

Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, March 31, 2023 8:45 AM
To: alisa Bear
Cc: Steve Koper
Subject: RE: PMA 23-0001 Med to high density
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: alisa Bear <alisaabear@gmail.com>
Sent: Friday, March 31, 2023 5:58 AM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: PMA 23-0001 Med to high density

Hello,

I'd like to go on record that changing the med to high density apartment building is not a good idea.

Even without the new horrible development going in, the traffic is a nightmare. I can't go into Wilsonville or Tualatin after 4:00pm on most days due to traffic backup. Some nights the line of cars going towards I-5 ramp is past the high school.

The city has ruined Tualatin with this new development off Norwood. I've been a resident for 29 years and never expected this. Unfortunately Tualatin will no longer be my forever home.

Thanks, Alisa

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:54 AM
To: Alma Palma
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Alma Palma <palmaalma172@gmail.com>
Sent: Friday, April 7, 2023 8:17 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Alma Palma Douglass

18051 SW Lower Bones Ferry Road #144 Zip 97224

5419997260

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:25 AM
To: Amy Elbers
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Amy Elbers <amyelbers0727@gmail.com>
Sent: Sunday, April 9, 2023 9:05 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Amy Elbers

14848 SW Scholls Ferry Rd Apt N104 Beaverton Oregon 97007

2087899426

Amy Elbers

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:25 AM
To: Ana Bautista
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ana Bautista <ana.bautista7@yahoo.com>
Sent: Wednesday, April 12, 2023 4:17 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. Horizon Community Church is a refuge in the midst of so much anxiety for so many families. I am certain it will be so for the potential additional families that this project would bring into our community.

The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.
Please support and approve the Map and Text Amendments.

Thank you,

Ana Bautista

10658 SW McKinney St
Tualatin, OR 97062

[\(503\) 989-8467](tel:(503)989-8467)

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:48 AM
To: Andrew Malm
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Andrew Malm <malm.andrew@gmail.com>
Sent: Wednesday, April 12, 2023 4:57 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Andrew Malm

22538 SW 96th Dr
Tualatin OR 97062

971-727-9344

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:01 AM
To: Bob Eittreim
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Bob Eittreim <bobeittreim1@gmail.com>
Sent: Wednesday, April 12, 2023 8:41 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here. Bob Eittreim

Type Your Address Here 11040 s w greenburg rd #310 tigar d oregon 97223

Type Your Phone Number Here 503 830 6251

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:10 AM
To: Aleisha Pieri
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Aleisha Pieri <aleisharp@gmail.com>
Sent: Saturday, April 8, 2023 9:07 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Brian and Aleisha Pieri

13885 SW Martingale Ct, Beaverton, OR 97008

503-646-8129

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 2:00 PM
To: Tim N.; Chad Fribley; Mary Lyn Westenhaver; Marissa Katz; Julie Heironimus
Cc: Steve Koper
Subject: RE: Byrom CIO Executive Committee Statement: No on PTA23-0001 and PMA23-0001
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Tim N. <timneary@gmail.com>
Sent: Thursday, April 13, 2023 12:28 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>
Cc: Chad Fribley <kapaluapro@aol.com>; Mary Lyn Westenhaver <mwestenhaver@hotmail.com>; Marissa Katz <katzmari22@gmail.com>; Julie Heironimus <jujuheir@aol.com>
Subject: Byrom CIO Executive Committee Statement: No on PTA23-0001 and PMA23-0001

Hello Planning Commission and City Council Members,

The leadership of the Byrom CIO met recently and discussed the proposed text and map amendments: PTA23-0001 and PMA23-0001. **The Executive Boards of the Byrom CIO agreed that these proposed text and map amendments are NOT in the best interests of the current and future residents of Tualatin, and therefore should not be recommended for approval.**

Reasons to not approve the proposed text and map amendments:

1. The rationale to remove the restriction on residential high rises and enable them to be built anywhere in Tualatin is rooted in a concern for lack of affordable housing. It is important to note that the proposed apartments have been described by the builder as "class A, luxury apartments." These are not low income or subsidized housing. Additionally, studies have recommended that the city of Tualatin should add about 1000 housing units by 2040. Based on current construction and approvals in the city, about 1200 units will already be added to housing inventory, well above the 2040 target. There is not a need to rush to build more housing units.

