

Land Use Application

Project Information

Project Title: **Plambeck Gardens**

Brief Description:

Plambeck Gardens is an multifamily affordable housing project that will provide 116 new affordable units, ranging from 1-bedroom to 4-bedroom units in the City of Tualatin. The project is seeking a variance for surface parking stalls and a second variance for structure height increase for the two 4-story residential buildings proposed.

Property Information

Address: **23500 & 23550 SW Boones Ferry Road**

Assessor's Map Number and Tax Lots:

Applicant/Primary Contact

Name: **Jilian Saurage Felton**

Company Name: **Community Partners for Affordable Housing**

Address: **6380 SW Capitol Highway, #151**

City: **Portland**

State: **Oregon**

ZIP: **97239**

Phone: **503-293-4038**

Email: **jsaurage@cpahoregon.org**

Property Owner

Name: **Community Partners for Affordable Housing**

Address: **6380 SW Capitol Highway, #151**

City: **Portland**

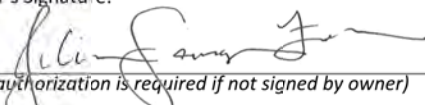
State: **Oregon**

ZIP: **97239**

Phone: **503-293-4038**

Email: **jsaurage@cpahoregon.org**

Property Owner's Signature:

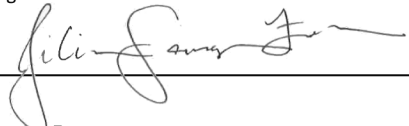


Date: **9/1/2021**

(Note: Letter of authorization is required if not signed by owner)

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:



Date: **9/1/2021**

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Text Amendment (PTA) | <input checked="" type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | |

Office Use

Case No:	Date Received:	Received by:
Fee:	Receipt No:	

CERTIFICATION OF SIGN POSTING

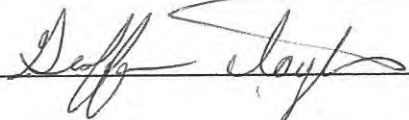


The applicant must provide and post a sign pursuant to Tualatin Development Code ([TDC 32.150](#)). The block around the word "NOTICE" must remain purple composed of the RGB color values Red 112, Green 48, and Blue 160. A template of this sign design is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Plambeck Gardens project,
I hereby certify that on this day, September 13, 2021 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: Geoffrey Taylor *(Please Print)*

Applicant's Signature: 

Date: September 13, 2021

SITE SURVEY

**RECORDED DEED/ LAND SALES CONTRACT
WITH LEGAL DESCRIPTION**



After recording return to:
Community Partners for Affordable
Housing
PO Box 23206
Tigard, OR 97281

Until a change is requested all tax
statements shall be sent to the
following address:
Community Partners for Affordable
Housing
PO Box 23206
Tigard, OR 97281

File No.: 7013-3372515 (as)
Date: December 22, 2019

Washington County, Oregon **2020-026648**
D-DW
Stn=4 A STROM **03/30/2020 02:12:24 PM**
\$15.00 \$11.00 \$5.00 \$60.00 \$2,320.00 **\$2,411.00**

I, Margaret Garza, Interim Director of Assessment and Taxation and
Ex-Officio County Clerk for Washington County, Oregon, do hereby
certify that the within Instrument of writing was received and
recorded in the book of records of said county.

Margaret Garza, Interim Director of
Assessment and Taxation, Ex-Officio

THIS SPACE RESE

STATUTORY WARRANTY DEED

Thomas J. Re and Kathryn S. Re, as tenants by the entirety, Grantor, conveys and warrants to
**Community Partners for Affordable Housing, an Oregon Non-Profit Public Benefit
Corporation**, Grantee, the following described real property free of liens and encumbrances, except as
specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,320,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3372515-44W



After recording return to:
Community Partners for Affordable
Housing
PO Box 23206
Tigard, OR 97281

Until a change is requested all tax
statements shall be sent to the
following address:
Community Partners for Affordable
Housing
PO Box 23206
Tigard, OR 97281

File No.: 7013-3372515 (as)
Date: December 22, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas J. Re and Kathryn S. Re, as tenants by the entirety, Grantor, conveys and warrants to **Community Partners for Affordable Housing, an Oregon Non-Profit Public Benefit Corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,320,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3372515-HW

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

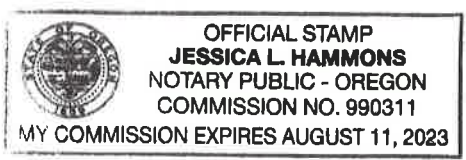
Dated this 27th day of MARCH, 2020.

[Signature]
Thomas J. Re

[Signature]
Kathryn S. Re

STATE OF Oregon)
County of Multnomah)ss.
)

This instrument was acknowledged before me on this 27th day of March, 2020
by **Thomas J. Re and Kathryn S. Re.**



Notary Public for Oregon
My commission expires: 8-11-23

APN: R1136023

Statutory Warranty Deed
- continued

File No.: 7013-3372515 (as)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows:

Beginning at a point which is 295 feet North of the Southwest corner of the Northwest one-quarter of the Southeast one-quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon; thence East 380 feet to a point; thence South 575 feet to a point; thence West to a point in the center of SW Boones Ferry Road (State Highway No. 217); thence in a Northerly direction along the center line of SW Boones Ferry Road to the point of beginning.

