

## Neighborhood / Developer Meeting

April 1, 2024

**RE: 9300 SW Norwood Road Tualatin OR 97062**  
**Proposed: Rezone from Institutional to RML (Medium Low Density Residential) with Comprehensive Plan Map Amendment and Subdivision for Residential Housing with Architectural Review**

Dear Property Owner/Resident:

Westlake Consultants, Inc. is representing Norwood Horizon Holdings for the property located at 9300 SW Norwood Road, Tualatin, OR 97062. The site is approximately 9.3 acres in size and includes Tax Lot 108 (1 acre) and a portion of Tax Lot 106 (8.3 acres), both on Tax Map 2S135D – see maps provided on the reverse side of this letter – and visit our project website:

[We're Listening | SW Norwood Rd](https://www.westlakeconsultants.com/projects/norwood-housing) [NORWOODHOUSING.COM](https://www.norwoodhousing.com)

As per the series of community meetings we have held since last August discussing this site, we will be applying for formal land use approvals (i) rezoning from Institutional to Medium Low Density Residential (RML), including a comprehensive plan map amendment, (ii) subdividing the site for residential homes, and (iii) architectural review of the proposed housing. Prior to applying to the City of Tualatin, we would like to take the opportunity to discuss the proposal in more detail with you.

You are invited to attend an in-person meeting:

**Wednesday April 17<sup>th</sup>, 2024 7:00 p.m.**  
**In the Community Room at Marquis Tualatin**  
**19805 SW Boones Ferry Road Tualatin, OR 97062**

The purpose of this meeting is to provide a forum for the Applicant and surrounding Property Owners/Residents to review the proposal and to identify issues so that they can be considered before formal land use applications are submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to our project.

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the applications to the City of Tualatin.

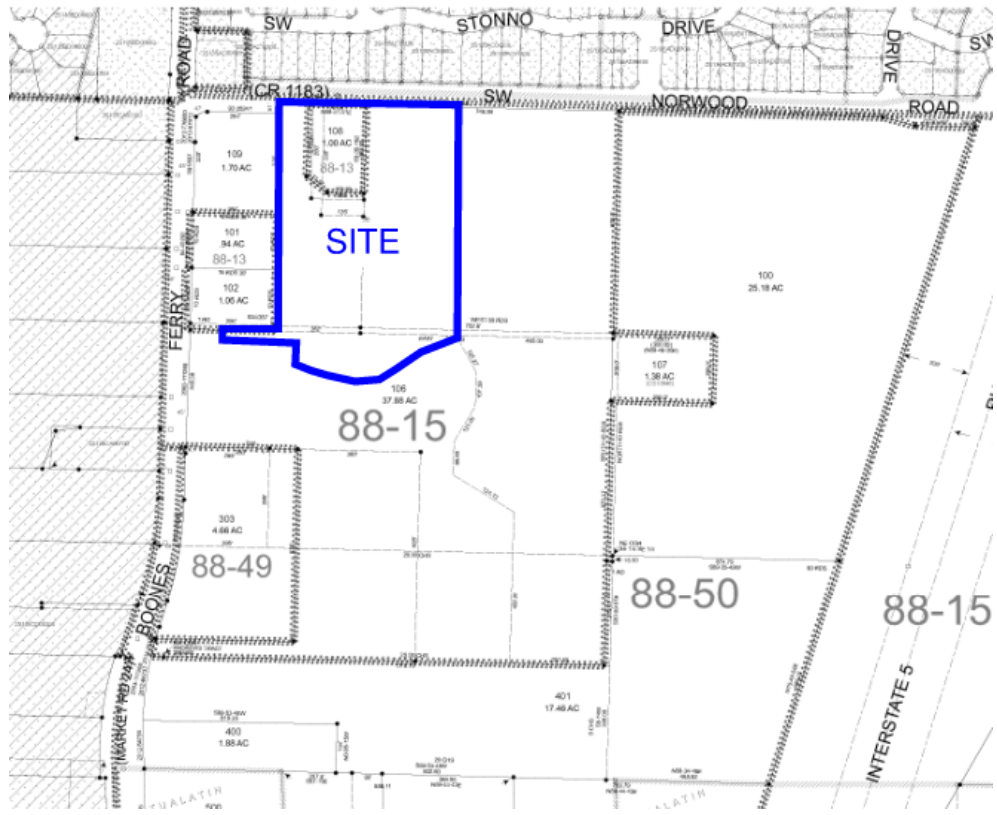
We look forward to more specifically discussing the proposal with you. Contact me at 503-684-0652 or [ksandblast@westlakeconsultants.com](mailto:ksandblast@westlakeconsultants.com) if you have questions.

Sincerely,



Kenneth Sandblast, AICP  
Director of Planning

# SITE LOCATION MAP



# SITE ZONING MAP



2S135BD10200	ZHANG SHANE XUE YUAN & ZHANG YUAN	22604 SW 96TH DR	TUALATIN	OR	97062
2S135AC12300	ZACHER BRIAN M & ZACHER MICHAELA F	9325 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC05900	YOUNG DOUGLAS A & YOUNG TERESA S	987 SOLANA CT	MOUNTAIN VIEW	CA	94040
2S135AC02200	YEE DONALD M & YEE PAMELA E	9105 SW STONO DR	TUALATIN	OR	97062
2S135AD04500	YARNELL AARON	22620 SW 87TH PL	TUALATIN	OR	97062
2S135AD08900	WORKMAN STEPHEN G & WORKMAN MARY B	8810 SW STONO DR	TUALATIN	OR	97062
2S135AD09800	WOOLSEY RANDY M & WOOLSEY DONNA J	8775 SW STONO DR	TUALATIN	OR	97062
2S135AC15700	WOODRUFF VIRGINIA C	22740 SW 93RD TER	TUALATIN	OR	97062
2S135AC16600	WONG JONATHAN D & WONG BETH J	9345 SW STONO DR	TUALATIN	OR	97062
2S135AD14900	WISER BRIAN R & LIRA MARIA ALEJANDRA	22845 SW 89TH PL	TUALATIN	OR	97062
2S135BC00400	WISER THOMAS WAYNE & WISER DIANE MARIE	22750 SW MIAMI DR	TUALATIN	OR	97062
2S135BD01900	WISE ROBERT C & WISE SUSAN M	9875 SW LUMBEE LN	TUALATIN	OR	97062
2S135AC03600	WILSON DAVID L & WILSON KAREN A	22750 SW 92ND PL	TUALATIN	OR	97062
2S135AD08400	WILLIAMS MEGANN E & WILLIAMS AUSTIN J	8830 SW STONO DR	TUALATIN	OR	97062
2S135D000108	WILLIAMS TOM K	9300 SW NORWOOD RD	TUALATIN	OR	97062
2S135BD01500	WHITT JASON & WHITT MELANIE	9745 SW IOWA DR	TUALATIN	OR	97062
2S135BD06600	WHITE RYAN K & WHITE BRENNAN R	22930 SW ERIO PL	TUALATIN	OR	97062
2S135AD09500	WHEELER TERRANCE J & WHEELER LINDA K	8745 SW STONO DR	TUALATIN	OR	97062
2S135AD02200	WELCH RAYMOND P & WELCH PAMELA K	8575 SW MARICOPA DR	TUALATIN	OR	97062
2S135AD05700	WELBORN RANDALL J & JULIE ANN WELBORN LIV TRUST	22885 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD07100	WEGENER RODNEY R	8882 SW STONO DR	TUALATIN	OR	97062
2S135AD08401	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S135AC02700	WADSWORTH ERIC & WADSWORTH WENDY	9265 SW STONO DR	TUALATIN	OR	97062
2S135CA00300	VUKANOVICH MARK	23155 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD05100	VICTORIA WOODS OWNERS COMMITTEE	PO BOX 1282	TUALATIN	OR	97062
2S135AC01000	VETETO NANCY LIV TRUST	9220 SW STONO DR	TUALATIN	OR	97062
2S135CA00200	VENABLES JOHN V TRUST	6140 SW BOUNDARY ST APT 145	PORTLAND	OR	97221
2S135AC07300	VELAZQUEZ BRIAN A & VELAZQUEZ CHRISTINA RALSTON	9325 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD12300	VANDEBURG SUSAN B & VANDEBURG JOHN TIMOTHY REV	21715 SW HEDGES DR	TUALATIN	OR	97062
2S135AD05200	TURNER BENJAMIN & PERKINS EMILY A	22745 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC12000	TURNBULL BRENT D	9340 SW IOWA DR	TUALATIN	OR	97062
2S135D000107	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S135D000109	TUALATIN HILLS CHRISTIAN CHURCH INC	23050 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD01400	TROYER KENNETH A & VALERIE LEE REV LIV TRUST	24548 SW QUARRYVIEW DR	WILSONVILLE	OR	97070
2S135AC09000	TROTMAN NEIL	9385 SW IOWA DR	TUALATIN	OR	97062
2S135AC04200	TRIKUR MARTA LUIZA & TRIKUR SERGEY F	22775 SW 90TH PL	TUALATIN	OR	97062
2S135AD02600	TRICKETT AARON & TRICKETT HEATHER	22580 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD15100	TRAN NICHOLAS	8983 SW STONO DR	TUALATIN	OR	97062
2S135AD02700	TOMPKINS TIMOTHY L & TOMPKINS RACHEL N	22570 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD03000	TOLER E TRENT & TOLER ROSEANN T	22595 SW 87TH PL	TUALATIN	OR	97062
2S135BD10100	TOJONG EDWARD & TOJONG MARISSA	9549 SW IOWA DR	TUALATIN	OR	97062
2S135A000700	TIGARD-TUALATIN SCHOOL DISTRICT #23J	6960 SW SANDBURG ST	TIGARD	OR	97223

2S135AC02300	THURLEY CHRISTOPHER	9135 SW STONO DR	TUALATIN	OR	97062
2S135BD00900	THORSTENSON PEDER H & THORNSTENSON KATHLEEN M	9580 SW IOWA DR	TUALATIN	OR	97062
2S135AC01300	THOMPSON JOYCE A	9120 SW STONO DR	TUALATIN	OR	97062
2S135BC00300	THOMAS SCOTT & THOMAS CARRIE	22770 SW MIAMI DR	TUALATIN	OR	97062
2S135AC06700	TAYLOR FLORDELIZA J	22535 SW 94TH TER	TUALATIN	OR	97062
2S135AC13500	TAYLOR BRENDA & TAYLOR JOE N	22885 SW 94TH TER	TUALATIN	OR	97062
2S135AD04800	TAYLOR ARTHUR R & MANANDIL MYLYN	22675 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC06400	TAPASA HEIDI L & TAPASA TUUMAMAO	22605 SW 94TH TER	TUALATIN	OR	97062
2S135AC02800	TAM AARON L M & TAM AMY	9250 SW IOWA DR	TUALATIN	OR	97062
2S135BD01100	TAKALLOU MOJTABA B & AMINI AFSANEH	9625 SW IOWA DR	TUALATIN	OR	97062
2S135AD10800	SYVERSON FAMILY LIV TRUST	8895 SW IOWA DR	TUALATIN	OR	97062
2S135AC03100	SUTHERLAND STUART P & SUTHERLAND LEEANN N FAM TRU	22805 SW 92ND PL	TUALATIN	OR	97062
2S135AC05600	STUART JAMES W & STUART HOLLY V	9235 SW IOWA DR	TUALATIN	OR	97062
2S135AC05500	STRATTON GILLIAN M LIVING TRUST	9195 SW IOWA DR	TUALATIN	OR	97062
2S135AD09600	STONE LEAH	8755 SW STONO DR	TUALATIN	OR	97062
2S135AD06800	STIMSON TOM P & GUTIERREZ-STIMSON ERINN M	8894 SW STONO DR	TUALATIN	OR	97062
2S135AD10300	STILLS DANNY T & STILLS DEBRA J	3498 CHAPARREL LOOP	WEST LINN	OR	97068
2S135BD01200	STACKLIE TIM & KAREN LIV TRUST	9655 SW IOWA DR	TUALATIN	OR	97062
2S135AC12800	ST CLAIR DEBORAH J LIVING TRUST	9375 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC15300	SPENCER EVERETT & SPENCER LORRIE HEAPE	22830 SW 93RD TER	TUALATIN	OR	97062
2S135AC13800	SPECHT-SMITH DANA LYNN & SPECHT DAVID LEE	9380 SW QUINAULT LN	TUALATIN	OR	97062
2S135BD06100	SPACKMAN KENT A & SPACKMAN DONNA J	22915 SW ERIO PL	TUALATIN	OR	97062
2S135AC09100	SOMERTON RITA G & SOMERTON MARVIN	9375 SW IOWA DR	TUALATIN	OR	97062
2S135AC11500	SNODDY ROBERT B	9430 SW IOWA DR	TUALATIN	OR	97062
2S135AD15000	SMITH WILLIAM R & SMITH BARBARA J	22865 SW 89TH PL	TUALATIN	OR	97062
2S135BD03500	SMITH GREGORY D & LINDA S REV TRUST	9930 SW LUMBEE LN	TUALATIN	OR	97062
2S135AD02000	SIROIS TYSON & JARRARD LINDSEY	22500 SW PINTO DR	TUALATIN	OR	97062
2S135BD03400	SIMMONS LINDA C TRUST	22920 SW MIAMI PL	TUALATIN	OR	97062
2S135AD10000	SHOBAKEN THOMAS R	8795 SW STONO CT	TUALATIN	OR	97062
2S135AC09200	SHIPLEY HEATHER	9355 SW IOWA DR	TUALATIN	OR	97062
2S135AC06200	SHIMADA HIROSHI & SHIMADA ANGELIQUE	22645 SW 94TH TER	TUALATIN	OR	97062
2S135AC05400	SHEETZ DONALD K & MARY M SHEETZ REV LIV TRUST	9155 SW IOWA DR	TUALATIN	OR	97062
2S135BC00900	SHEARER THOMAS M & CHERIE M SHEARER FAMILY TRUST	22595 SW MIAMI DR	TUALATIN	OR	97062
2S135D000102	SHAVLOVSKIY VITALIY & SHAVLOVSKIY NATALIA	32031 SW GUISS WAY	WILSONVILLE	OR	97070
3S102B000104	SHAMBURG SCOTT A	PO BOX 908	WILSONVILLE	OR	97070
2S135AC01200	SEPP JULIE & SEPP ROBERT	9150 SW STONO DR	TUALATIN	OR	97062
2S135AD11200	SELIVONCHICK GREGORY A & SELIVONCHICK GEORGANNE	8945 SW IOWA DR	TUALATIN	OR	97062
2S135AD03200	SEKI KATSUMICHI & SEKI MIYUKI	22625 SW 87TH PL	TUALATIN	OR	97062
2S135AA02300	SCOTT THOMAS M	22436 SE PIMA AVE	TUALATIN	OR	97062
2S135AC03900	SCOTT JERRY MICHAEL & STAMBAUGH DEBRA R	9080 SW IOWA DR	TUALATIN	OR	97062
2S135AC08900	SCHWEITZ ERIC J & SCHWEITZ KAREN M	9390 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD11600	SCHULTZ LARRY & JOANN REV LIV TRUST	8890 SW IOWA DR	TUALATIN	OR	97062