2. Traffic - South Boones Ferry Road already has significant development planned: light industrial development, the Autumn Sunrise housing development, and the Plambeck Gardens subsidized housing

community. Traffic studies complete to date have never examined the cumulative impact of all of the proposed development projects, and some of the studies that have been completed identify that Boones Ferry will fail, and already is failing to effectively manage traffic, especially during peak hours. Adding the 286 housing units specific to the Norwood high rise apartment project would only further worsen traffic. South Tualatin is heavily car dependent. There is inadequate public transit, and there are no stores, restaurants, or places of employment for miles, requiring all new and current residents to drive, creating a recipe for gridlock on Boones Ferry Road.

3. Most significantly, the proposed text and map amendments do not meet Tualatin Development Code Approval Criteria, specifically the following items:

TDC 33.070 (5) (A) - Granting the amendment is in the public interest. - As representatives of all of the Tualatin CIOs representing residents of the city, we identify that the proposed amendments are not in the public interest.

TDC 33.070 (5) (B) - The public interest is best protected by granting the amendment at this time. Given the approved and in development housing units that have yet to be occupied and that these units are well in excess of the anticipated need of the city by 2040, it is not critical or necessary to change the restriction on residential high rises at this time. Furthermore, public interest would be harmed by granting the amendments, as traffic will worsen on Boones Ferry, adversely impacting quality of life.

TDC 33.070 (5) (C) - The proposed amendment is in conformity with the goals and policies of the Tualatin Comprehensive Plan. The comprehensive plan does not call for building residential high rises outside of the downtown area, and the area for the proposed Norwood high rise is specifically left as undeveloped on the maps associated with the comprehensive plan. Per the Tualatin 2040 Comprehensive plan, high density residential/ high rise zone is specifically supposed to be in areas with the greatest access to amenities. The site at Norwood Rd has no access to amenities. See the description copied from the 2040 developmental plan.

High-Density Residential/High-Rise Planning District (RH-HR)

This district supports a wide range of housing types at the greatest density of household living in areas with the greatest access to amenities.



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Due to the above factors, the leadership of the Byrom CIO do not support the proposed text amendment and map amendments. Alternatively, CIO leadership would be happy to consult regarding other changes that could be more beneficial to current and future residents of Tualatin. CIO leadership would gladly participate in conversations regarding alternative development of the site at Norwood Road, particularly development options that minimally impact traffic and increase livability of the community.

Sincerely,

Tim Neary
President, Byrom CIO

Julie Heironomous
Vice President, Byrom CIO

Marylyn Westerhaver
Member at Large, Byrom CIO

Chad Fribley
Land Use Officer, Byrom CIO

Marissa Katz
Treasurer, Byrom CIO

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, March 14, 2023 9:10 AM
To: Carly J. Cais
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Carly J. Cais <carlyjcais@gmail.com>
Sent: Monday, March 13, 2023 8:20 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

Dear City of Tualatin, City Council, the Planning Department, and Ms. Nelson,
I am a long-time resident of Tualatin (bought my house in 2008) and have paid property taxes faithfully every year despite increases, worked in Tualatin, shopped and spent money locally, and am very upset at the idea of rezoning the land behind my house into high-density high-rise and building apartment buildings right behind my neighborhood..

This doesn't belong here in Tualatin. I would not have bought here where I did had I known there would be such a callous disregard for our natural resources.

I heartily **oppose the partition and text amendment applications** because they open the door to decision after decision by the City culminating in the approval of the high-density high-rise literally right behind my fence.

You already have Autumn Sunrise and CPAH Plambeck Apartments. Can't you stop there?

