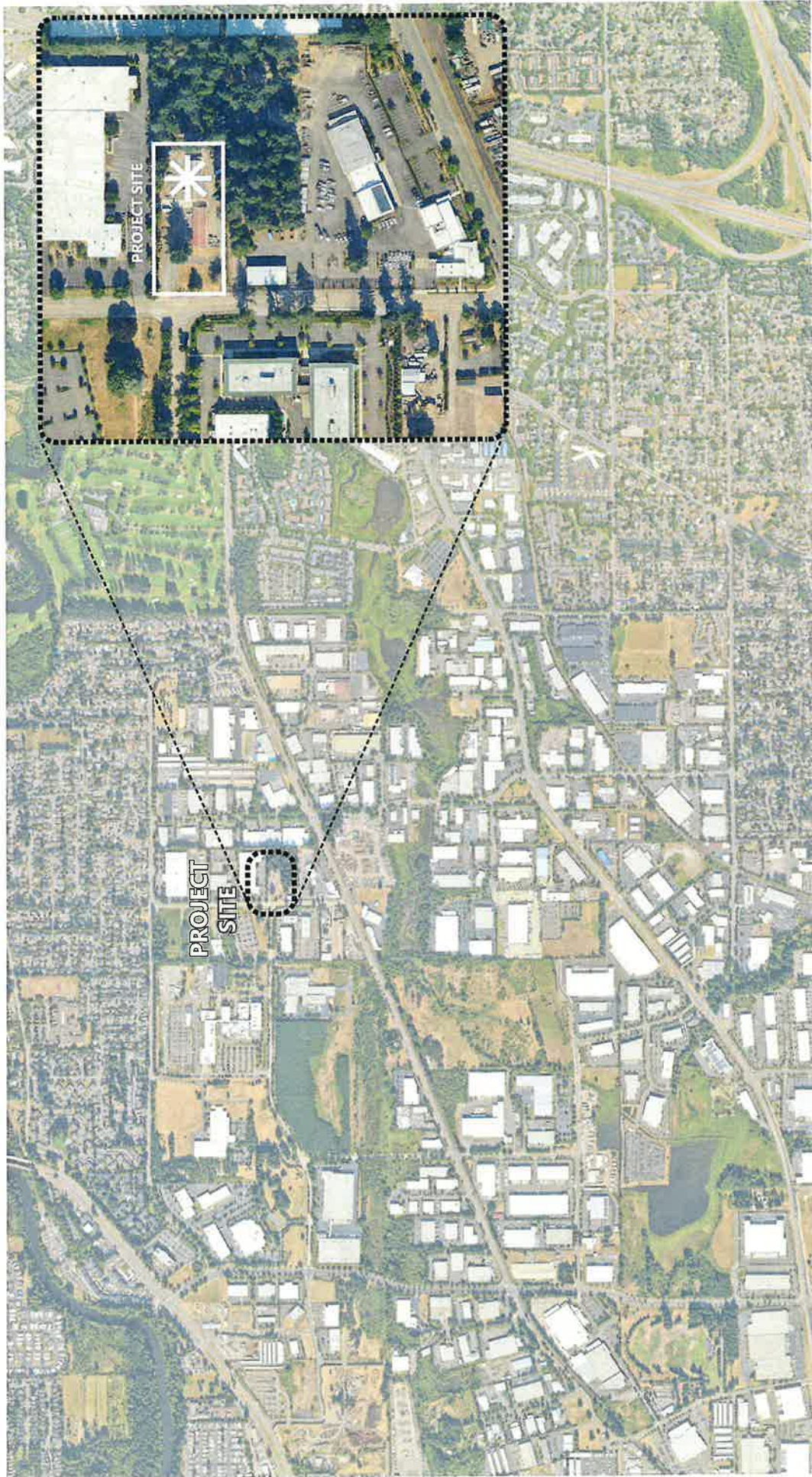
planning@tualatin.gov; Tualatin Community Development Department

**POSITIVE IMPACT.
BALANCED DESIGN.**

15895 SW 72ND AVE, STE 200
PORTLAND, OR 97224
PHONE: 503.226.1285

PO BOX 4746
MEDFORD, OR 97501
PHONE: 541.330.6322

INFO@CIDAINC.COM
WWW.CIDAINC.COM
WBE #10209



SITE PLAN - Context Map

15995 SW 73RD AVE SUITE 200
 PORTLAND, OR 97224
 TEL: 503.226.1285
 FAX: 503.226.1670
 WWW.CIDAINC.COM

ESSEX GENERAL CONSTRUCTION, INC.
 18520 SW 108TH AVENUE | TUALATIN, OREGON 97062

PRELIMINARY CONCEPT DESIGN RESTRICTED DRAWING - ESSEX IS NOT INTENDED FOR PERSCRIPTION, ENERGY AND/OR OCCUPATION



REVISION

PREPARED BY: ERM
 DATE: AUGUST 03, 2004
 24034100

03



PREPARED BY: EJW
 DATE: AUGUST 23, 2024
 240134.00



REVISION: 03

SITE PLAN - Existing Conditions

ESSEX GENERAL CONSTRUCTION, INC.
 18520 SW 108TH AVENUE | TUALATIN, OREGON 97062

15895 SW 72ND AVE SUITE 200
 PORTLAND, OR 97224
 TEL: 503.226.1285
 FAX: 503.226.1670
 WWW.CIDA.INC.COM

PRELIMINARY CONCEPT DESIGN DEPICTED ONLY - DESIGN IS NOT INTENDED FOR JURISDICTIONAL REVIEW AND/OR CONSTRUCTION





SITE INFORMATION

ZONING: LIGHT MANUFACTURING (ML)
 SITE AREA: ± 1.44 ACRES
 PARKING (PROPOSED): ± 20 STALLS
 PAVED:



SITE PLAN - Proposed Development

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ESSEX GENERAL CONSTRUCTION, INC.
 18520 SW 108TH AVENUE | TUALATIN, OREGON 97062



PREPARED BY: EIM
 DATE: AUGUST 23, 2024
 240131.00

REVISION: 03

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