2S135BD06000	SCHREIBER FAMILY TRUST	22885 SW ERIO PL	TUALATIN	OR	97062
2S135AD01500	SCHOTT DAVID M & SCHOTT COURTNEY A	22690 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD08200	SCHAFROTH J F & SCHAFROTH KATE R	8838 SW STONO DR	TUALATIN	OR	97062
2S135AC04300	SAYLOR ERIC M & SAYLOR BRITTA M	22835 SW 90TH PL	TUALATIN	OR	97062
2S135AD10700	SAWAI STUART T & SAWAI MARY JANE	8891 SW IOWA DR	TUALATIN	OR	97062
2S135AC06800	SANDSTROM GLENN M	9405 SW PALOUSE LN	TUALATIN	OR	97062
2S135BD04500	SABIDO ROBERT & SABIDO JENNIFER M	9760 SW IOWA DR	TUALATIN	OR	97062
2S135AC14200	RUDISEL A TRUST	PO BOX 1667	LAKE OSWEGO	OR	97035
2S135BC01300	ROSE THEODORE & ROSE SHANNON	22765 SW MIAMI DR	TUALATIN	OR	97062
2S135AD07400	RONALD TY & RONALD JENNIFER	8870 SW STONO DR	TUALATIN	OR	97062
2S135AD00300	ROMINE CLAUDIA	22980 SW VERMILLION	TUALATIN	OR	97062
2S135AC08000	ROGERS JOHN & AGUILAR-NELSON LIZI	15309 NW DECATUR WAY	PORTLAND	OR	97229
2S135BD01800	ROBERTS CHRISTOPHER T & ROBERTS KELLY J	9855 SW LUMBEE LN	TUALATIN	OR	97062
2S135CA00600	RILEY SHAWN O	23365 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD03300	RICHTER FAMILY JOINT TRUST	22930 SW MIAMI PL	TUALATIN	OR	97062
2S135BC00700	RICHARDS MARK R & RICHARDS JILL E	22600 SW MIAMI DR	TUALATIN	OR	97062
2S135AC08700	RHONDES ERIK & RHODES MEGAN	9360 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC03000	REYNHOLDS GLENN A & REYNHOLDS NANCY J	22795 SW 92ND PL	TUALATIN	OR	97062
2S135AC15400	REPCAK ROMAN & PARK-REPCAK ROBIN	22810 SW 93RD TER	TUALATIN	OR	97062
2S135AC06000	RAZ DOUGLAS JOHN	22685 SW 94TH TER	TUALATIN	OR	97062
2S135AD07200	RAY CYNTHIA P	8878 SW STONO DR	TUALATIN	OR	97062
2S135BC01400	RANSOM ANNIE M & RANSOM BRADLEY EDWARD	22785 SW MIAMI DR	TUALATIN	OR	97062
2S135AD09200	RAMKU FAMILY TRUST	14193 NW MEADOWRIDGE DR	PORTLAND	OR	97229
2S135AC09900	RAMIREZ JOSE ANTONIO & RAMIREZ SILVIA	22560 SW 94TH TER	TUALATIN	OR	97062
2S135AD12000	QIAN LIDONG & YANG YUYUAN	8815 SW STONO DR	TUALATIN	OR	97062
2S135BD03600	POWELL MATTHEW & POWELL LAUREN	22835 SW ENO PL	TUALATIN	OR	97062
2S135BD02900	POTTLE KEITH W & POTTLE DARCY A	PO BOX 1996	TUALATIN	OR	97062
2S135CA00700	POTTER DYLAN D & POTTER MICHELLE P	23405 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD10500	PITT CHARLES R	8883 SW IOWA DR	TUALATIN	OR	97062
2S135AC15500	PIRTLE JAMES L JR & PIRTLE LINDA L	22780 SW 93RD TER	TUALATIN	OR	97062
2S135AD05400	PIERCE KELLY JOANNE & PIERCE BRIAN LAWRENCE	8675 SW STONO DR	TUALATIN	OR	97062
2S135BD06400	PICKETT R DEAN & PICKETT E RAYLEA	22995 SW ERIO PL	TUALATIN	OR	97062
2S135AC07600	PFEIFER STEPHANIE B	22530 SW 93RD TER	TUALATIN	OR	97062
2S135BC01500	PETRIDES PAMELA LIVING TRUST & PETRIDES PHILLIP LIVING	22815 SW MIAMI DR	TUALATIN	OR	97062
2S135AD12200	PERRY JANETTE & PERRY KENNETH	8885 SW STONO DR	TUALATIN	OR	97062
2S135BD03800	PENA ZACHARY G & PENNA TIFFANY R	22865 SW ENO PL	TUALATIN	OR	97062
2S135AC04400	PEEBLES CRAIG M & PEEBLES TANYA A	22840 SW 90TH PL	TUALATIN	OR	97062
2S135AC00800	PATTON ANDREW M & PATTON LINDSEY M	9270 SW STONO DR	TUALATIN	OR	97062
2S135AC11900	PAROSA JOSHUA DAVID	9360 SW IOWA DR	TUALATIN	OR	97062
2S135BD03700	PARKER ETHAN T & PARKER JAMIE L	22855 SW ENO PL	TUALATIN	OR	97062
2S135D000100	P3 PROPERTIES LLC	PO BOX 691	WHITE SALMON	WA	98672
2S135BC00800	OWENS RICHARD D & OWENS VALERIE D	22580 SW MIAMI DR	TUALATIN	OR	97062

2S135BD02800	OWENS CLINTON MICHAEL SHOOK	9965 SW LUMBEE LN	TUALATIN	OR	97062
2S135AC14400	OSTROWSKI MICHAEL J & OSTROWSKI SHERIE M	9370 SW STONO DR	TUALATIN	OR	97062
2S135AD02100	ORLANDINI ANTHONY J & ORLANDINI JUDY R	8555 SW MARICOPA DR	TUALATIN	OR	97062
2S135AC06300	O'NEAL DANNY F & O'NEAL JONI L	22625 SW 94TH TER	TUALATIN	OR	97062
2S135AD02300	OLIVERA APOLINAR & OLIVERA DEBBIE & WHITWORTH DAVID	22640 SW VERMILLION DR	TUALATIN	OR	97062
3S102B000105	ODOMS LIVING TRUST	PO BOX 2446	TUALATIN	OR	97062
2S135AC03400	NOYES PATRICK A & THOMPSON CAMILLIA M	22810 SW 92ND PL	TUALATIN	OR	97062
2S135AD08700	NORTH DAVID P & NORTH BARBARA	8818 SW STONO DR	TUALATIN	OR	97062
2S135BD06900	NGUYEN QUOC & NGUYEN DIANE	9660 SW IOWA DR	TUALATIN	OR	97062
2S135AD08800	NEWTON KYLE C & NEWTON HAILEY R	8814 SW STONO DR	TUALATIN	OR	97062
2S135AC09600	NEWBERRY GARY B & THOMPSON DONNA L	9295 SW IOWA DR	TUALATIN	OR	97062
2S135AC11100	NEULEIB TAMI R	9395 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD02500	NELSON MICHAEL D & NELSON ASHLEY K	22590 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD08500	NELSON KIRIN H	8826 SW STONO DR	TUALATIN	OR	97062
2S135AD08100	NELL ZACHARY D & NELL KENDRA	8842 SW STONO DR	TUALATIN	OR	97062
2S135AC14600	NEILL RACHEL & HUSUM BRENT	9350 SW STONO DR	TUALATIN	OR	97062
2S135AC03500	NEARY TIMOTHY & NEARY LUCY	22780 SW 92ND PL	TUALATIN	OR	97062
2S135AC13200	MUSIAL LUKE & MUNSEY VICTORIA	22825 SW 94TH TER	TUALATIN	OR	97062
2S135AD11800	MURPHY MICHAEL F & OLSON-MURPHY ANTONETTE K	8870 SW IOWA DR	TUALATIN	OR	97062
2S135AC04600	MULGAONKER SHAILESH S	PO BOX 367	TUALATIN	OR	97062
2S135AC08200	MUELLER RICHARD II & MUELLER MICHELLE	22660 SW 93RD TER	TUALATIN	OR	97062
2S135AD09700	MOYES DUSTIN R & MOYES CAROL L	8765 SW STONO DR	TUALATIN	OR	97062
2S135AC08500	MOSHOFSKY JOHN & MOSHOFSKY GINGER	9310 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135BD02500	MORRIS LARRY L & MORRIS JUANITA	22745 SW ENO PL	TUALATIN	OR	97062
2S135AD07300	MORELAND BEVERLY H & MORELAND BEVERLY H LIV TRUST	753 KOTZY AVE S	SALEM	OR	97302
2S135AC01700	MOORE DAVID C & MOORE TAMMY	8990 SW STONO DR	TUALATIN	OR	97062
2S135AC14000	MOLLER THERESA	22825 SW 93RD TER	TUALATIN	OR	97062
2S135BD10300	MOEN DEBORAH & MOEN ERIK	22572 SW 96TH DR	TUALATIN	OR	97062
2S135BD04100	MIZE JOSHUA & MIZE CHRISTINE	22920 SW ENO PL	TUALATIN	OR	97062
2S135BC01700	MILSTED MAURICE SCOTT & STOVER-MILSTED SUSAN LEE	22875 SW MIAMI DR	TUALATIN	OR	97062
2S135AD08300	MILLER CAROLE D LIV TRUST	8834 SW STONO DR	TUALATIN	OR	97062
2S135BD02000	MILLER JOHN LESLIE & PLATTEAU ASTRID S	22730 SW ENO PL	TUALATIN	OR	97062
2S135BD10900	MILLER ROBERT F	22631 SW 96TH DR	TUALATIN	OR	97062
2S135AC10300	MIKULA KATERINA	9330 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC07900	MICHELS ELIZABETH A	22590 SW 93RD TER	TUALATIN	OR	97062
2S135AD01600	MICHAEL SCOTT CURTIS & MICHAEL TINA FRANCINE	8580 SW MARICOPA DR	TUALATIN	OR	97062
2S135AC15100	MENES MARK A	9280 SW STONO DR	TUALATIN	OR	97062
2S135AD04200	MCREYNOLDS CHRIS & MCREYNOLDS AUDREY	22720 SW 87TH PL	TUALATIN	OR	97062
2S135AC04500	MCMANUS HEIDI	22820 SW 90TH PL	TUALATIN	OR	97062
2S135CA00800	MCLEOD TRUST	23465 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC04900	MCLAUGHLIN NATHANIEL ANDREW & MCLAUGHLIN AREENA C	8960 SW IOWA DR	TUALATIN	OR	97062
2S135AD04900	MCKEAN AMY & MCKEAN RAYMOND	22685 SW VERMILLION DR	TUALATIN	OR	97062