We're not downtown Portland - this is a semi-rural suburban area that cannot support the traffic from even the influx of homes from Autumn Sunrise - let alone high-density residences on the corner. Traffic studies are out of date. **They don't take into account current traffic levels** in the surrounding areas, multiple feeder streets to this area and the crash data from there, and the lack of entry/exit to this small corner on SW Norwood Dr.

Please say NO to these applications.

Thank you,
Carly

Full name: Carly Cais

Address: 9340 SW Stono Dr, Tualatin, OR 97062

Tualatin Resident for: 15 years

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:06 AM
To: Christian Neighbor
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Christian Neighbor <pray4u.christian@gmail.com>
Sent: Friday, April 7, 2023 4:03 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Charles Redwing

13250 Eastborne
Oregon City, OR 97045
503-656-3400

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, February 21, 2023 10:29 AM
To: Dan Unrein
Subject: RE: Norwood Area Proposed Zone Change Comment

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Thanks,

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Dan Unrein <dan@amstlc.com>
Sent: Tuesday, February 21, 2023 9:07 AM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Subject: Norwood Area Proposed Zone Change Comment

Hello.

My name is Dan Unrein. I am a 30+ year resident / home owner on Frobase Road.

I have a Tualatin mailing address and Zipcode although the property is under Washington County jurisdiction.

Many years ago Washington County sent a notification to property owners with Frobase Road “connections” that the County was going to revert the road from a very badly in need of repair asphalt surface to a “gravel” surface.

One of my then neighbors took up the cause to prevent this reversion. (The dust from the traffic would have been outrageous!)

After quite a process my neighbor was able to get the County and the neighbors to agree on a “private” road improvement bond to pave Frobase Road with asphalt. This re-pavement project was funded by an assessment on each property on Frobase Road.

(I know the assessment calculation was quite involved – and I never knew if the properties on the south side of Frobase were accessed – they are in Clackamas County!)

Here is why Frobase Road residents need consideration in your Rezoning Decision.

Washington County would only make the road so wide!

There can be no center dividing line for two way traffic.

There can be no white reflective stripes on the outside edges to help with identifying the edges on the dark nights, especially with a heavy fog setting on the area. (Multiple personal thrills associated with this over the years!)

There can be no speed limit signs and no speed limit set.

Without any of the typical street aids, two way traffic on Frobase is and always has been an accident waiting to happen. It is a driver's choice about where the edge of the road is and how comfortable they are at "feeling" for the edge of the road.

The saying they "took their half out of the middle" applies way too often, especially with drivers just discovering the new found shortcut!

Frobase Road is strategically located for traffic to leave the congestion of Boones Ferry Road, SW 65th, Stafford Road via 205 exit and try another route – even if it only makes the driver feel better because they are moving! The congestion can be on both ends of Frobase Road.

Boones Ferry Road on one end and SW 65th on the other end on a Friday afternoon is a no win situation for all parties.

Thank you for your consideration.

Dan

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:25 AM
To: DANETTE HYLLAND
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: DANETTE HYLLAND <danettehylland@gmail.com>
Sent: Sunday, April 9, 2023 9:32 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Danette Ramirez

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:12 AM
To: Danny O'NEAL
Cc: Steve Koper
Subject: RE: Public Hearing Input on PMA 23-0001 &PTA23-0001
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Danny O'NEAL <dtcme99@comcast.net>
Sent: Saturday, April 8, 2023 5:00 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: Public Hearing Input on PMA 23-0001 &PTA23-0001

Dear Madeleine,

My personal information.

Danny and Joni O'Neal
22625 SW 94th Terrace
Tualatin, OR 97062
503-692-0908

We live in the adjacent area that will be affected by this project,

We will provide bullet point comments rather than a long narrative.

We will be away from home when the meeting on May 22, 2023 is scheduled.