Excepting therefrom that portion conveyed to the Washington County, a political subdivision of the State of Oregon as disclosed in Dedication Deed recorded September 14, 2012 as Fee No. 2012 076374.

NOTE: This legal description was created prior to January 1, 2008.

PRELIMINARY TITLE REPORT



25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210
Phone (503) 219-9088 Fax (503) 477-6476

WFG National Title Insurance Company
Trevor Cheyne
25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210

Date Prepared: January 4, 2021

**FIRST SUPPLEMENTAL
PRELIMINARY TITLE REPORT**

Order Number: **19-338106**
Escrow Officer: Trevor Cheyne
Phone: (503) 444-7047
Fax: (503) 296-5869
Email: tcheyne@wfgnationaltitle.com

**Seller(s): Community Partners for Affordable Housing
Buyer(s): Partnership or LLC to be formed**

Property: 23500 SW Boones Ferry Road, Tualatin, OR 97062

23550 SW Boones Ferry Road, Tualatin, OR 97062

The following items have been amended:

Change vestee; show taxes paid; removed Trust deed on prior owner; remove Farm deferral; and add pre-development Trust deed.

Stewart Title Guaranty Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This Report (and any Amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report. The Report shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

- 1. The effective date of this preliminary title report is **8:00 A.M. on 28th day of December, 2020**
- 2. The policies and endorsements to be insured and the related charges are:

<u>Policy/Endorsement Description</u>	<u>Liability</u>		<u>Charge</u>
ALTA 2006 EXT. Owners Policy	TBD		\$0.00
Short Term Rate		\$0.00	

Proposed Insured: Community Partners for Affordable Housing, Inc.

<u>Policy/Endorsement Description</u>	<u>Liability</u>		<u>Charge</u>
ALTA 2006 Ext. Loan Policy	TBD		\$100.00
Short Term Rate		\$0.00	
OTIRO 209.10 and 222 Commercial		\$100.00	

Proposed Insured: To Follow

Government Service Fee: \$0.00

This is a preliminary billing only, a consolidated statement of charges, credits and advances, if any, in connection with this order will be provided at closing.

- 3. Title to the land described herein is vested in:
Community Partners for Affordable Housing, an Oregon Non-Profit Public Benefit Corporation

- 4. The estate or interest in land is:
Fee Simple

- 5. The land referred to in this report is described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the Southeast one-quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at a point which is 295 feet North of the Southwest corner of the Northwest one-quarter of the Southeast one-quarter of said Section 35, Township 2 South, Range 1 West of the Willamette Meridian; thence East 380 feet to a point; thence South 575 feet to a point; thence West to a point in the center of SW Boones Ferry Road (State Highway No. 217); thence in a Northerly direction along the center line of SW Boones Ferry Road to the point of beginning.

EXCEPTING that portion lying within SW Boones Ferry Road (County Road No. 125, 60 feet wide).

FURTHER EXCEPTING THEREFROM that portion described in Dedication Deed to Washington County, a political subdivision of the State of Oregon, recorded September 14, 2012, Recording No. 2012-076374.

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Easement, including the terms and provisions thereof:
 - For : Pole Line with Anchors
 - Granted to : The Pacific Telephone and Telegraph Company, a California corporation
 - Recorded : August 14, 1948
 - Recording No(s) : [\(book\) 288 \(page\) 14](#)
 - Affects : a portion of the premises herein
7. Easement, including the terms and provisions thereof:
 - For : Anchor
 - Granted to : Portland General Electric Company, an Oregon corporation
 - Recorded : August 17, 2006
 - Recording No(s) : [2006-098380](#)
 - Affects : see document for location
8. Easement, including the terms and provisions thereof:
 - For : Permanent Utility
 - Granted to : Washington County, a political subdivision of the State of Oregon
 - Recorded : September 14, 2012
 - Recording No(s) : [2012-076374](#)
 - Affects : a strip of land along the Westerly lot line, abutting SW Boones Ferry Road

9. Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing (Pre-Development Loan), including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
- | | | |
|-----------------|---|--|
| Grantor | : | Community Partners for Affordable Housing, an Oregon nonprofit public benefit corporation |
| Trustee | : | First American Title Insurance Company |
| Beneficiary | : | Network for Oregon Affordable Housing (NOAH), an Oregon nonprofit public benefit corporation |
| Dated | : | March 30, 2020 |
| Recorded | : | March 30, 2020 |
| Recording No(s) | : | 2020-026649 |
| Amount | : | \$1,782,500.00 |
10. Any unrecorded leases or rights of tenants in possession.
11. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.
12. For title insurance purposes in connection with transactions involving real property interests held by non-profit organizations, we will require copies of the following:
- (a) Resolution authorizing the transaction.
 - (c) Minutes of the meeting at which said resolution was passed.
13. This Commitment is subject to approval by personnel of WFG National Title Insurance Company and any additional limitations, requirements or exceptions made by WFG National Title Insurance Company.
14. We are informed that the proposed owner's policy is to be an ALTA Extended Form. Prior to issuing the policy in such form without including the 5 standard pre-printed exceptions contained herein, we will require the following which may result in additional exceptions to the title policy:
- (a) Current ALTA/NSPS survey
 - (b) The ALTA/NSPS survey request must include Standards Table A, Option 11 for location of utilities.
 - (c) A physical inspection of the herein described premises to be made by WFG National Title Insurance Company.
 - (d) An Indemnity Agreement executed by the owners regarding any matters which do not appear as exceptions on this Preliminary Report which the owner has actual knowledge of, including but not limited to, negotiable instruments, taxes and assessments, debts and liens, including statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensations and regarding parties in possession or claiming to be in possession, other than the vestees shown herein and unrecorded leaseholds, and security interest in trade fixtures, personal property or unattached improvements.

LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

- [Assessor's map](#)
- [Taxes](#)
- [Vested Deed](#)
- [Deed 2012-076374 excepted in legal](#)

END OF EXCEPTIONS

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of Community Partners for Affordable Housing, an Oregon Non-Profit Public Benefit Corporation

NOTE: Taxes paid in full for 2020 -2021:

Levied Amount	:	\$13,358.65
Property ID No.	:	R1136023
Levy Code	:	088.13
Map Tax Lot No.	:	2S135D0-00303

The above taxes include \$3,142.09 for special assessment. Levied taxes for farmland lien.

NOTE: In no event shall WFG National Title Insurance Company have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: The Oregon Corporation Commission disclosed that [Community Partners for Affordable Housing](#), is an active Oregon non profit public benefit corporation:

Filed : September 25, 1993
President : Judith Werner
Secretary : Marianne Potts
Registered Agent : Rachael Duke

NOTE: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the prelim and Schedule B of the policy):The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this preliminary title report:

Warranty Deed

Grantee(s): Community Partners for Affordable Housing, an Oregon Non-Profit Public Benefit Corporation
Grantor(s): Thomas J. Re and Kathryn S. Re, as tenants by the entirety
Recorded Date: March 30, 2020
Recording No: (instrument) 2020-026648, of Official Records
COMMENTS: [2020-026648](#)

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page \$86.00
Washington County-First Page \$81.00
Clackamas County-First Page \$93.00
Each Additional Page \$ 5.00
Non-standard Document Fee \$20.00
E-recording Fee \$ 3.00

Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year: July 1st through June 30th
Taxes become a lien on real property, but are not yet payable. July 1st
Taxes become certified and payable (approximately on this date) October 15th
First one third payment of taxes are due November 15th
Second one third payment of taxes are due February 15th
Final payment of taxes are due May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date.
No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer

Trevor Cheyne
WFG National Title Insurance Company
25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210
Phone: **(503) 444-7047**
Fax: **(503) 296-5869**
Email: **TeamTrevor@wfgnationaltitle.com**

Your Title Officer

Diane Brokke
WFG National Title Insurance Company
12909 SW 68th Pkwy., Suite 350
Portland, OR 97223
Phone: **(503) 431-8504**
Fax: **(503) 684-2978**
Email: **dbrokke@wfgnationaltitle.com**



WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of Stewart Title Guaranty Company.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned

A handwritten signature in black ink, appearing to be 'J. B. G.', written in a cursive style.

Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NEIGHBORHOOD/ DEVELOPER MEETING



NEIGHBORHOOD MEETING MAILING LIST – PROVIDED BY CITY OF TUALATIN

TLID	Owner	Owner Address	Owner City	Owner State	Owner Zip
2S135D000102	[REDACTED]	23240 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135D000108	[REDACTED]	9300 Sw Norwood Rd	Tualatin	OR	97062
2S135CA00200	[REDACTED]	6140 Sw Boundary St Apt 145	Portland	OR	97221
2S135D000107	[REDACTED]	18880 Sw Martinazzi Ave	Tualatin	OR	97062
2S135D000109	[REDACTED]	23050 Sw Boones Ferry Rd	Tualatin	OR	97062
3S102B000104	[REDACTED]	Po Box 829	Tualatin	OR	97062
2S135CA00600	[REDACTED]	23365 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CA00700	[REDACTED]	23405 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135D000100	[REDACTED]	Po Box 691	White Salmon	WA	98672
2S135CA00800	[REDACTED]	23465 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CD00400	[REDACTED]	23845 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CD00302	[REDACTED]	23677 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CA00300	[REDACTED] t	23155 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CD00200	[REDACTED]	23605 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135D000106	[REDACTED]	Po Box 2690	Tualatin	OR	97062
2S135CD00500	[REDACTED]	23855 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CA00100	[REDACTED] s	23035 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135D000303	[REDACTED]	Po Box 23206	Tigard	OR	97281
2S135D000101	[REDACTED]	3539 Dianna Way	Wenatchee	WA	98801
3S102AB00100	[REDACTED]	9000 Sw Greenhill Ln	Tualatin	OR	97062
2S135CA00400	[REDACTED]	23205 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CA00500	[REDACTED]	36449 Hwy 34	Lebanon	OR	97355
2S135D000400	[REDACTED]	485 S State St	Lake Oswego	OR	97034
2S135CD00100	[REDACTED] d	23515 Sw Boones Ferry Rd	Tualatin	OR	97062
2S135CD00300	[REDACTED]	23745 Sw Boones Ferry Rd	Tualatin	OR	97062



July 27th, 2021

RE: Land Use Variance for 23500 SW Boones Ferry Road

Dear Property Owner:

You are cordially invited to attend a meeting on **August 11th, 2021 at 6:30pm** and via Microsoft Teams, with the URL for the meeting below. This meeting shall be held to discuss a proposed project located at 23500 SW Boones Ferry Road, Tualatin Oregon, 97062. The proposal is to request a variance for increase of structure height and parking reduction as part of the project’s land use application. A call-in option is also available at 323-484-2116 with the conference ID 236 450 759# .