2S135AC08300	MCGRADY ANDREA M	9260 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC15800	MCGILCHRIST STEPHEN R & NYSTROM-GERDES ELIZABETH R	22720 SW 93RD TER	TUALATIN	OR	97062
2S135AD09100	MCDONOUGH JOHN MICHAEL & MCDONOUGH MAUREEN CLAI	8750 SW STONO DR	TUALATIN	OR	97062
2S135AD15200	MCCALEB KEVIN L	8950 SW IOWA DR	TUALATIN	OR	97062
2S135AD11900	MCALLISTER DENNIS C & MCALLISTER RAGNHILD	8805 SW STONO DR	TUALATIN	OR	97062
2S135CD00400	MAST MARVIN R & JELI CARLENE M	23845 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD06400	MARTIN FAMILY TRUST	8986 SW STONO DR	TUALATIN	OR	97062
2S135AD04600	MARLEAU ALLISON P	22615 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC04000	MARK HENRY & MARK CHRISTINE	22725 SW 90TH PL	TUALATIN	OR	97062
2S135AC01800	MARBLE AMANDA L TRUST	8989 SW STONO DR	TUALATIN	OR	97062
2S135AD00900	MALONEY CHERYL L	22820 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD05900	MALONSON GARY D & MALONSON MARSHA L	22955 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC10200	MAIER DARLA & MAIER THOMAS	9340 SW PALOUSE LN	TUALATIN	OR	97062
2S135BD00800	MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR	TUALATIN	OR	97062
2S135BD07600	MAGNUSON BRENT R & MAGNUSON HEATHER A	9540 SW IOWA DR	TUALATIN	OR	97062
2S135AC13100	MADONDO JEFFRET & JOHNSON MORGAN IRENE	22795 SW 94TH TER	TUALATIN	OR	97062
2S135BC00600	MACDONALD BRIAN & MACDONALD AMELIA	22640 SW MIAMI DR	TUALATIN	OR	97062
2S135AC06500	MACCLANATHAN MELANIE & MACCLANATHAN MICHAEL	22575 SW 94TH TER	TUALATIN	OR	97062
2S135AD03100	LUSCOMBE BRUCE C TRUST	22605 SW 87TH PL	TUALATIN	OR	97062
2S135CD00302	LUCINI JOHN W & GRACE N FAM TRUST	23677 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD11000	LOVELACE LIVING TRUST	22659 SW 96TH DR	TUALATIN	OR	97062
2S135BC00100	LORENZEN TYLER J & LORENZEN TATJANA	22820 SW MIAMI DR	TUALATIN	OR	97062
2S135BD02300	LOEN EMILY G	22655 SW ENO PL	TUALATIN	OR	97062
2S135BD01700	LIVERMORE MICHAEL G & LIVERMORE SHERYL D	9835 SW LUMBEE LN	TUALATIN	OR	97062
2S135BD05800	LINDAMAN LIVING TRUST	22805 SW ERIO PL	TUALATIN	OR	97062
2S135AC08800	LIMING JEANNE E	9380 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD14400	LILLEY KRISTEN M & LILLEY NICHOLAS L	22800 SW 89TH PL	TUALATIN	OR	97062
2S135AD15300	LEMON CHASE ANTHONY & LEMON HEIDI	8940 SW IOWA DR	TUALATIN	OR	97062
2S135BD02700	LEEPER AVA J	9945 SW LUMBEE LN	TUALATIN	OR	97062
2S135AC07200	LEE WILLIAM B REV LIV TRUST	37301 28TH AVE S UNIT 65	FEDERAL WAY	WA	98003
2S135AD08600	LEE FLORENCE & YAM WAI LUN	8822 SW STONO DR	TUALATIN	OR	97062
2S135AC05700	LATHROP JEFFREY A & LATHROP MARIA M	9265 SW IOWA DR	TUALATIN	OR	97062
2S135AC13300	LARSON ANDREW & WISEMAN LEAH DANIELLE	22845 SW 94TH TER	TUALATIN	OR	97062
2S135AC14100	LARA SALVADOR	22845 SW 93RD TER	TUALATIN	OR	97062
2S135AD05600	LAM DAVID & NGUYEN BETH NGOC BICH	8700 SW STONO DR	TUALATIN	OR	97062
2S135AC06100	LACEY LONNIE D & LACEY LORI A	22665 SW 94TH TER	TUALATIN	OR	97062
2S135BC01600	KREIS JOHN K	22835 SW MIAMI DR	TUALATIN	OR	97062
2S135AD09400	KNUDSON THOMAS & KNUDSON LINDA SALYERS	8725 SW STONO DR	TUALATIN	OR	97062
2S135BD03200	KNOX FAMILY TRUST	22950 SW MIAMI PL	TUALATIN	OR	97062
2S135AD07800	KLOSSNER ANDREW J	8854 SW STONO DR	TUALATIN	OR	97062
2S135BD01300	KLEPS MARK G & KLEPS LINDSAY K	9675 SW IOWA DR	TUALATIN	OR	97062
2S135AD03300	KLAUSS CYDNI M	22635 SW 87TH PL	TUALATIN	OR	97062

2S135AC10600	KIS JUAN ANTONIO & KIS CLAUDIA	22615 SW 93RD TER	TUALATIN	OR	97062
2S135BD10800	KIRK CHRISTINE A & HOFF JAMES A	22611 SW 96TH DR	TUALATIN	OR	97062
2S135AD09000	KINNAMAN JEFFREY B & KINNAMAN JENNIFER D	8780 SW STONO DR	TUALATIN	OR	97062
2S135CD00200	KIMMEL RONALD A & KIMMEL REBECCA A	23605 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD10700	KIM KYU & KIM MELISSA	22589 SW 96TH DR	TUALATIN	OR	97062
2S135BD00501	KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR	WEST LINN	OR	97068
2S135BD00600	KHAN SOHAIL & FARZANA LIV TRUST	2919 BEACON HILL DR	WEST LINN	OR	97068
2S135AD07900	KERNER ROBERT	8850 SW STONO DR	TUALATIN	OR	97062
2S135AC11400	KERN KEVIN	9450 SW IOWA DR	TUALATIN	OR	97062
2S135AD03600	KENNEDY MICHAEL C & KENNEDY LINDA M	22735 SW 87TH PL	TUALATIN	OR	97062
2S135BC01200	KAUFFMAN FAMILY TRUST	22725 SW MIAMI DR	TUALATIN	OR	97062
2S135AD00500	KARIS ALEXANDER DONALD	22930 SW MANDAN DR	TUALATIN	OR	97062
2S135AD02900	KALATEH EBRAHIM SHIRDOOST & DOOST NOOSHIN NEZAM	22585 SW 87TH PL	TUALATIN	OR	97062
2S135AC13700	JORGENSEN HEATHER & JORGENSEN COLBIE	9375 SW STONO DR	TUALATIN	OR	97062
2S135AC16400	JOHNSON FLETCHER & JOHNSON CHRISTINA	9365 SW STONO DR	TUALATIN	OR	97062
2S135AC00900	JENKINS PHILIP D & JENKINS KRISTEN K	9240 SW STONO DR	TUALATIN	OR	97062
2S135AC05300	JASTRAM WILLIAM E & JASTRAM CHRISTINE A	9015 SW IOWA DR	TUALATIN	OR	97062
2S135AC10100	JACOBS JEFFREY W	9360 SW PALOUSE LN	TUALATIN	OR	97062
2S135AD03800	INGRAM CLIFFORD KEITH & INGRAM ELISABETH JOY	22785 SW 87TH PL	TUALATIN	OR	97062
2S135AD00800	HYRE TIMOTHY R & HYRE ANNILEE D	22840 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC03300	HUMPHREY MARGIE LIV TRUST	22820 SW 92ND PL	TUALATIN	OR	97062
2S135AD10200	HUMPHREY SUSAN E	8801 SW STONO DR	TUALATIN	OR	97062
2S135AD07500	HUALA ROBIN PATRICK	14607 NE 57TH ST	BELLEVUE	WA	98007
2S135AC00500	HOWE WARREN & YUHAS-HOWE HEATHER	9495 SW NORWOOD RD	TUALATIN	OR	97062
2S135D000106	HORIZON COMMUNITY CHURCH	PO BOX 2690	TUALATIN	OR	97062
2S135AC01900	HOOVER DAN M	8993 SW STONO DR	TUALATIN	OR	97062
2S135AC08600	HOLDBROOK-DADSON DENISE	9330 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC02600	HODGE KENNETH M	9235 SW STONO DR	TUALATIN	OR	97062
2S135BD04400	HINES MICHAEL A & HINES MARLENE R	9730 SW IOWA DR	TUALATIN	OR	97062
2S135BD01000	HILL DEREK & HILL CYNTHIA	9600 SW IOWA DR	TUALATIN	OR	97062
2S135CD00500	HICKOK TODD J & HICKOK MOLLY J	23855 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AD05300	HEYER TRUST	22775 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC14500	HERRERA FERNANDO & HERRERA MARIA D	9360 SW STONO DR	TUALATIN	OR	97062
2S135CA00100	HELMS DANIEL M	23035 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC04800	HEIRONIMUS JULIE A & VALLECK GEORGE D	22710 SW 90TH PL	TUALATIN	OR	97062
2S135AC02500	HAUDBINE PATRICK E & HAUDBINE DELEE H	9215 SW STONO DR	TUALATIN	OR	97062
2S135AD04700	HATCHER THOMAS W & HATCHER ELIZABETH A	22645 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD05900	HASLAM KENNETH A & HASLAM JESSICA J	22825 SW ERIO PL	TUALATIN	OR	97062
2S135BC00200	HASBROOK WILLIAM B & HASBROOK TRICIA	22790 SW MIAMI DR	TUALATIN	OR	97062
2S135AD06600	HARRISON LIV TRUST	8976 SW STONO DR	TUALATIN	OR	97062
2S135AC06900	HANAWA IWAO & HANAWA LAURIE	3528 CHEROKEE CT	WEST LINN	OR	97068
2S135AD05100	HAMM STEVEN & HAMM SANDRA	22725 SW VERMILLION DR	TUALATIN	OR	97062



2S135AD04100	HAMILTON GEORGE & ALICE TRUST	22740 SW 87TH PL	TUALATIN	OR	97062
2S135BD02200	HALLVIK BRUCE D & HALLVIK PAMELA S	22640 SW ENO PL	TUALATIN	OR	97062
2S135AC02100	HALL SCOTT & HALL BETH	9065 SW STONO DR	TUALATIN	OR	97062
2S135BD09800	HACKENBRUCK JERRY ALDEN & LINDA JOAN REV TRUST	22680 SW 96TH DR	TUALATIN	OR	97062
2S135BD11100	GUYETTE JONATHAN & GUYETTE REBECCA	22673 SW 96TH DR	TUALATIN	OR	97062
2S135AD10900	GUERRA FILEMON M JR & QUIRANTE MALINDA	8899 SW IOWA DR	TUALATIN	OR	97062
2S135AD05800	GRIFFITH DWIGHT A & GRIFFITH H KAY	22905 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD06700	GRIFFITH NOEL T JR & GRIFFITH ANGELA R	8898 SW STONO DR	TUALATIN	OR	97062
2S135BC01100	GREGSON N DEAN & GREGSON DEBORAH U	22675 SW MIAMI DR	TUALATIN	OR	97062
2S135AD01700	GREEN JUSTIN J	8560 SW MARICOPA DR	TUALATIN	OR	97062
2S135BD06500	GRANDON JOINT TRUST	22980 SW ERIO PL	TUALATIN	OR	97062
2S135AC05200	GOUY PHIL	8995 SW IOWA DR	TUALATIN	OR	97062
2S135BD04800	GOODY GREGORY & GOODY BRITTANY	22830 SW ENO PL	TUALATIN	OR	97062
2S135AC04100	GOFORTH NATHAN L & TAAFFE JULIA C	22755 SW 90TH PL	TUALATIN	OR	97062
2S135AD14600	GLASS BRIAN D & GLASS LEAH M	8900 SW SWEET DR #537	TUALATIN	OR	97062
2S135AC05000	GLAESER CHARLES W & GLAESER CHRISTA M	8955 SW IOWA DR	TUALATIN	OR	97062
2S135BD04200	GILLIHAN THOMAS M TRUST	22870 SW ENO PL	TUALATIN	OR	97062
2S135BC00500	GILLARD DAVID J & GILLARD SHELLIE S	22680 SW MIAMI DR	TUALATIN	OR	97062
2S135AC12200	GILCHRIST BEVERLY & GILCHRIST ROLAND T	9310 SW IOWA ST	TUALATIN	OR	97062
2S135AD04300	GILBERT CHRISTOPHER S & GILBERT TAYLOR A	22680 SW 87TH PL	TUALATIN	OR	97062
2S135AC12600	GISS SIMONE ELISABETH & IVERSON SEAN PATRICK	9355 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD11500	GIACCHI ROBYN M	8900 SW IOWA DR	TUALATIN	OR	97062
2S135AD14800	GHODS SHAWN M & GHODS JENNA N	22815 SW 89TH PL	TUALATIN	OR	97062
2S135AC09300	GEORGE TIMOTHY P & GEORGE BETHANY	9335 SW IOWA DR	TUALATIN	OR	97062
2S135BD02400	GEORGE REV LIV TRUST	22695 SW ENO PL	TUALATIN	OR	97062
2S135AD01800	GENSLER KRISTOPHER & GENSLER MARIAH	8540 SW MARICOPA DR	TUALATIN	OR	97062
2S135BD03100	GARRETT RYAN P & GARRETT KELLY E	22970 SW MIAMI PL	TUALATIN	OR	97062
2S135AC06600	GARIBAY JAIME	22555 SW 94TH TER	TUALATIN	OR	97062
2S135BD10400	GANEY DANIEL T & BELLINGHAM TAUNI A	22556 SW 96TH DR	TUALATIN	OR	97062
2S135AD01100	GAMACHE ROBERT R & GAMACHE CHERI M	22770 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD06000	GALVER ROBERTO & GALVER PATRICIA BYRNE	22995 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC12700	FULLER ERIC M & FULLER XIAOYAN	9365 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC02400	FRY ALBERTA A TRUST	9175 SW STONO DR	TUALATIN	OR	97062
2S135AD04400	FRONIUS JOHN A & FRONIUS SUSAN A	22650 SW 87TH PL	TUALATIN	OR	97062
2S135BD03900	FRITTS MICHELLE M & FRITTS BRETT C	22945 SW ENO PL	TUALATIN	OR	97062
2S135AC02000	FRIBLEY SARAH E & FRIBLEY CHAD C	9005 SW STONO DR	TUALATIN	OR	97062
2S135AC01400	FRENCH RODERICK LEE & FRENCH THERESE LYNN	9080 SW STONO DR	TUALATIN	OR	97062
2S135AC09700	FRAZIER FAMILY LLC	22830 SW 89TH PL	TUALATIN	OR	97062
2S135AD14300	FRAZIER JOHN D IV & FRAZIER WANDA R	22830 SW 89TH PL	TUALATIN	OR	97062
2S135AC10800	FRAVEL LINDA SHAW TRUST	9365 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC04700	FRANKS TERRENCE D	22730 SW 90TH PL	TUALATIN	OR	97062
2S135AC03800	FRANCIS FRANK J & FRANCIS HELEN MARIE	9130 SW IOWA DR	TUALATIN	OR	97062