1. We've lived in Tualatin since July 1995 in the same home.
2. I attended the Byrom CIO meeting on February 28, 2023 expecting to hear Mayor Bubenik and Councilor Reyes comments on this project. Neither were in attendance as they were advised not to by the City legal counsel. I was disappointed that we couldn't hear directly from our cities leaders on this.
3. We've watched Tualatin grow and change, most was good. However the growth we've seen lately is counter to the reason We choose to live here. The traffic is beyond the capabilities of the roads and infer-structure. Just try and enter Boones Ferry from a side street in the morning

hours or afternoon around 4:00 pm. Not an easy task or even safe at times. Now we are faced with more homes on Boones Ferry Road and a high rise multi-family complex on Norwood. We both know that the increased population will put a strain on our already saturated community. We're very disappointed in our City Government's decision to approve these projects, sometimes it seems to be ignoring current zoning regulations and processes to accommodate the developers over the residents. We're not against increasing the availability of homes. We are against the rapid increase and heavy concentration in one area and high rise buildings. It doesn't need to happen all at once and in a already heavily populated area.

4. We loved all of the big beautiful trees that populated our city and Boones Ferry and Norwood Road. They are quickly disappearing at an alarming rate so that developers can build more while ignoring the concerns of Tualatin residents. Didn't we used to claim to be "America's Tree City"? Not true anymore!
5. We cringe now when we drive along Norwood Road at the complete destruction of all the senior trees and foliage. Their removal has ruined a landscape that can't and won't be replaced by the proposed addition of NEW trees and fauna.
6. We understand that there is perceived need for more apartment style residences in Tualatin. However Norwood Road is not the answer to this issue. High Rise apartments will not fit the surrounding home styles and community.
7. Traffic is already a daily problem and will be exacerbated by this project and the additional homes in the Sunrise Development. The recommendation of a traffic control light at Norwood and Boones Ferry will do nothing to reduce the additional traffic that comes with impending approval of these apartments.
8. Property owners will suffer in reduced values of their current homes along the Norwood Road corridor. That will be no fault of their own but the direct result of government decisions overriding the home owners input into this project.
9. The green-light given the project in the annexing approval for the property in question amounts to a forgone conclusion that the rezoning will follow suit.
10. The developer is a Atlanta based company with no ties or concerns about the affect this high rise will have on the neighborhood or the residents.
11. This property resides in the Sherwood School District and they have stated the district can accommodate the additional students. Memo from Jim Rose of Sherwood to Glen Southerland of AKS engineering.
How long before the new residents apply for exemption status to enroll their children in Tualatin High School and Byrom Elementary that are actually within walking distance of the new developments? We know we would. We believe that both schools are at capacity or near it.
12. Vehicular access to this property will require additional egress points. The current recommendation does not meet the 600 foot spacing requirement and requires right of ways on current lots 101 and 102 to provide flow also to lot 109.
13. The removal of existing trees will be the next variance requested much like the Sunrise Development received to remove trees under the guise that they were not healthy.
14. The stated services and amenities by AKS makes several overstated availability. The most glaring is that Tualatin High School and Edward Byrom Elementary school are close by when in fact they received notification from the Sherwood School District that they could accommodate the additional students in their schools. The project is in their district. Also basing park availability on a park that hasn't been properly approved or designed yet.
15. Our concerns are in step with other neighborhood residents in regards to traffic and building heights. The traffic study stated that the traffic light at Norwood and Boones Ferry is required without the apartment project in consideration. So then it adds no real benefit to the additional vehicles associated with this project. As usual developers lay the responsibility for traffic improvements on the city and it will always lag behind the growth experienced with new homes and apartments. The proposed height of 4 stories of 50 feet will still limit the visibility of those residents in homes on the Norwood Road elevation.
16. We completely disagree with this statement by AKS "The proposed code height limitation would reduce the visual impacts of the future site improvements on the surrounding area. Along with the

transportation improvements, the proposed plan map and text amendments consciously consider the characteristics of this and other areas of the City, and this criterion is met." Question: Do any of these people believe that this would be acceptable in their own communities? We don't expect a response would be forth coming.

With the comments we've provided we're completely against the rezoning approval that would give this development the authorization to proceed with the project that would have a negative impact on the city and my community.

Thanks for the opportunity to provide or opinions and comments in this all important process.