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 by contacting me at the phone, email, or address below.

A previous version of this letter had a typo which stated the incorrect date of the meeting.

Regards,

Jilian Saurage Felton
Director of Housing Development
Community Partners for Affordable Housing
PO Box 23206
Tigard, OR 97281-3206
503-293-4038 x302
jsaurage@cpahoregon.org
URL for meeting

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWNIMmQyYzYtOGVIZC00NGZhLWlxMzltNTg0Y2QyZjM0OWU1%40thread.v2/0?context=%7b%22tid%22%3a%227bb8306d-7dd3-4968-bafd-8070ed4af3a3%22%2c%22oid%22%3a%2279cc59f2-1182-4864-82c2-dc736e7afe84%22%7d

a link may also be found at

<https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings>

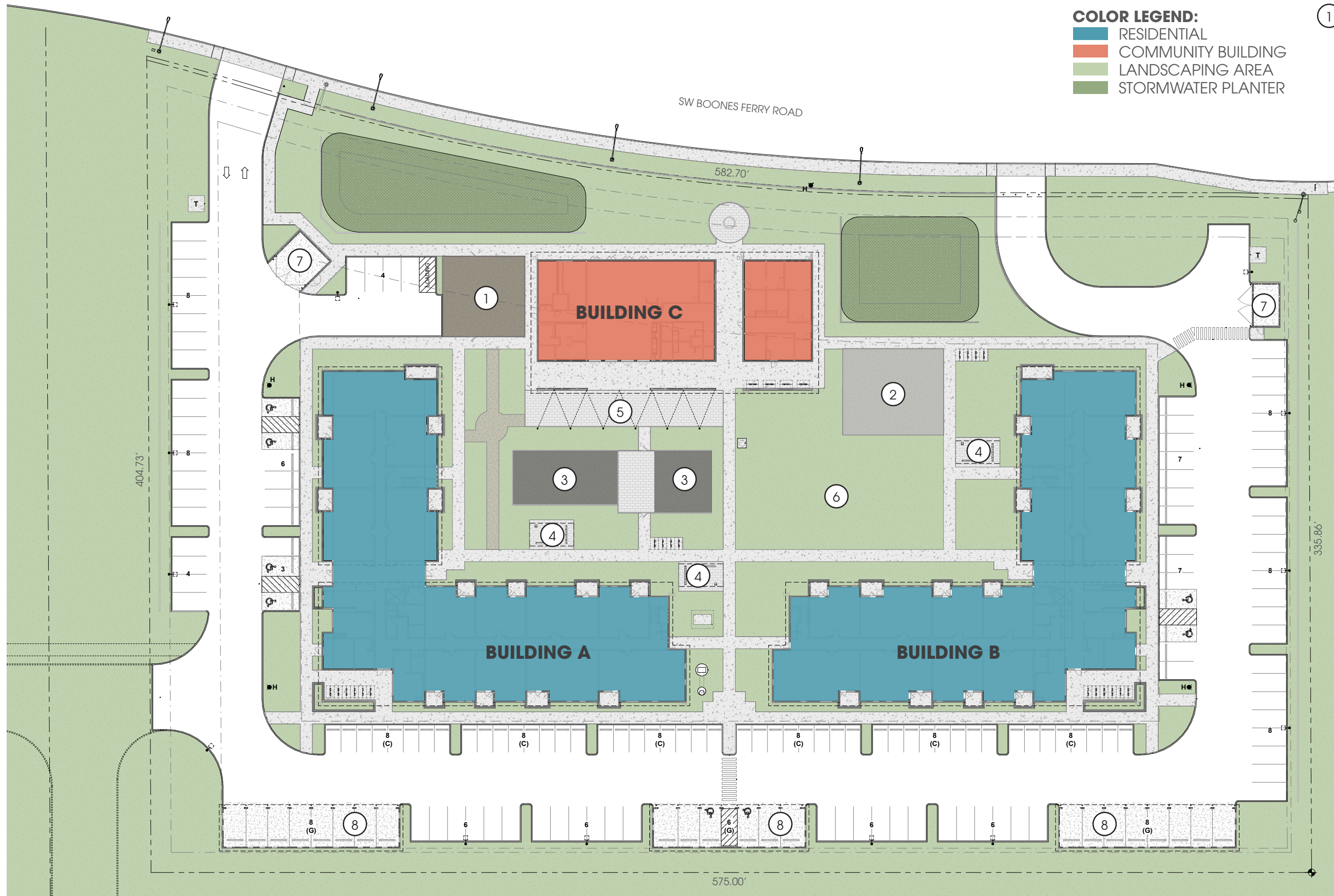
cc: lhagerman@tualatin.gov ; Tualatin Community Development Department
eengman@tualatin.gov ; Tualatin Planning Department