2S135AC10700	FRANCIS KATHLEEN	9345 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AD00600	FOSSE PATRICIA J & FOSSE RANDY C	22925 SW MANDAN DR	TUALATIN	OR	97062
2S135AC07000	FORCE ROBERT B & FORCE JEANETTE M	9365 SW PALOUSE LN	TUALATIN	OR	97062
2S135BD04600	FLETCHER CRAIG A & FLETCHER JENINE F	9840 SW LUMBEE LN	TUALATIN	OR	97062
2S135BC01000	FITZHENRY VIRGINIA LIV TRUST	7015 SW FOXFIELD CT	PORTLAND	OR	97225
2S135AC07100	FINDERS DEBRA P	9355 SW PALOUSE LN	TUALATIN	OR	97062
2S135BD07200	FILANTRES GUST J & FILANTRES CYNTHIA K	9630 SW IOWA DR	TUALATIN	OR	97062
2S135AD03500	FEUCHT DANIEL & BEVERLY LIV TRUST	22715 SW 87TH PL	TUALATIN	OR	97062
2S135BD02100	FANT BRIAN ALAN & DEBORAH SPARCK TRUST	22680 SW ENO PL	TUALATIN	OR	97062
2S135AD02400	FADLING JULIE H	22630 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC12900	ESZLINGER ERIC & ESZLINGER NATASHA	9395 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC13600	ERWERT EMILY	22915 SW 94TH TER	TUALATIN	OR	97062
2S135AD07600	ERDMAN PAUL & ERDMAN PAMALA B	8862 SW STONO DR	TUALATIN	OR	97062
2S135AC14300	ENNIS MARK & ENNIS BARBARA	9380 SW STONO DR	TUALATIN	OR	97062
2S135BD07100	ELLIS FAMILY REV TRUST	9640 SW IOWA DR	TUALATIN	OR	97062
2S135BD09600	ELLIOTT WESLEY & ELLIOTT TERRA	9521 SW IOWA DR	TUALATIN	OR	97062
2S135AD01200	EISENSTEIN ETHAN & EISENSTEIN MEGAN	22750 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC09500	EGGERT BRENDA & EGGERT CHARLES	30000 SW 35TH DR	WILSONVILLE	OR	97070
2S135AC10400	EDWARDS DANIELLE	22585 SW 93RD TER	TUALATIN	OR	97062
2S135AC16200	EDELIN JENNIFER A & EDELIN SEAN M	9350 SW QUINAULT LN	TUALATIN	OR	97062
2S135BD06300	EBERHARD JEFFERY D & TAAFFE CAROL E	22975 SW ERIO PL	TUALATIN	OR	97062
2S135AC15600	EAKINS EILEEN G	22760 SW 93RD TERR	TUALATIN	OR	97062
2S135AC09800	DUNN PATRICK P & DUNN CLARA I RUSINQUE	9380 SW PALOUSE LN	TUALATIN	OR	97062
2S135BD00700	DUNN KARIN R	9500 SW IOWA DR	TUALATIN	OR	97062
2S135BD01600	DUFFY RONALD E TRUST	9795 SW IOWA DR	TUALATIN	OR	97062
2S135BC02000	DOWNES ADRIAN & DOWNES CATHERINE	22945 SW MIAMI PL	TUALATIN	OR	97062
2S135AC16100	DOW PETER J REV TRUST & SHERFY JENNIFER L REV TRUST	9360 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC11000	DOSS ANDREA & DOSS BRANDON	22580 SW 94TH TER	TUALATIN	OR	97062
2S135AD14700	DITTMAN ADAM H & DITTMAN ELIZABETH A C	22785 SW 89TH PL	TUALATIN	OR	97062
2S135BD07000	DIETRICH ROBERT & DIETRICH SUSAN	9650 SW IOWA DR	TUALATIN	OR	97062
2S135BD06200	DICKMAN SCOTT D & CHEN WEIWEN	22955 SW ERIO PL	TUALATIN	OR	97062
2S135AD03700	DERIENZO NICHOLAS C & DERIENZO COURTNEY LEIGH	22755 SW 87TH PL	TUALATIN	OR	97062
2S135AC10500	DEARDORFF CRAIG S & DEARDORFF ALBERTA	22595 SW 93RD TER	TUALATIN	OR	97062
2S135AC01100	DAVIS JASON WAYNE	9180 SW STONO DR	TUALATIN	OR	97062
2S135AC13400	DARLING LANCE F	22865 SW 94TH TER	TUALATIN	OR	97062
2S135AD10400	CURTHOYS CAROL ANN REV LIV TRUST	8879 SW IOWA DR	TUALATIN	OR	97062
2S135AC08400	CRUZ ALEJANDRO FRANCISCO	9270 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135AC07400	CRONKRITE ERIK	9315 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC11800	CRISP TONI K	9380 SW IOWA DR	TUALATIN	OR	97062
2S135BD09700	CRAWFORD JASON S	9563 SW IOWA DR	TUALATIN	OR	97062
2S135AD12100	CRANSTON MICHAEL S	8845 SW STONO DR	TUALATIN	OR	97062
2S135BC01800	CORRY FAMILY TRUST	22905 SW MIAMI DR	TUALATIN	OR	97062

2S135AC11700	COOPER JULIE ANN LIV TRUST	9390 SW IOWA DR	TUALATIN	OR	97062
2S135AD02800	CONFER ANDREW B	22575 SW 87TH PL	TUALATIN	OR	97062
2S135BD06800	COMPTON MARC A & COMPTON JODY L	22151 SW ANTIOCH DOWNS CT	TUALATIN	OR	97062
2S135D000303	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	PO BOX 23206	TIGARD	OR	97281
2S135AC11600	COLUMBIA REDEVELOPMENT LLC	201 WOODCREST CT	FRANKLIN	TN	37067
2S135BD04900	COLE STEVEN W & ROBERTS ANDREA M	22850 SW ENO PL	TUALATIN	OR	97062
2S135AD14500	COBB DANIEL Z & COBB ROSA	22770 SW 89TH PL	TUALATIN	OR	97062
2S135AC07500	CLARK ROY H	9295 SW PALOUSE LN	TUALATIN	OR	97062
2S135D000101	CLARK KURT C & CLARK TARA	3539 DIANNA WAY	WENATCHEE	WA	98801
2S135AD06500	CHRISTENSEN STANFORD DEE & CAROL MAE REV INTERVIVC	8980 SW STONO DR	TUALATIN	OR	97062
2S135AD05000	CHILDS ROBERT M & CHILDS MARY J	22705 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD04700	CHENG SIMON K	9860 SW LUMBEE LN	TUALATIN	OR	97062
2S135AD10100	CHASE HARRY M & CHASE CATHY LEE	8799 SW STONO DR	TUALATIN	OR	97062
2S135AC14800	CHAN JOSEPH L	23156 BLAND CIR	WEST LINN	OR	97068
2S135AD01000	CHAN CHEUK YEE CHAN REVOC LIV TRUST	22800 SE VERMILION DR	TUALATIN	OR	97062
2S135BD06700	CHAMSEDDINE WAEL M & CHAMSEDDINE BECKY A	22900 SW ERIO PL	TUALATIN	OR	97062
2S135AD11700	CHAMPAGNE PATRICK & ROY CELINE	8880 SW IOWA DR	TUALATIN	OR	97062
2S135AC05100	CHAMBERLAND MATHEW & CHAMBERLAND JAMES W	8975 SW IOWA DR	TUALATIN	OR	97062
3S102AB00100	CHAMBERLAIN JOHN & CHAMBERLAIN DEBRA	9000 SW GREENHILL LN	TUALATIN	OR	97062
2S135BD10000	CHAFF HEIDI L	22626 SW 96TH DR	TUALATIN	OR	97062
2S135AC12400	CARNS STEVEN C	9335 SW QUINAULT LN	TUALATIN	OR	97062
2S135AC16300	CARDENAS FERNANDO	9340 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD11100	CARBAJAL PEDRO & CARBAJAL REGINA	8925 SW IOWA DR	TUALATIN	OR	97062
2S135AD06900	CALKINS MICHAEL & CALKINS DIANE	8890 SW STONO DR	TUALATIN	OR	97062
2S135AC02900	CALDERON CAMIE M	22735 SW 92ND PL	TUALATIN	OR	97062
2S135AC14700	CAIS CARLY J	9340 SW STONO DR	TUALATIN	OR	97062
2S135AC12500	BURNS DANIEL D & KRILL DEANN R	9345 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD07700	BURCHFIEL LARRY & BURCHFIEL DEBORAH	8858 SW STONO DR	TUALATIN	OR	97062
2S135BD04300	BURCHETT KENNETH T & JOY A JOINT LIV TRUST	9700 SW IOWA DR	TUALATIN	OR	97062
2S135AC03700	BUNCE MICHAEL R REVOC LIV TRUST & BUNCE DEBORAH J R	9150 SW IOWA DR	TUALATIN	OR	97062
2S135BD03000	BUICH ALEXANDER & BUICH CORRINE	22985 SW MIAMI PL	TUALATIN	OR	97062
2S135AC14900	BUHAY JASON & BUHAY MICHELLE	9300 SW STONO DR	TUALATIN	OR	97062
2S135BD00500	BUCKALEW LIVING TRUST	22943 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135BD11200	BROWN KATHERINE MARIE & BROWN CHRISTOPHER DAVID	22683 SW 96TH DR	TUALATIN	OR	97062
2S135BD10500	BROADHURST CURTIS	22543 SW 96TH DR	TUALATIN	OR	97062
2S135AC15000	BRECK KOLTE TRISTON & BEATTIE DANIELLE NICOLE	9290 SW STONO DR	TUALATIN	OR	97062
2S135AD00700	BRASHEAR GREGORY A	22935 SW MANDAN DR	TUALATIN	OR	97062
2S135AC10000	BOX MICHAEL L & BOX KATIE M	9370 SW PALOUSE LN	TUALATIN	OR	97062
2S135AC16500	BOSKET JOHN A & BOSKET JULIE L	9355 SW STONO DR	TUALATIN	OR	97062
2S135BD10600	BOHMAN FAMILY TRUST	22567 SW 96TH DR	TUALATIN	OR	97062
2S135AD03400	BOELL DONALD B & BOELL PATRICIA J	22675 SW 87TH	TUALATIN	OR	97062
2S135CA00400	BOCCI JAMES A & BOCCI JULIA A	23205 SW BOONES FERRY RD	TUALATIN	OR	97062