Danny and Joni O'Neal
MCPO, USN Retired
dtcme99@comcast.net

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:33 AM
To: Darilyn Houfmuse
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Darilyn Houfmuse <queenmommad@icloud.com>
Sent: Thursday, April 13, 2023 10:31 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Darilyn Berray

10960 sw Wilsonville rd #60
Wilsonville, OR 97070

(206)673-7836

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, March 22, 2023 8:17 AM
To: DAVID TULLY
Cc: Steve Koper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023, attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: DAVID TULLY <davidallentully@hotmail.com>
Sent: Tuesday, March 21, 2023 4:49 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

I am opposed to the applications and what they stand to do to our neighborhood and city. These applications will first of all make my neighborhood and Norwood road worse off then it will be after the homes of Autumn Springs get built and residences are filled. This alone will cause us all huge traffic congestion and issues since no traffic studies were done to comprehend the impact of such a large amount of housing being placed on this two lane Road.

The thought of high rises being placed not only along Norwood Road but also anywhere in our great city sickens me. Is this a developers community or are we a community made up of People that have been in this city and contributed to this city?

We are a community of people that are willing to work together to help make growth decisions for our community that are smart and reasonable.

Not because the church has some financial incentive to sell off property to a developer that can make the money and turn the city council to change its current policies and not represent the people that voted them in the position they have been elected to.

If this were to pass my 16 years in this community will end and I and my family will have no choice but to leave this community we love. I'm certain I am not alone.

I ask that you all really consider these applications very carefully and consider not only what they will do immediately, but the future of Tualatin as we know it.

I have heard a rumor that this council has never seen application that they never liked.

Let's START with these TWO!!

Let's say NO to these applications!

Sincerely
Dave Tully
8994 SW Stono Dr.

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:34 AM
To: David M Conlee
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: David M Conlee <disneydc1@yahoo.com>
Sent: Friday, April 7, 2023 4:49 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

David Comlee
13097 SW Jacob Court
Tigard, OR 97224
503.869.5970

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 8:21 AM
To: David Ransdell
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: David Ransdell <randsdell@gmail.com>
Sent: Wednesday, April 12, 2023 4:10 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

David Ransdell

3791 SW Halcyon Rd
Tualatin, OR 97062

503/799-1745

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:38 AM
To: Deanna Cain
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Deanna Cain <dkiana@yahoo.com>
Sent: Wednesday, April 12, 2023 4:29 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Deanna Cain

21254 SW Teton Ave
Tualatin, OR 97062

503-913-5854

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:35 AM
To: Denny Ghim
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Denny Ghim <dennyghim@gmail.com>
Sent: Friday, April 7, 2023 4:53 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Denny Ghim

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:59 AM
To: Denny Ghim
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Denny Ghim <dennyghim@gmail.com>
Sent: Wednesday, April 12, 2023 5:06 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Denny Ghim

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:26 AM
To: Diana Fitts
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning - Please Consider the Needs of Your Residents!
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Diana Fitts <dianacfitts@gmail.com>
Sent: Monday, April 10, 2023 7:07 AM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Subject: Norwood for Smart Zoning - Please Consider the Needs of Your Residents!

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of

ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,
Diana Fitts

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:24 AM
To: Diana
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Diana <dianahoober@gmail.com>
Sent: Wednesday, April 12, 2023 4:11 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Diana Hooper

14383 SW McFarland Blvd

Tigard, Or 97224

9718321602

Dianahooper@gmail.com
Yorkiesofbullmountain.com

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:22 AM
To: (null) donmershon
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: (null) donmershon <donmershon@frontier.com>
Sent: Friday, April 7, 2023 4:24 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Don Mershon

23683 Sw Red Fern Drive Sherwood, Or 97140

503-476-7685

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:01 AM
To: Erica Shafer
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Erica Shafer <shafer00@gmail.com>
Sent: Wednesday, April 12, 2023 7:57 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Erica Shafer

17555 SW Fulton Dr
Tualatin

503-317-5289

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, March 15, 2023 1:59 PM
To: Fletcher Johnson
Cc: Steve Koper
Subject: RE: I say NO to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Fletcher Johnson <fletcherjohnson2@gmail.com>
Sent: Wednesday, March 15, 2023 12:30 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: I say NO to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

I would like to add my voice to those saying:

High Rises BELONG in Tualatin Central Urban Renewal District ONLY.