PLAMBECK GARDENS

NEIGHBORHOOD MEETING / DEVELOPMENT MEETING

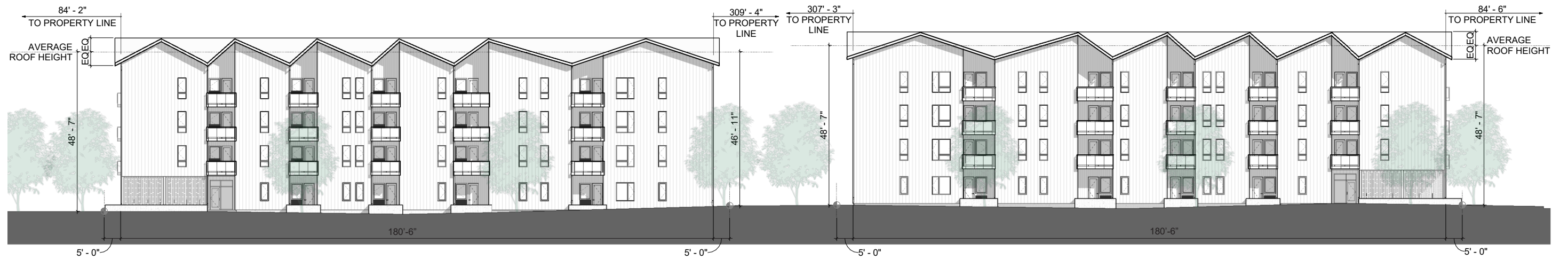




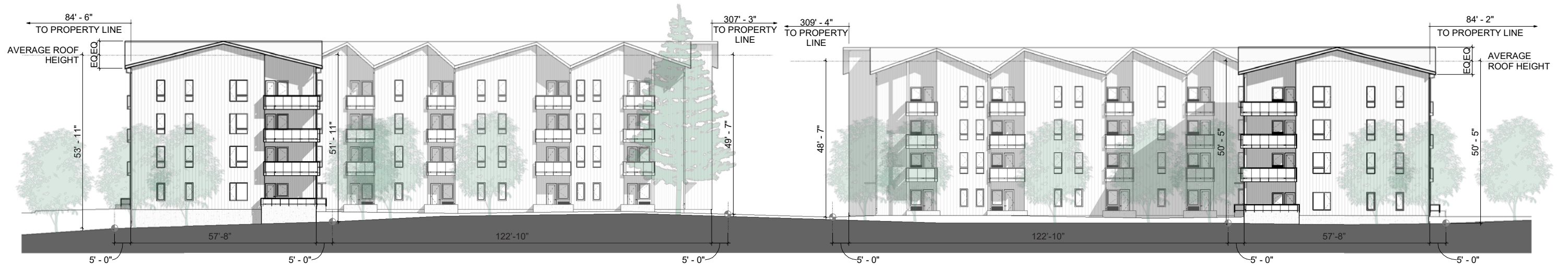
- COLOR LEGEND:**
- RESIDENTIAL
 - COMMUNITY BUILDING
 - LANDSCAPING AREA
 - STORMWATER PLANTER

- KEYNOTES:**
1. COMMUNITY GARDEN
 2. SPORT COURT
 3. PLAY AREA
 4. PICNIC SHELTER
 5. PATIO
 6. PLAY LAWN
 7. TRASH ENCLOSURE
 8. GARAGE

SITE PLAN
NOT TO SCALE



EAST ELEVATION | BUILDING A & B
NOT TO SCALE



WEST ELEVATION | BUILDING A & B
NOT TO SCALE



SOUTH ELEVATION | BUILDING A
NOT TO SCALE



NORTH ELEVATION | BUILDING B
NOT TO SCALE



SITE RENDERING

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF ~~WASHINGTON~~) MULTNOMAH

I, Geoffrey M. Taylor being first duly sworn, depose and say:

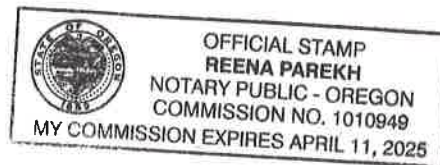
That on the 28th day of July, 2021, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing 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.

Geoffrey M. Taylor
Signature

SUBSCRIBED AND SWORN to before me this 1st day of September, 2021.

Reena Parekh
Notary Public for Oregon
My commission expires: APRIL 11, 2025

RE: Plambeck



CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as 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**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the Plambeck Gardens project, I hereby certify that on this day, July 28, 2021 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: Jilian Saurage Felton, Housing Director, CPAH

Applicant's Signature: *Jilian Saurage Felton*
(Please Print)

Date: July 28, 2021



NEIGHBORHOOD MEETING SIGN-IN SHEET

Project: **19031 – Plambeck Gardens**

Date/ Time: **08/11/2021 – 6:30pm**

Project Team in Attendance:

Rachael Duke	Community Partners for Affordable Housing	rduke@cpahinc.org
Jilian Saurage Felton	Community Partners for Affordable Housing	jsaurage@cpahinc.org
Geoffrey Taylor	Community Partners for Affordable Housing	gtaylor@cpahoregon.org
Bobby Daniels	Wenaha Group	bobbyd@wenahagroup.com
Michelle Black	Carleton Hart Architecture	michelle.black@carletonhart.com
Melissa Soots	Carleton Hart Architecture	melissa.soots@carletonhart.com
Kayla Zander	Carleton Hart Architecture	kayla.zander@carletonhart.com
Noah Harvey	Carleton Hart Architecture	noah.harvey@carletonhart.com
Dristi Manandhar	Carleton Hart Architecture	dristi.manandhar@carletonhart.com

Neighbors in Attendance:

Ed Casey CIO Lead	22555 SW 102 nd Place Tualatin, Oregon
Alex Thurber Byrom CIO President	9875 SW Iowa Drive Tualatin, Oregon 97062
Mary Lyn Westenhaver	9845 SW Iowa Drive Tualatin, Oregon 97062
Rebecca Kimmel	23605 SW Boones Ferry Road Tualatin, Oregon 97062
Dylan Potter	23405 SW Boones Ferry Road Tualatin, Oregon 97062
John Lucini	23677 SW Boones Ferry Road Tualatin, Oregon 97062
Grace Lucini	23677 SW Boones Ferry Road Tualatin, Oregon 97062
Christine Bazant	23285 SW Boones Ferry Road Tualatin, Oregon 97062



NEIGHBORHOOD MEETING NOTES

Project: **19031 – Plambeck Gardens**

Date/ Time: **08/11/2021 – 6:30pm**

Project Team Presentation: 23 min

- Team member introductions from CPAH and Carleton Hart Architecture
- Introduction to Community Partners for Affordable Housing (CPAH)
 - o Located primarily in Washington County and SW Portland
 - o CPAH is a Tier 1 Community Housing Development Organization in Washington County
 - o Started 27 years ago from a group of people at St Anthony's Church. A group of people from the church came together to form a 501(c)(3) to provide affordable housing to people in the community.
 - o CPAH has 10 buildings, nearly 500 units – primarily multifamily buildings, with more than half of their units in Washington County.
 - o CPAH purchased the site in March of last year. The project is named after Doug Plambeck, who was a long term Tualatin resident and founding board member of CPAH.
 - o Approximately 25% of current Tualatin residents make less than \$41,000 a year, which is considered rent burdened based on current market rents.
 - o There is a deficit in Tualatin for affordable housing for residents making \$35,000 a year or less
 - o Plambeck Gardens will provide 116 units of affordable housing
 - 6 four-bedroom units
 - 16 three-bedroom units
 - 40 two-bedroom units
 - 54 one-bedroom units
 - o The project will have a full time resident services coordinator to help residents with things like after school programs, navigating various services with services providers, and operating community building.
 - o Who needs affordable housing? All units at Plambeck Gardens will be affordable to 60% Area Median Income (AMI) and below.
 - 60% AMI for a family of four is \$58,000. This is the salary range for jobs like a teacher, license practical nurse, two parents working full time at just above minimum wage.
 - 30% AMI is about \$29,000, which is about one full time minimum wage earner or two or more social security benefit recipients.
 - o The project applied and was awarded funds last year through the Metro Affordable Housing Bonds through the Washington County Housing Authority. The number one provider of affordable housing throughout the US does not come from HUD or Washington County, but rather the IRS through Low Income Housing Tax Credits (LIHTC). This project will also take advantage of the LIHTC, which then makes this a public/ private partnership. There is a private investor who invests funds by purchasing the tax credits. In turn, CPAH receives the money to build the project and the third component of the funding is debt. Putting the layers together takes time, which is what CPAH is working on while the design team works on the project. The Plambeck Gardens project is at about 50% of the way through the entire project timeline from acquisition to opening doors. This 50% mark indicates that financing has been arranged and design work is underway.
 - o CPAH does four things as an organization: build affordable housing, operate affordable housing, provide resident services for residents living in CPAH communities and other affordable communities, and advocate for affordable housing in Washington County.
 - o CPAH values housing as a human right and places value on creating spaces that not only serve their residents, but create a lasting benefit for the community. CPAH creates opportunity to integrate affordable housing with the community and vice versa.

- Variance Application
 - o The design team has explored many iterations of the site plan and thought about what best suits the conditions of the site, while meeting the programmatic needs and design goals of CPAH.
 - o We are still early in the design, so the graphics shared today will show building form and building placement on site, which will not be changing much as we go forward. Other items such as siding patterns and colors will continue to develop as well as the finer details of the project will continue to develop into spring of next year.
 - o Site Plan
 - Located on SW Boones Ferry Road.
 - North is to the right on the graphics, as indicated on the plan.
 - Horizon Community Church's property is to the north and wraps around the east with a little sliver/ pole lot to the south.
 - Further to the south of Horizon is the propose Autumn Sunrise development. Their Land Use process is similar to ours. However, it is a different project and a different property. Our teams are working together, but they have a different process than us.
 - The two residential buildings on site are 4-stories each and are L-shaped to create a courtyard space. These residential buildings include the units as well as some common area spaces such as laundry room, lounge, and meeting room. Additionally, there is a 1-story community building which will include administrative offices as well as large classrooms and gathering spaces for resident services and ultimately create a place for residents to gather and mingle.
 - We have provided covered outdoor space, play areas, community garden, a large play lawn and sport court with a variety of picnic shelters around the site. These spaces are joined together in a courtyard that is shaped by the two residential buildings.
 - Site plan includes multiple access points. We are still working out what the access to the site will look like. When we sent out this plan, the main access was in the southwest corner with fire truck emergency access located in the northwest corner. Since this plan was sent out, we have had conversations with Washington County and we think that the primary driveway will move to the northwest and the emergency access will move to the southwest.
 - In the southeast corner of the plane there are some dashed in lines, that indicate the future connection to the Autumn Sunrise development. This connection is encouraged by Washington County and the City of Tualatin. This is a longer process, as it requires easements as well as timing between developments.
 - There are some covered parking areas on the east side of the site plan, with the remaining parking stalls as surface parking stalls.
 - o Elevations
 - The residential buildings are four stories. Each unit will have its own balcony, which is emphasizes with the building form. Each unit will also have a storage closet either connected to the balcony, or elsewhere in the building.
 - You can see in the building elevations that the slopes across the site vary extensively.
 - Building height is one of the variances that we are applying for.
 - You can see that the two buildings are the same in number of levels, but that Building A is technically higher because the grade slopes down steeper around it.
- Site Challenges
 - o Initially when we looked at the site, we had planned on 3 three-story residential buildings, that would meet the maximum height per the zoning code without a variance. We had planned on that approach, but as we learned more about the site, including the steep grading along the north side of the property we had to change our plan. Additionally, when we did our geotechnical explorations, we discovered that there is a soft layer of soil at the top of the site that is not suitable for building. That soft soil is deepest at the north side of the site. Additionally, we are looking to make a gravity sewer connection to the south, so we need a certain finished floor height for the buildings to achieve that. These three factors made it so that we could not place a building on the north side of the site.