2S135AC01500	BLACK JENNIFER O & BLACK DAVID O JR	9040 SW STONO DR	TUALATIN	OR	97062
2S135AD01300	BENNETT JASON M & MCALEER MARGUERITE T	22730 SW VERMILLION DR	TUALATIN	OR	97062
2S135AC12100	BEMROSE HEATHER LYNN	9320 SW IOWA DR	TUALATIN	OR	97062
2S135AD01400	BELL JAMES M & BELL EVA J	22710 SW VERMILLION DR	TUALATIN	OR	97062
2S135AD11400	BELL REV TRUST	8930 SW IOWA DR	TUALATIN	OR	97062
2S135AD04000	BEIKMAN STEPHEN & BEIKMAN MONIQUE	22760 SW 87TH PL	TUALATIN	OR	97062
2S135AD12400	BEEBE BRENT E & BEEBE SANDRA L	8895 SW STONO DR	TUALATIN	OR	97062
2S135BD02600	BEDDES CRISTINA & BEDDES AARON	22765 SW ENO PL	TUALATIN	OR	97062
2S135AD07000	BECKSTEAD BRIAN A & BECKSTEAD ZERELDA G	8886 SW STONO DR	TUALATIN	OR	97062
2S135AC13000	BECKER SUSAN	9405 SW QUINAULT LN	TUALATIN	OR	97062
2S135AD01900	BEAR ALISA ANN TRUST	8525 SW MARICOPA DR	TUALATIN	OR	97062
2S135CA00500	BAZANT CHRISTINE LEE & BAZANT JOHN JOSEPH	36449 HWY 34	LEBANON	OR	97355
2S135AD00400	BAVARO EMILY EVELYN & BAVARO JOSHUA	22940 SW VERMILLION DR	TUALATIN	OR	97062
2S135BD09900	BATES-BLANCO FAMILY TRUST	22648 SW 96TH DR	TUALATIN	OR	97062
2S135AC15200	BANKS LANDON & BANKS MIRANDA	22850 SW 93RD TER	TUALATIN	OR	97062
2S135BC01900	BALLARD FAMILY TRUST	22925 SW MIAMI PL	TUALATIN	OR	97062
2S135AD09900	BACA GREGORY R & BACA ELIZABETH R	16869 SW 65TH AVE #387	LAKE OSWEGO	OR	97035
2S135AD05500	BABCOCK GAYLON	8680 SW STONO DR	TUALATIN	OR	97062
2S135D000400	AUTUMN SUNRISE LLC	8840 SW HOLLY LN	WILSONVILLE	OR	97070
2S135AC09400	AUSTIN MICHAEL P & AUSTIN ALLISON M	9325 SW IOWA DR	TUALATIN	OR	97062
2S135AD08000	AUST JOSEPHINE A	8846 SW STONO DR	TUALATIN	OR	97062
2S135AD11000	AUGEE JOEL L & AUGEE HEIDI M S	8905 SW IOWA DR	TUALATIN	OR	97062
2S135AC07800	ATKINS DANIEL J & ATKINS DAWNITA G	22570 SW 93RD TER	TUALATIN	OR	97062
2S135AC07700	ARCIGA MARCO A & ARCIGA VIRGINIA L	22550 SW 93RD TER	TUALATIN	OR	97062
2S135AC10900	ARCHULETA JOHN L & ARCHULETA ELISHA J	9385 SW SKOKOMISH LN	TUALATIN	OR	97062
2S135BD04000	APLIN ALAN WHITNEY & APLIN PATRICIA ANN	22940 SW ENO PL	TUALATIN	OR	97062
2S135AD09300	ANTHIMIADES GEORGE T & ANTHIMIADES STEPHANIE J	8735 SW STONO DR	TUALATIN	OR	97062
2S135AC03200	ANDERSON SCOTT A & ANDERSON ANDREA N	22825 SW 92ND PL	TUALATIN	OR	97062
2S135AC08100	ANDERSON RICHARD J JR	22630 SW 93RD TER	TUALATIN	OR	97062
2S135CD00100	ALVSTAD RANDALL & ALVSTAD KAREN	23515 SW BOONES FERRY RD	TUALATIN	OR	97062
2S135AC01600	ALLISON VICKI R	8994 SW STONO DR	TUALATIN	OR	97062
2S135AD10600	ALLARD JOHN A & ALLARD KELCIE L	8885 SW IOWA DR	TUALATIN	OR	97062
2S135AD03900	AGORIO DIANA	22790 SW 87TH PL	TUALATIN	OR	97062
2S135CD00300	AGHAZADEH-SANAEI MEHDI & ASIAEE NAHID	23745 SW BOONES FERRY RD	TUALATIN	OR	97062

# **MEETING NOTICE**

at **COMMUNITY ROOM - MARQUIS TUALATIN**

**19805 SW BOONES FERRY RD**

**7:00 pm WEDNESDAY APRIL 17, 2024**

**PROPOSED:**

**REZONE TO "RML" w/ PLAN AMENDMENT,  
SUBDIVISION & ARCHITECTURAL REVIEW**

**2S-1-35D TAX LOTS 108 & 106 (Portion)**

**MORE INFO: KEN SANDBLAST 503-684-0652**

# MEETING NOTICE

at **COMMUNITY ROOM - MARQUIS TUALATIN**  
**19805 SW BOONES FERRY RD**  
**7:00 pm WEDNESDAY APRIL 17, 2024**

**PROPOSED:**  
**REZONE TO "RML" w/ PLAN AMENDMENT,**  
**SUBDIVISION & ARCHITECTURAL REVIEW**  
**2S-1-35D TAX LOTS 108 & 106 (Portion)**

**MORE INFO: KEN SANDBLAST 503-684-0652**

**NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE**

Name of Applicant Ken Allen

Subject Property: Tax Lot(s) 106 (portion), 108 Tax Map(s) 2S135D

Address or General Location: 9300 SW Norwood Road, Tualatin, OR

I, Ken Allen, do swear or affirm that I am (represent) the party initiating interest in a proposed Rezone (INST to RML) w/ Comp Plan Plan Map Amendment; Residential Subdivision w/ Architectural Review affecting the land located at 9300 SW Norwood Road, Tualatin, OR and that pursuant to applicable Tualatin Development Code, did on the 2nd day of April 2024 personally post the notice indicating that the site may be proposed for a Rezone (INST to RML) w/ Comp Plan Map Amendment; Residential Subdivision w/ Architectural Review application.

The sign was posted at Frontage of site at 9300 SW Norwood Road, Tualatin, OR  
(Location of sign on property)

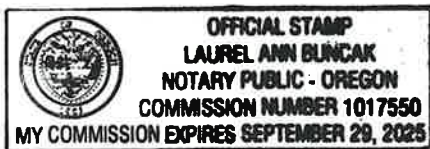
Map attached showing approximate sign notice location. (check if attached)

This 18 day of JUNE, 2024

[Signature]  
Signature

Subscribed and sworn to, or affirmed, before me this 18 day of June, 2024.

STATE OF OREGON )  
) ss  
County of ~~Washington~~ Clackamas



[Signature]  
Notary Public for the State of Oregon  
County of Clackamas

My Commission expires: September 29, 2025



**NEIGHBORHOOD MEETING AFFIDAVIT OF MAILING**

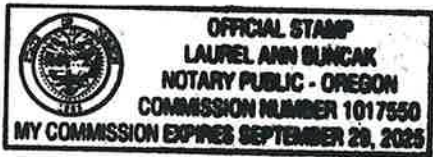
I, Ken Allen, being duly sworn, depose and say that on the 1st day of April, 2024 I caused to have mailed to each of the persons on the attached list a notice of a meeting to discuss a proposed development at 9300 SW Norwood Road, Tualatin, a copy of which notice so mailed is attached hereto and made a part hereof.

I further state that said notices were enclosed in envelopes plainly addressed to said persons and were deposited on the date indicated above in the United States Post Office with postage prepaid thereon.

Signature

Subscribed and sworn to, or affirmed, before me this 18 day of JUNE, 2024.

STATE OF OREGON )  
 ) ss  
County of ~~Washington~~ Clackamas )  
fb



Laurel Ann Buncak  
Notary Public for the State of Oregon  
County of Clackamas

My Commission expires: September 29, 2025

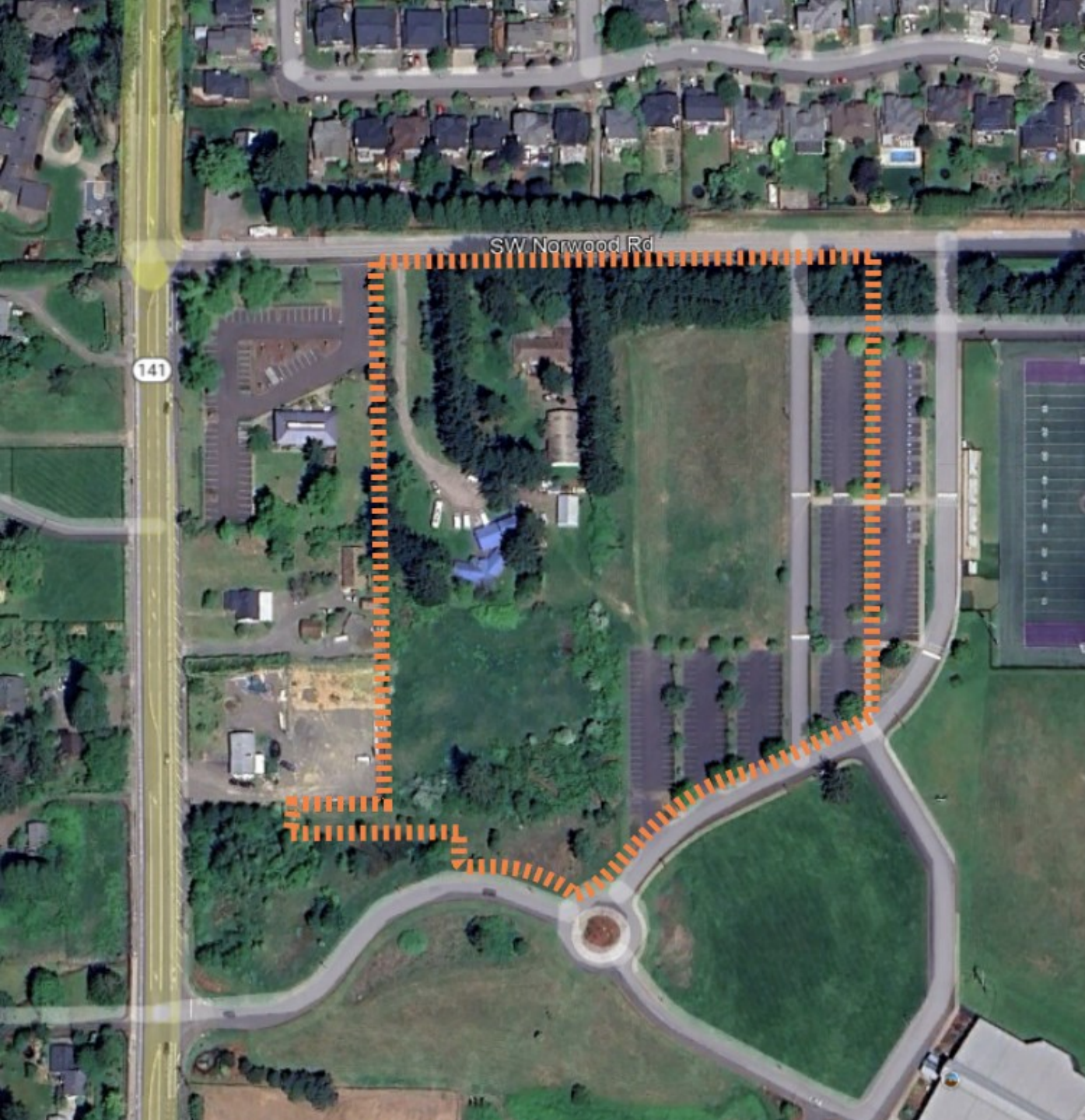


APRIL 17TH, 2024  
NEIGHBORHOOD DEVELOPER MEETING

# THE NORWOOD PROJECT

[WWW.NORWOODHOUSING.COM](http://WWW.NORWOODHOUSING.COM)  
KEN ALLEN, DEVELOPER





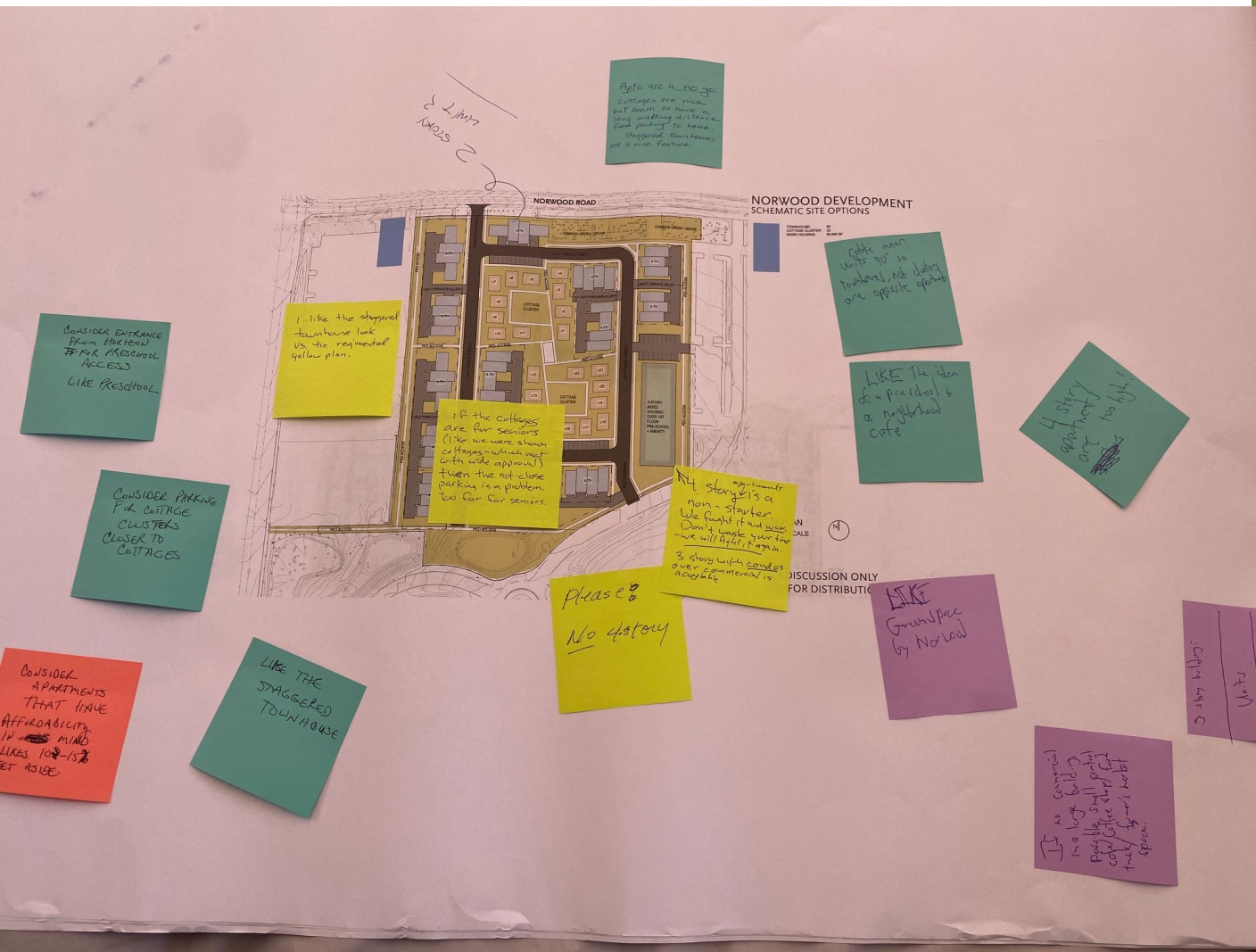
# NORWOOD AGENDA TONIGHT

1. OVERALL VIEW OF VISION
2. REVIEW CONCEPT SITE PLANS
3. SAMPLE HOUSING TYPES
4. REVIEW OF APPLICATION
5. TREE SUSTAINABILITY PLAN
6. TRAFFIC IMPACTS & STUDY
7. OPEN PUBLIC QUESTIONS