High density high rise dwellings are limited to the core of Tualatin for good reason:

- Amenities within walking distance
- Shops and City services
- Mass transit
- Supporting City infrastructure
- Architecture that blends with existing urban environment
- Lighter dedicated parking requirements
- Livability and accessibility within a car-dependent suburb

They make NO SENSE anywhere else in Tualatin, especially on the edge of practically farmland and ON TOP OF ~600 units already approved for construction.

Let's not just make a decision because a developer wants us to. Let's be smart about our future, the future of our kids in the school district, the future of our safety, and the future of our community.

Thank you for time, consideration, and for your forthcoming vote of NO on this matter.

--

Fletcher C. Johnson

Portland, Oregon

C: 503-830-4621

E: Fletcherjohnson2@gmail.com

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:49 AM
To: Gabriella Levasa
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Gabriella Levasa <gabriella.levasa@gmail.com>
Sent: Wednesday, April 12, 2023 5:06 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission, As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too. I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please support and approve the Map and Text Amendments. Thank you,
Gabriella Levasa ,(503) 939-0765 10695 Sw Meier Dr, Tualatin, OR 97062

City Of Tualatin
Planning Division

March 24, 2023

Subject: Notice Of Public Hearing, Case File PMA 23-0001 & PTA 23-0001
Norwood Multi Family

Attn: Madeleine Nelson

Upon receipt of the Notice I have given considerable thought to the proposed project. Probably not a good idea as I'm looking out my window at the current project on Norwood including the removal of the forest entirely, the construction on Norwood itself leaving temporary asphalt patches rough and messy.

I can't imagine the amount of traffic this project is going to add to Norwood and surrounding neighborhood streets and collectors. I'm guessing increasing the need for traffic signals and other traffic control. If that's the case I hope it's a requirement for the contractor to pay for those future traffic control projects. And that's just for the project under construction.

The proposed multi level multi family project will only add to the existing traffic and infrastructure problems. Considering this project again in my opinion is self serving and not in the best interest of neighboring residents. I'm guessing you won't receive any favorable comments from all those you sent notice. Most probably will just discard the information thinking it won't matter what they write or they'll say you are going to do what you want anyway. Have seen it before and certain will again.

I am not in favor of this project and request the City Of Tualatin reject the proposal.

Gary Harrison
8976 SW Stono Drive

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:37 AM
To: GIGI STEDMAN
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: GIGI STEDMAN <gggstedman@gmail.com>
Sent: Wednesday, April 12, 2023 4:21 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Gigi & George Stedman

15475 SW Royalty Pkwy, King City, OR 97224

503-729-5435

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 8:20 AM
To: Glenn Lancaster
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Glenn Lancaster <gmtl1958@gmail.com>
Sent: Wednesday, April 12, 2023 4:09 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a former resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Glenn Lancaster

31098 SW Country View Ln, Wilsonville, OR 97070

503.709.7511

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:39 AM
To: heather&kobly kabli
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: heather&kobly kabli <kablifamily@yahoo.com>
Sent: Monday, April 10, 2023 6:47 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Heather Kabli
7293 SW Delaware Circle
Tualatin OR 97062

503-718-1206

Sent from my iPhone (Heather Kabli)

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:24 AM
To: 'HOLLY Schweitz'
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: HOLLY Schweitz <schweitz_5@msn.com>
Sent: Friday, April 7, 2023 4:35 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Holly Schweitz

6910 SW Pine St. Tigard, 97223

503-502-3421

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, March 14, 2023 9:50 AM
To: jackiemathys@gmail.com
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning Jackie,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jackie Mathys <jackiemathys@gmail.com>
Sent: Tuesday, March 14, 2023 8:50 AM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

Dear Madeleine,

As a property owner in Tualatin, I am writing to say NO to the PTA23-0001 and PMA23-0001 Applications.