- We looked at different ways to make the three residential building design work, but realized we needed to consolidate to two buildings and in order to make everything fit on site, we needed to add another story to the residential buildings. After redesigning to two residential buildings, we felt that the development benefitted from the outdoor courtyard shape in the middle of the site that is framed by the buildings.
- By consolidating the building with a smaller footprint, we can meet the other zoning requirements for outdoor space. This was proving challenging with the larger unit sizes this project includes. With the larger units, we have a larger building, but still require the same amount of outdoor space.
- We have landed on a design that is close to the parking requirements, but every time a new site constraint was identified, we would have to lose a few more stalls. We are currently providing 170 parking spaces, with a code required 188 spaces. This is less than a 10% request in reduction to parking.
- Process
 - This meeting is part of our Land Use application process. Our next step is to submit variances for the parking reduction and building height increase.
 - The parking reduction is to permit 170 parking spaces in lieu of 188.
 - The height variance will be to go to 4-stories and exceed the 35'-0" height limit
 - From here, we will continue with design development and submit for the Land Use Architectural Review Submittal. At the same time, we will be requesting a design exception request for Washington County which will allow us to have access to Boones Ferry Road.
 - Assuming all the processes go smoothly we will be submitted for a building permit spring of 2022 and start construction in the spring of 2023, with construction wrapping up in summer of 2024.
- Parking Study Update
 - CPAH has elected to complete a parking study, which is not a requirement of the variance. The study included three other similar projects that were affordable multifamily projects with family size units with public transit located nearby. The three project sites were located in Tualatin, Wilsonville and Tigard.
 - Initial findings from the parking study indicate that for 116 units of affordable housing we would need to provide 151 parking spaces. Being able to provide 170 stalls, which is above the 151 study value has the team feeling good about the amount of parking provided.

Question & Answer Portion: 35 min

- Will open spaces be public?
 - There is not currently a partnership with the parks district. Community rooms are not open to the public, but can be used for CIO meetings, neighborhood meetings, etc if the organizations reach out to CPAH about reserving the space.
 - Play grounds and other outdoor elements will be for residents only.
- Gridlock from Day Road south to Tualatin High School or further north. Getting in and out of this development at the time when there is gridlock and lots of traffic on the road is difficult. Is there a traffic signal planned?
 - CPAH shared what is speculated at this point based on conversations with City, County and ODOT. The jurisdictions are considering adding a signal to the Autumn Sunrise development at the proposed H-Street location.
 - CPAH's preference would be to connect to Autumn Sunrise and have all Plambeck Gardens traffic flow through H-street. However, if the timing doesn't work out with Horizon, Autumn Sunrise and CPAH, we might need to wait to make that connection. The county has stated that if the traffic report indicates issues, that we could potentially have to do right turn in, right turn out only driveway. The traffic report is still a work in progress, as our traffic study and Autumn Sunrise traffic study are working together.
- Do you know where the proposed extension of 124th street, which is the bypass that Washington County has told Tualatin they must build? It will come from 124th at Grands Ferry and connect to Boones Ferry, not sure exactly where. It will dump a lot more people and will likely require a traffic signal. Not sure how

- far it will be from this project site. Currently there is an area called Victoria Woods, which is about 3 blocks south of Tualatin High School and they have a difficult time getting in and out of their subdivision.
- CPAH does not have any intel on this location, but has heard of various stop lights being proposed in different land use presentations. This issue is outside of our scope of work, and is something that ODOT will need to step in on.
 - What School District will this project be in?
 - TBD – The project is currently in the Sherwood school district, but is practically within walking distance of Tualatin High School. The two school districts will need to work together to determine what makes the most sense. CPAH is currently reaching out to both school districts to help figure out the school district for their residents.
 - Note from neighbor: The school district swap has been done in the past.
 - Currently, there is one bus line along there (TriMet – 96). South Metro Area Rapid Transit (SMART) doesn't have any coverage from Wilsonville for this. If this is low income housing, assuming people are taking public transit. Traffic signal will help with residents being able to cross the road to catch the southbound bus.
 - The design team has talked with TriMet and they are open to creating more stops along the 96 route. However, TriMet is reactionary, as they are not able to use a tax base that doesn't exist yet. TriMet bases their bus frequency on use and will create new bus lines based on ridership. Also, as part of the Basalt Creek Concept Plan, TriMet has said that they are interested in adding another bus line. CPAH is not sure on the specifics of that plan, but assumes once Autumn Sunrise and Plambeck Gardens are built, the ridership will increase and at that point we are guessing more frequent bus service, and then perhaps a new bus line will be developed.
 - Why the change in the location of the driveway access and emergency access?
 - This is in response to comments from Washington County as Autumn Sunrise develops their traffic study. The request from the County is that we be as far away as possible from H-Street. By switching them, we will be about 600-feet away from their driveway, which is Washington County's spacing requirements between streets, and is the safest location for the SW Boones Ferry Road access point.
 - The traffic studies look at both the existing conditions as well as any known or future conditions as well. Our traffic engineer and Autumn Sunrise's traffic engineer are working together with both the City and County as well.
 - Congrats to CPAH for finally getting this affordable housing project in the area. Resident expressed that they think it will be a great project if residents can get to and from it.
 - CPAH thanked the Tualatin resident for their support.
 - Are the visuals on screen available for those that cannot get into the meeting on a computer?
 - Yes, CPAH asked anyone who wanted the graphics to stay after the presentation and share their email, so the team can send it to them.
 - It was also noted that materials are posted by the City of Tualatin and were shared with attendees in team's chat log as well.
 - How many units are in the complex?
 - 116 units.
 - Are the only planned improvements to the roads only in front of the project site on Boones Ferry Road? Is CPAH required to help with the traffic that will back up by the high school or other places in Tualatin?
 - CPAH is held to the same standards as every other developer. CPAH will be completing right of way improvements and will also be contributing to the transportation development tax, which applies to this project just like every other project. The transportation development tax is not the same as property tax. It is what CPAH must pay per unit to develop. The tax is the money that is intended for Washington County to use for road improvements. It does not get earmarked for specific use along CPAH's property.
 - Anything required in front of our property will be determined with our final traffic study results. We don't know the results of our traffic study yet.