# WE LISTENED TO YOUR COMMENTS

# NORWOOD AGENDA TONIGHT

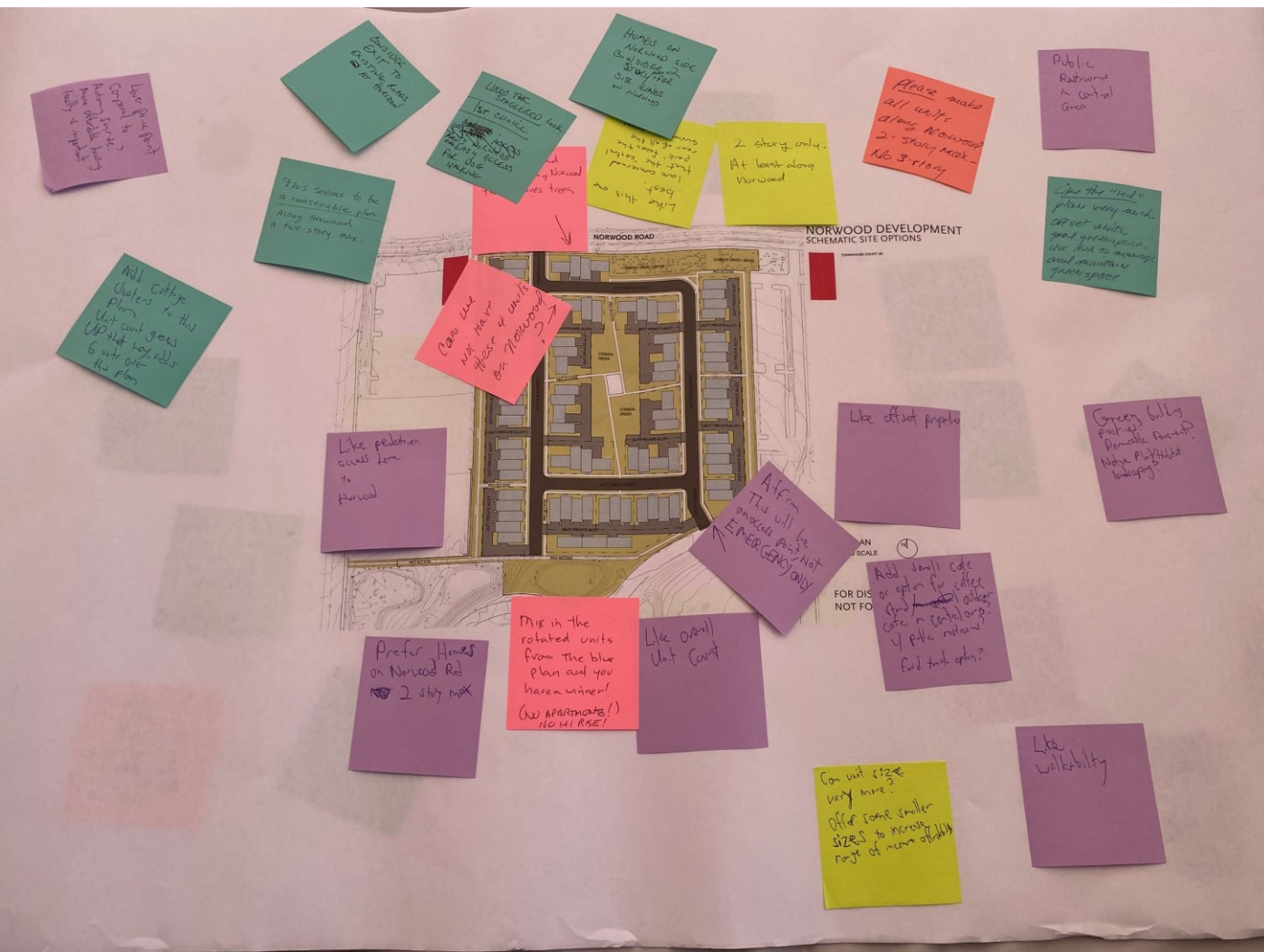
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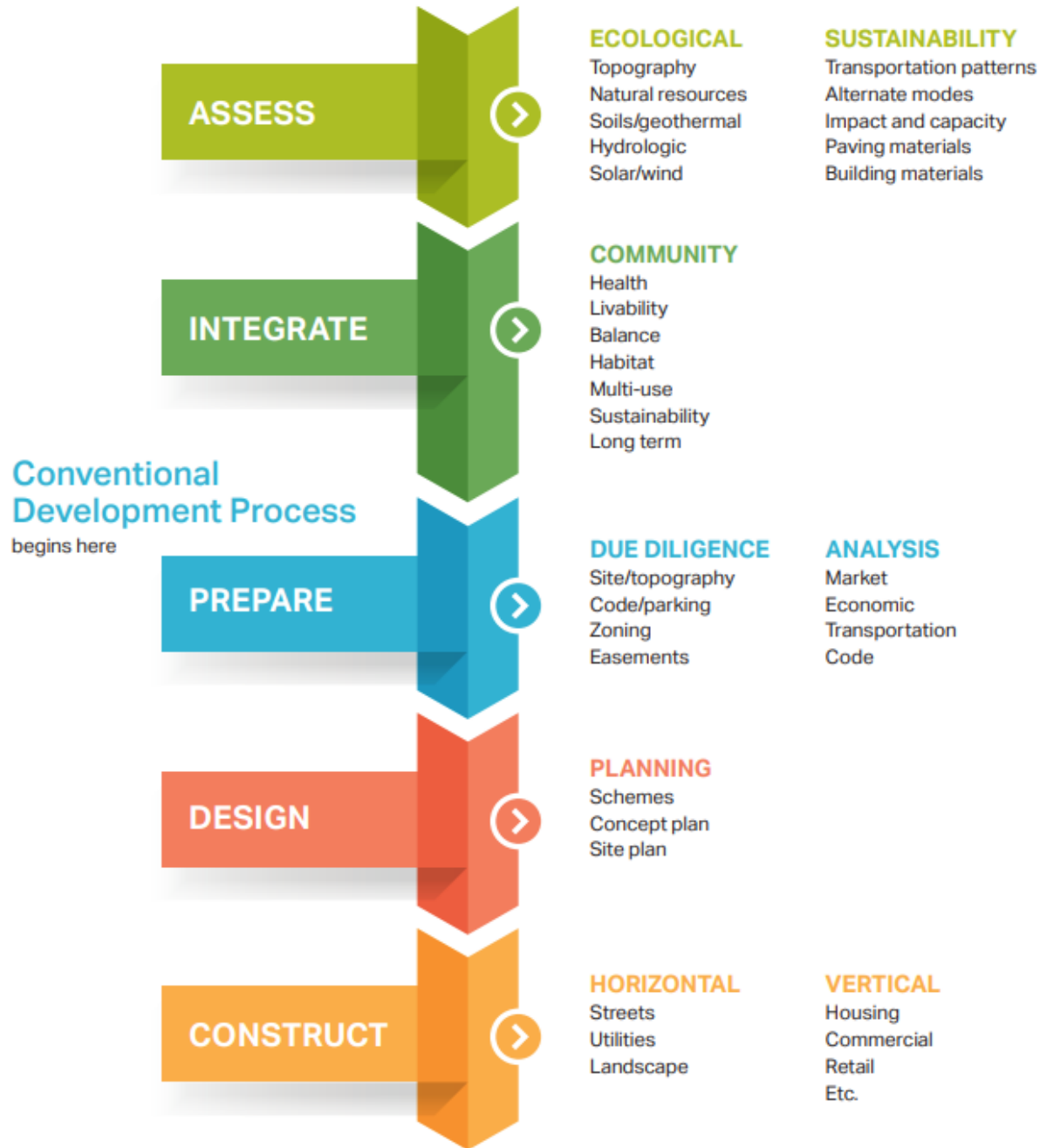
# WE LISTENED TO YOUR COMMENTS

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# Sustainable Development Process



# NORWOOD AGENDA TONIGHT

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4. REVIEW OF APPLICATION
5. TREE SUSTAINABILITY PLAN
6. TRAFFIC IMPACTS & STUDY
7. OPEN PUBLIC QUESTIONS

## SUSTAINABLE PRINCIPLES



## SUSTAINABLE PRINCIPLES

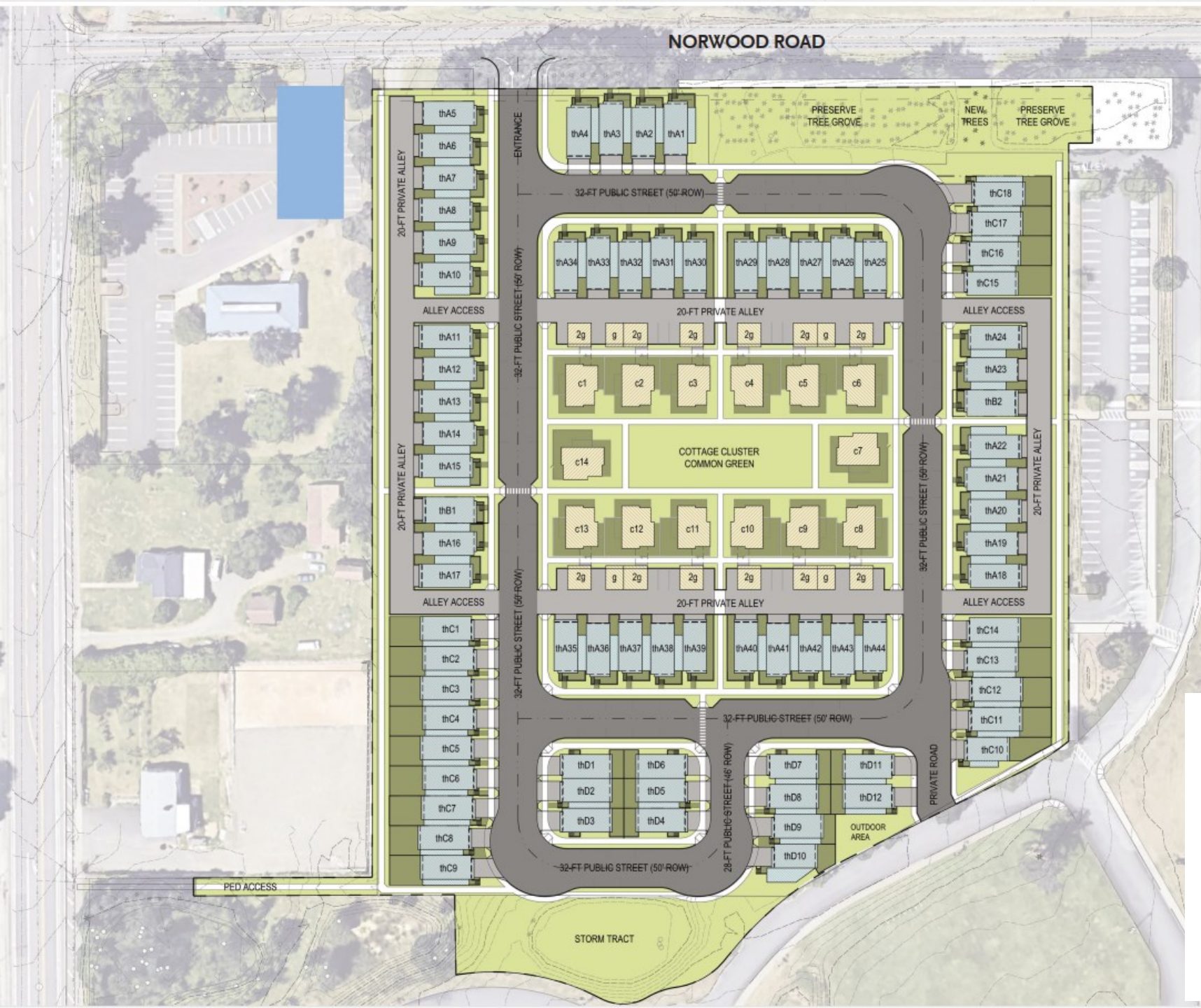
- Mix of land uses
- Housing Choices
- Walkability
- Open Space
- Transportation
- Integrate Eco Systems
- Watershed Health
- Reuse, Recycle, Regenerate
- Green Building
- Work Together

A landscape photograph showing a wide, flat field with a path leading towards a sunset. The sky is filled with soft, golden light, and the field is a mix of green and yellow. The path is a dark, winding line that leads the eye from the foreground towards the horizon. The overall mood is peaceful and serene.