- The height variance seems like a high percentage of increase. Is this kind of variance typically approved?
 - o The team originally planned for three 3-story building, but given the challenges of the site it was not feasible to do three buildings on site, so that lead to a fourth story addition. The upside is that we can fit more parking on the site.
 - o One of the things that we did was that the style and location of the buildings will fit with the neighborhood. The buildings are setback a large distance from the property line and are more centrally located in the site, keeping them away from adjacent properties.
- Will there be any commercial space included?
 - o There will be no commercial space as part of this development. The community space is only for residents.
 - o However, it was noted by a resident that the Basalt Creek Concept Plan does include neighborhood commercial adjacent to our property on the Autumn Sunrise site.
- Another question was asked about the current plan entrance.
 - o The current plan has the main site access along the more northern access point and the emergency access along the southern end. The emergency access will be used less and have limited access for emergency vehicles only, which is why Washington County is okay with that being closer to H-Street on Autumn Sunrise's property.
- Does the parking provided on site include staff in addition to residents?
 - o The 170 parking spaces does include staff parking.
- Will residents have an assigned parking space and will there be assigned guest parking?
 - o CPAH will work on that plan when they get closer to opening. Most CPAH properties have a first come, first serve basis. However, this is a large site so it is yet to be determined. There are several garages, which will need to be reserved.

Questions Received by Email:

- What is the requirement for parking and what is the variance?
 - o The requirement by code is 188 stalls, the proposed plan includes 170.
- Does the number of bedrooms change the ratio of parking spaces per unit?
 - o Yes it does.
 - o 1-bedroom – 1.25 spaces
 - o 2-bedroom – 1.5 spaces
 - o 3-bedroom – 1.75 spaces + garage
 - o 4-bedroom – Following the 3-bedroom standard
- How are the number of visitor parking spaces determined?
 - o Tualatin does not have a requirement to separate visitor and resident parking. It is just a single value of stalls based on the size of the unit.
- How many people will be working there? Employees, provider of services and delivery support vehicles?
 - o The team has included a loading zone for deliveries.
 - o The employees and service providers are all included in the code required 188 parking stalls, which is therefore included in our request for 170 parks stalls.
- Does CPAH have written parking regulations as part of its lease agreement?
 - o There are certain requirements from the County and state regarding LIHTC units and what is allowed in the lease agreements. That process is currently being worked on with the property management company, as they work with CPAH to meet all the requirements of the various funders.
- Storm water questions
 - o The storm water does go both to the north and the south. We will be meeting all the requirements from CWS, HUD and NOAA.
 - o The driveways and storm water planters are still shifting as we are early in design. The specifics are not available yet, but as the city and county requirements for road and access get settled, then we will know where the storm water planters will be settled.
 - o HUD and NOAA standards are related to the funding sources for our project. That means we will not only be meeting local storm water standards, but federal standards as well. These standards have a higher standard than the local standard in some cases. This includes a requirement that all storm water leaving the site needs to match pre-development levels (ie: grassy field). If the

- entire site was a grassy field, the amount of storm water that would leave the site is what we need to match. For this reason, we are providing storm water storage both above and below ground. The design will meet the local jurisdiction, but also be reviewed by NOAA as well.
- Will there be overflow parking?
 - o We would have to check in with Autumn Sunrise to see if there is going to be street parking in their neighborhood, as there is no street parking along Boones Ferry Road. CPAH's experience with parking at affordable housing projects, statistically shows a trend in lower parking rates as compared to market rate housing. That reduction is pretty consistently about 30% fewer vehicles with an affordable housing development. Our parking study is supporting our current 170 parking stall design.
 - What will the water source be for residents?
 - o We will be required to bring in City water as the property currently is served by well water. We are bringing a public water line down from Norwood to the site and then Autumn Sunrise will connect to it and complete the water loop.
 - o We are not permitted to use the well for domestic water, but we are hoping to repurpose the well for irrigation.