# GABE HEADRICK TO REVIEW HOUSING PLANS

1. ATTAINABLE HOUSING OPTIONS
2. ATTACHED TOWNHOMES
3. DETACHED COTTAGE HOMES

# NORWOOD DEVELOPMENT SCHEMATIC SITE OPTIONS



type	Qty.	Lot Size W x D (ft)	Private Parking	
			Covered	Open
Townhouse - A	44	27 x 62.5	88	
Townhouse - B	2	22 x 62.5	4	
Townhouse - C	18	25 x 80	36	
Townhouse - D	12	25 x 63.6	24	
Cottage - A	12	47 x 78	24	
Cottage - B	2	48 x 60	2	
Cottage - general				24
<b>Ttl. Townhouse</b>	<b>76</b>		<b>Private</b>	<b>Street</b>
<b>Ttl. Cottage</b>	<b>14</b>		<b>Parking</b>	<b>Parking</b>
<b>Total</b>	<b>90</b>		<b>202</b>	<b>56</b>

**LEGEND:**

TOWNHOUSE		PEDESTRIAN PATHS	
COTTAGE		PUBLIC OPEN SPACE / LANDSCAPE	
PUBLIC STREET		PRIVATE OPEN SPACE / LANDSCAPE	
PRIVATE ALLEY			



NORWOOD ROAD

# NORWOOD DEVELOPMENT SCHEMATIC SITE OPTIONS



type	Qty.	Lot Size	Private Parking	Street Parking
Townhouse - A	56	27 x 60	112	
Townhouse - B	10	22 x 60	20	
Townhouse - C	18	25 x 80	36	
Townhouse - D	17	25 x 57	34	
<b>Total</b>	<b>101</b>		<b>202</b>	<b>55</b>

LEGEND:

- TOWNHOUSE
- PEDESTRIAN PATHS
- COTTAGE
- PUBLIC OPEN SPACE / LANDSCAPE
- PUBLIC STREET
- PRIVATE OPEN SPACE / LANDSCAPE
- PRIVATE ALLEY





TOWNHOUSE C - STREET VIEW



COTTAGE CLUSTER VIEW

# REQUEST FROM CITY

KEN SANDBLAST TO REVIEW  
APPLICATION WITH CITY

- 1) DOWN ZONE TO RML
- 2) COMP PLAN AMENDMENT
- 3) SUBDIVISION AND ARCH REVIEW



Planning | Engineering | Surveying

## Neighborhood / Developer Meeting

April 1, 2024

**RE: 9300 SW Norwood Road Tualatin OR 97062**

**Proposed: Rezone from Institutional to RML (Medium Low Density Residential) with Comprehensive Plan Map Amendment and Subdivision for Residential Housing with Architectural Review**

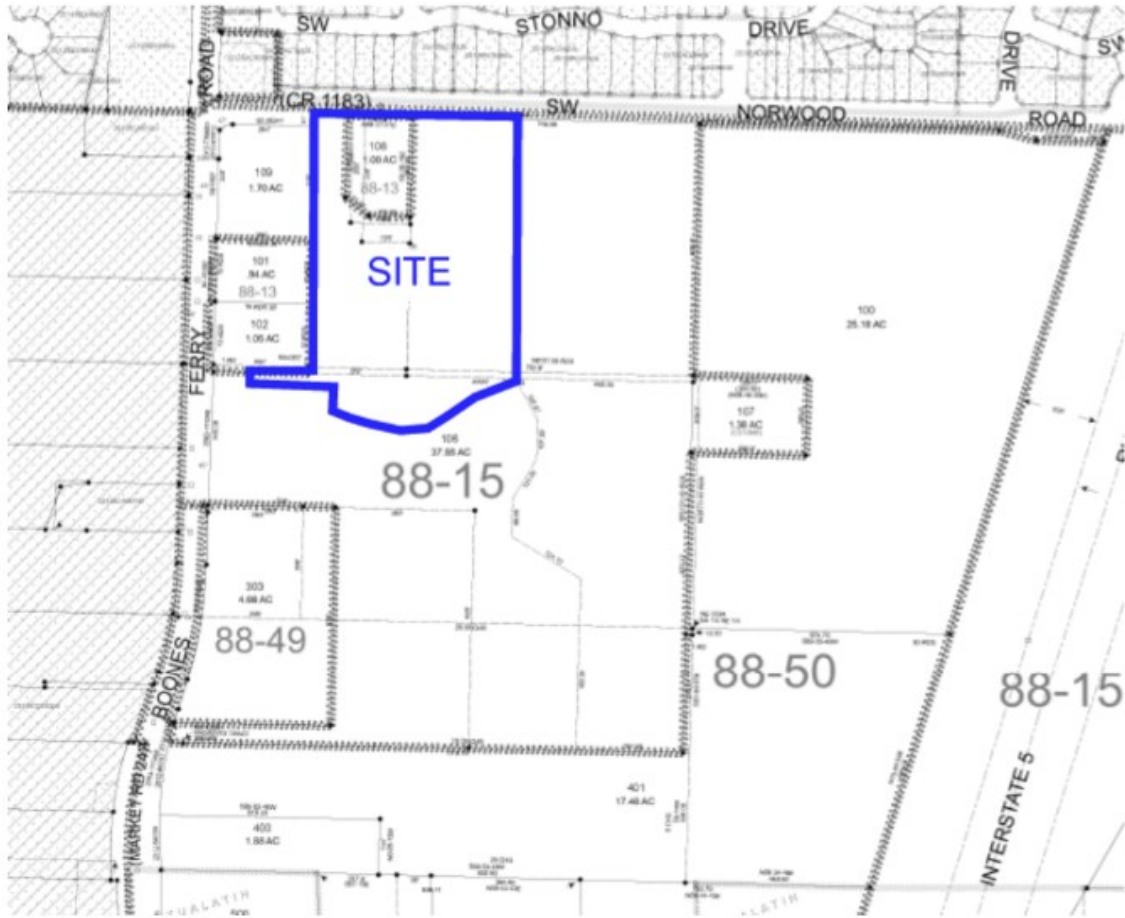
Dear Property Owner/Resident:

Westlake Consultants, Inc. is representing Norwood Horizon Holdings for the property located at 9300 SW Norwood Road, Tualatin, OR 97062. The site is approximately 9.3 acres in size and includes Tax Lot 108 (1 acre) and a portion of Tax Lot 106 (8.3 acres), both on Tax Map 2S135D – see maps provided on the reverse side of this letter – and visit our project website:

[We're Listening | SW Norwood Rd NORWOODHOUSING.COM](https://www.norwoodhousing.com)

As per the series of community meetings we have held since last August discussing this site, we will be applying for formal land use approvals (i) rezoning from Institutional to Medium Low Density Residential (RML), including a comprehensive plan map amendment, (ii) subdividing the site for residential homes, and (iii) architectural review of the proposed housing. Prior to applying to the City of Tualatin, we would like to take the opportunity to discuss the proposal in more detail with you.

# SITE LOCATION MAP



# SITE ZONING MAP

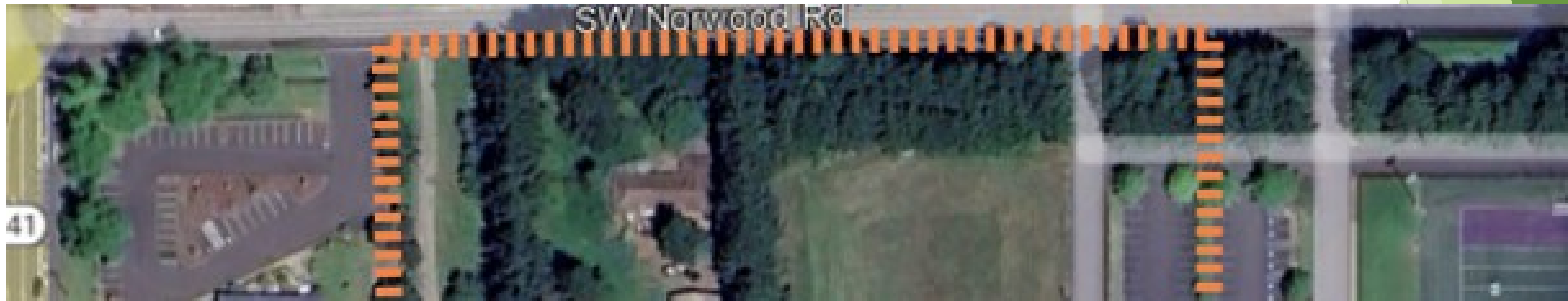
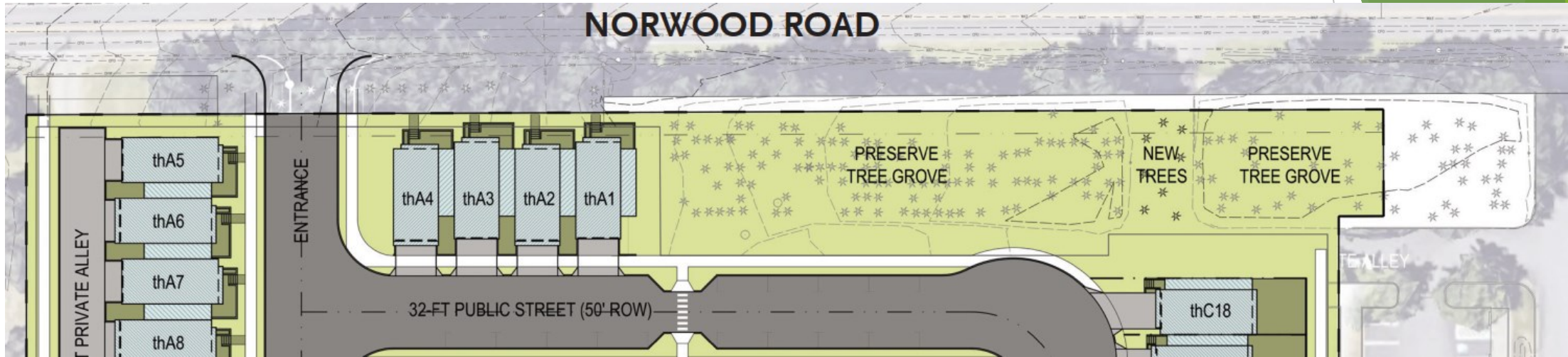


A photograph of a vast, golden wheat field under a sunset sky. A winding path or road cuts through the field, leading towards the horizon. The sky is a mix of orange, yellow, and brown tones, suggesting the time is either dawn or dusk. The overall mood is peaceful and rural.

# TREE PRESERVATION PLAN

TODD PRAGER TO REVIEW TREE  
PRESERVATION PLAN







# TRAFFIC IMPACT PLANNING

JENNIFER DANZIGER TO REVIEW  
TRAFFIC IMPACT PLAN

# Transportation

## ▶ Impact Analysis (TIA)

# Overview

**JENNIFER DANZIGER**

April 17, 2024

# Topics of Today's Presentation

- ▶ Why a Transportation Impact Study?
- ▶ Types of Studies
- ▶ Study requirements and assumptions
- ▶ Findings



# Why do a Traffic Study?

- A traffic study may be required by the City of Tualatin when a land development project or zone change is proposed.
- The purpose of the study is to demonstrate that the transportation facilities in the vicinity of the proposed development can accommodate the new traffic added by the proposed development.



# Types of Studies

- A *Trip Generation and Distribution Description* describes how much new traffic would be added by a proposed development and what routes it would use.
- A *Transportation Impact Analysis (TIA)* is a more detailed study that looks at how a proposed development would affect the safety and operations of the transportation network.
- A *Transportation Planning Rule (TPR) Analysis* examines the long-term impacts of a proposed zone change to ensure consistency between the land use and transportation elements of the City's Comprehensive Plan.



# When is a Traffic Study Required?

- A *Trip Generation and Distribution Description* is generally required for projects that will add more than 100 new vehicle trips per day to the transportation network.
- A *Transportation Impact Analysis (TIA)* is generally required for projects that will add more than 500 new vehicle trips per day or 60 new vehicles trips during busiest hours of the day (typically morning and evening commute times) to the transportation network.
- A *Transportation Planning Rule (TPR) Analysis* is required for a proposed zone change that will potentially generate more trips than the existing zoning.



# General TIA Requirements

- ▶ A study area defined by the affected agencies
  - All proposed site access points.
  - Intersections where more than 500 additional daily trips or 60 additional peak hour trips will be added by a proposed development.
  - Walking and cycling routes to nearby transit stops and schools.
- ▶ Traffic volumes - Morning and Evening Peak Hours
  - Existing condition
  - Trip generation for proposed development using industry standard trip rates
  - Forecast conditions without and with the proposed project for the opening year of the development



# General TIA Requirements (continued)

- ▶ Safety
  - Review of historical crashes in a study area
  - Assessment of sight distance at accesses
  - Evaluation of possible safety improvements such as turn lanes or a traffic signal
- ▶ Intersection Operations
  - Delays and capacity utilization which are compared to mobility standards established by the roadway/intersection owner (typically Tualatin, Washington County, or ODOT)
  - Queues at intersections and driveways that could affect operations and safety



# Data Collection

- ▶ Traffic Counts
  - Morning peak period - typically 7:00 to 9:00 AM
  - Evening peak period - typically 4:00 to 6:00 PM
  - Collected on a midweek day (Tues-Thurs) when school is in session
  - Busiest hour in each period is used for analysis
- ▶ Safety Data
  - Five years of reported crash data at each study intersection
  - Sight distance measurements at each proposed site access



# General TPR Analysis Requirements

- ▶ Traffic volumes
  - Trip generation for existing zoning and proposed zoning based on a “reasonable worst-case” development scenario - this may not be what is proposed for the development
  - Forecast conditions for the existing and proposed zoning for a planning year of the development that corresponds with the forecast year for the City’s Transportation System Plan
- ▶ Intersection Operations





PUBLIC  
QUESTION &  
ANSWER  
SESSION

THANK YOU

NEXT STEPS!  
CITY PLANNING  
COMMISSION REVIEW  
May & June 2024



# The Norwood Project - Neighborhood Meeting

7:00 pm Wednesday, April 17, 2024  
 Community Room - Marquis Tualatin  
 19805 SW Boones Ferry Rd. Tualatin, OR 97062

## Sign-In Sheet

Name	Address	Phone	E-mail
JULIE HEIRONIMUS	22710 SW 90 <sup>th</sup> PL	503715-7562	JULIEHEIR@aol.com
Julie Cooper	9390 SW IOWA DR-		juldujour@hotmail.com
<del>Brenda Fortson</del>			Brenda.hurtzoy@nwwest.net
Danny O'Neal	22625 SW 94 <sup>th</sup> Terrace	503-512-2792	OTCMEDIA@Comcast.net
Nick Parsons	23050 <del>22625</del> SW Boones Ferry	The Bridged 971-235-2383	NickParsons55@gmail.com
Cheryl Neal	22415 SW 96 <sup>th</sup> Ave	503-449-5696	CEVALE@comcast.net
Jim Neary	22780 SW 92 <sup>nd</sup> Pl	503-320-8220	timneary@gmail.com
Lois Simmons	22930 SW Miami P	(503)691-2311	lesimmon107@gmail.com
Holly Stuart	9235 SW Iowa Dr.	503-473-6889	hollyfarm05@gmail.com
Julie Welbach	22885 SW Vermillion Dr	503 8859633	randywe@juna.com
Rose Telet	22595 SW 87 <sup>th</sup> PL	503-475-5643	rose.telet@gmail.com
Holly Gray	71495 SW Norwood Rd	714-584-3596	
Heather Whas-Howe	J	714-293-3961	hwhasshowe@aol.com

**Neighborhood Meeting Notes****The Norwood Project – 9300 SW Norwood Road, Tualatin**

Meeting Date: Wednesday, April 17, 2024, 7:00 p.m.

Meeting Location: Community Room at Marquis Tualatin, 19805 SW Boones Ferry Rd

Project Proposal: Rezone of 8.3 acres from IN to RML to match existing 1 acre of RML land  
95 units Residential Housing: Townhomes and Cottage Cluster  
New public streets with 28 and 32 feet of paving; on-street parking  
Private shared alley access easements  
Tree preservation on Norwood Road frontage

**Land Use Applications:**

Rezone & Comprehensive Plan Amendment  
Subdivision  
Architectural Review

Project Team: Ken Allen, Norwood Horizon Holdings, LLC (Applicant)  
Gabe Headrick, Steelhead Architecture (Design)  
Ken Sandblast, Westlake Consultants, Inc. (Planning)  
Todd Prager, Arborist (Tree Preservation)  
Jennifer Danziger, Lancaster Mobley (Traffic)

Attendees: A list of attendees is attached.

**Ken Allen, Norwood Horizon Holdings, LLC – Project Developer/Applicant**

Ken began the meeting at 7:00 p.m. and reviewed the agenda and explained the meeting format and process for the Q & A period. A slide show presentation provided visual representation of the project site and proposed housing. In addition, schematic illustrations of the proposed housing types (elevations), floor plans and site plan were posted in the meeting room for attendees to view.

Ken provided an overview of the community outreach that has occurred for The Norwood Project to date. Over the past year, multiple community meetings have been held to present ideas and gather input from neighbors and property owners in the vicinity of the proposed project. The project includes a proposed mix of Townhomes and Cottage Cluster units on the 9.3-acre site.

As the developer, Ken explained that the approach to planning and development of the site involves key principles of sustainability, including taking into account the social, economic, and environmental factors throughout the process.

### **Gabe Headrick, Steelhead Architecture**

Gabe provided an overview of the proposed housing types and neighborhood design:

- Housing options in a variety of sizes, types.
- Townhomes that are “alley-loaded” with the garage located at the back side of the unit to allow for street parking in front.
- Units with front-loaded garages and private backyard space.
- Front stoops that will encourage neighbors to engage with each other.
- Common green space.
- Walkable neighborhood design—less car-centric.
- Cottage Cluster units ranging from 900 to 1,800 square feet, most with garages.
- Parking will accommodate needs on site—Townhomes will each have 2 spaces, Cottages will have 1 or 2. On-street parallel parking on streets and in some alleyways.
- The designs and elevations are preliminary but do provide an example of the massing on the site.

### **Ken Sandblast, AICP -- Westlake Consultants, Inc.**

Ken gave an overview of the Land Use applications that will be required for approval of the proposed project:

- Zone Change from Institutional (IN) to Residential Medium Low Density (RML) and Comprehensive Plan Map Amendment— The project site consists of 1 acre of land zoned RML and 8.3 acres currently zoned IN. The proposal includes rezoning the 8.3 acres to allow for housing development. This proposed zone change would reduce the intensity of the zoning on the 8.3-acre portion.
- The Comprehensive Plan Map Amendment is needed to ensure consistency with the City’s overall land use plan.
- Subdivision—To create lots that meet the City’s zoning requirements.
- Architectural Review—As this proposal includes some innovative design features, it may not meet the City’s Clear and Objective standards. As a result, the project will likely require review by the Architectural Review Board.

### **Todd Prager, Consulting Arborist -- Todd Prager & Associates, LLC**

- Main focus is on preserving trees along Norwood Road frontage. In particular, it is important to avoid disturbance of the edges of the tree grove, as it has become a cohesive grouping of trees.
- Locating site access at the western end of the site’s Norwood frontage will avoid disturbing the tree grove.





- The plan includes removal of the existing driveway into the site and planting new trees in that area.
- Norwood Road improvements could be an issue. As a result, Todd's recommendation is to move the sidewalk as far north as possible and place any public utilities under the sidewalk, rather than in an easement behind the sidewalk.

### **Jennifer Danziger, Sr. Transportation Engineer – Lancaster Mobley**

- A traffic study will be required by the City of Tualatin to demonstrate that transportation facilities in the vicinity of the proposed development can accommodate new traffic generated by the development in terms of volume and safety.
- The study will also look at thresholds for a turning lane and signal at Boones Ferry and Norwood, and will analyze the queuing impacts of these possible mitigation improvements.
- Data will be collected during the a.m. and p.m. peak hours on days that best represent the typical pattern of traffic for the area.
- Both the City of Tualatin and Washington County will be involved in the traffic analysis, as the roads are County roads.
- The traffic analysis will also take into account other planned projects that will be coming online in the future.
- A Transportation Planning Rule (TPR) Analysis will be required due to the proposed Zone Change and Comprehensive Plan Map Amendment. This analysis will examine long-term impacts of the proposed changes.

### **Issues/Questions and Responses**

#### **Q: (Julie Heironimus) Will you be taking into account the existing traffic heading to Wilsonville on Norwood? Will you use “tube” car counters?**

A: (JD) We will do visual turning movement counts and they will capture cut-through traffic, as well as type of vehicle and pedestrians. (Tubes can't count those things.)

(KA) We would like to have a signal at that location; Autumn Sunrise is also supportive of a signal at that location.

#### **Q: (Tim Neary) It is important to neighbors to have a second access point through Horizon. Will there be one?**

(KA) We will be considering that and discussing it with Horizon School, however, in the event Horizon gives permission to allow access, there are issues of public traffic moving through private property. Typically, public traffic needs to stay on public streets.



(JD) A new signal at Boones Ferry / Norwood would take pressure off of the access point, reducing the need for a second access.

**Q: (Dan O’Neal) Does the traffic survey pay attention to type of vehicle?**

(JD) Yes, we will track the vehicle classes; the data will be available in the report.

(KA) Autumn Sunrise is putting a signal at Boones Ferry, south of Plambeck Terrace.

**Q: (Nick Parsons/Bridge Church) Will the sewer be coming up in Norwood for this project?**

(KS) The sewer line will come from the south.

(KA) This information will be looked at and made available on the website.

**Q: (Cheryl Veall) I live on Norwood. People go to 65<sup>th</sup> to exit. Will traffic counts take those cars into consideration?**

(JD) The City may ask for that to be done. The study will look at that route; if the thresholds are met, we will include it in the study.

(KA) The traffic study scoping letter will define that. If this proposed project is causing problems, changes may be made.

**Q: (Holly Stuart) Would it be appropriate to put the utilities where the driveway will be removed?**

(TP) We would prefer to avoid any disturbance there as that could impact the existing trees.

(KS) The utilities serving the lots will be brought into the site where the new road is to be located.

**Q: Will the Sequoia trees be removed?**

(KA) There will be some tree removal for the new road entrance into the site. Effort will be made to preserve as many trees as possible.

**Q: (Heather H.) When will the road improvements be done? I live at the NE corner of Norwood and Boones Ferry Rd.**

(JD) If a signal goes in, there will be widening of the road. If the signal is not required, the road would remain one traffic lane in each direction.

(KS) Construction of site and road improvements could begin possibly next summer (2025); The project has 10-12 months of planning and engineering to be completed prior to any construction.

**Q: (Heather H.) Are road improvements done first, or are the homes built?**

(KA) Once the land use decision is issued, it will have a set of Conditions of Approval that must be satisfied. Roadway improvements will be included as a condition of approval.



Both onsite and offsite improvements will be done concurrently. Construction of homes would not begin until road improvements are completed..

**Q: (Holly S.) Is the driveway on Norwood too close to Bridge Church?**

(JD) Norwood is classified as a Collector and has driveway spacing requirements of 100-150 feet. If that requirement cannot be met, it's possible we could request an exception to the spacing in order to preserve the trees.

**Q: We should have a park there.**

(KA) We are balancing green space with the economics of the project. It is our understanding that there is a park planned just across Boones Ferry that will serve the vicinity.

(GH) The proposed common green space will be available for all residents. The project includes a generous amount of green space in comparison to typical housing developments.

**Q: Is it possible to change the speed on Norwood? Having two different speeds causes issues.**

(JD) As Norwood is a County road, they have the jurisdiction and would make that decision.

**Q: (Holly Gray) Will all of the kids go to Tualatin High School? Will there be a flashing light crossing put in?**

The proposed project is located within the Sherwood School District, so residents will attend schools in that district.

(JD) A previous study looked at a possible midblock crossing. The City might look at that, but it would not be part of this project.

**Q: (Cheryl V.) Regarding parking, the Villebois development has a similar layout, and when cars park on both sides of the street, only one vehicle lane is passable. Will that be the case here?**

(KS) The project includes streets with 32-foot-wide paving, which allows parking on both sides of the street and keeps both travel lanes passable.

(JD) The travel lanes would be 10 feet wide each, and there would be 6 feet for parking along each side of the road.

**Q: (Nick/Bridge Church) We have had some discussion about the roadway near the exit. Can the new road (entrance) be moved to the center of the site?**

(KA) It is preferable to keep the new access/ street entrance away from the tree grove.

(JD) The traffic study will look at queuing to determine if there are issues.



**Q: (Cheryl V.) If the plan for cottages doesn't work, when will we find out?**

(KS) At this time, the plan is to move forward with the cottage cluster concept. The application package will include the details of the proposal and be available at the time of submittal to the City.

**Q: (Holly S.) Who will be reviewing the proposal? Are they informed?**

(KA) All departments of the City of Tualatin will review the application package. In addition, Washington County will review the transportation aspects of the proposal.

**Q: (Julie H.) The four townhouse units on Norwood—are they still part of the plan? Will traffic block them in? The appearance along Norwood isn't as nice (with the homes instead of the trees).**

(KS) There is a required setback that will keep the townhomes away from the road. If the trees can be preserved along Norwood, the homes will be behind them and not as visible from the road. Those townhomes will have driveways onto the new on-site street—they will not enter Norwood directly.

(JD) Sight distance for the new road intersection with Norwood will be evaluated.

**Q: It looks like a lot of trees are being removed.**

(KA) The tree inventory has not been done yet and the specific trees needing to be removed have not been identified. We will attempt to save as many trees as possible.

The meeting concluded at approximately 8:45 p.m.