We have had unprecedented development of building new homes to alleviate the housing crisis here in our City, with almost 1,000 new units underway already in the past 2 years.

This meets 92% of Tualatin's 30-year growth plan.

92% of a 30 year plan - met already!

We also are already in compliance with the 2022 Oregon Housing Needs Analysis - which is what this developer is trying to use to push this code change.

I say NO to development that can't be supported by existing City infrastructure.

I say NO to development that opens the floodgates to high-rises everywhere and anywhere.

I say NO to development that hands our City over to developers to build what they want.

Keep high rises to the core of Tualatin - which has infrastructure, amenities, and provides the necessary quality of life for apartment/condo living.

Sincerely,

Jackie Mathys

24305 SW Boones Ferry Rd.
Tualatin, OR 97062

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 3:22 PM
To: Jackie Mathys
Cc: Steve Koper
Subject: RE: Addressing Tualatin Zoning Changes: Traffic, Schools, and Alternative Options
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jackie Mathys <jackiemathys@gmail.com>
Sent: Thursday, April 13, 2023 2:50 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: Addressing Tualatin Zoning Changes: Traffic, Schools, and Alternative Options

Dear Tualatin Decision Makers,

I've written before but writing again. As a Tualatin resident and rental property owner, I'm writing on behalf of my neighbors and myself to express our concerns about the proposed zoning changes involving Tax Lots 106 and 108. We believe there are more suitable alternatives available in downtown Tualatin that would minimize the negative impact on our community.

Here are our main concerns:

Traffic congestion: The area around SW Boones Ferry Road already experiences significant traffic. Increasing housing density in this area would exacerbate the problem, affecting the quality of life for Tualatin

residents. Although the proposed stoplight at Norwood and Boones Ferry would help, it may not be enough to mitigate the added traffic.

School capacity and public facilities: Our schools are nearing capacity, and further residential development will put a strain on the education system. Additionally, the proposed zoning change would eliminate a space designated for public institutions without providing a suitable alternative location.

Utilizing vacant spaces downtown: There are already properties zoned for high-density residential development near the Westside transit station (8412, 8514, and 8538). These locations are conveniently located near transit, retail, and other amenities, making them a more appropriate choice for new housing.

We appreciate your commitment to the well-being of the Tualatin community and hope you will consider these concerns when making decisions regarding the proposed zoning changes. We believe that focusing development efforts on existing high-density zones in downtown Tualatin would better serve our community.

Thank you for your attention to this matter.

Sincerely,

Jackie Mathys
24305 SW Boones Ferry Rd., Tualatin, OR 97062
M: 503-781-2872
jackiemathys@gmail.com

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:37 AM
To: Janet Johnson
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Janet Johnson <janetjohnson2011@gmail.com>
Sent: Wednesday, April 12, 2023 4:21 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Janet Johnson
15578 Southwest Gardner Court
Tigard, OR 97224

503-544-2545

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:27 AM
To: Jared
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jared <jwcarkin@gmail.com>
Sent: Monday, April 10, 2023 9:40 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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Please support and approve the Map and Text Amendments.

Thank you,

Jared W. Carkin
28107 SW Heater Rd, Sherwood, OR 97140
503.209.6048

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:56 AM
To: Jimbo
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Jimbo <mtns4jb@aol.com>
Sent: Friday, April 7, 2023 10:28 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

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Please support and approve the Map and Text Amendments.

Thank you,

Jim Brauch
23612 S.W. Middleton Rd.
Sherwood, OR 97140

512- 406-1741

Regards,

Jim Brauch

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:10 AM
To: Jim Munson
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jim Munson <munsonhighlander@outlook.com>
Sent: Saturday, April 8, 2023 7:35 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

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Please support and approve the Map and Text Amendments.

Thank you,

Jim Munson

10600 SW Kiowa St., Tualatin, OR 97062

(503) 314-9998

Sent from my T-Mobile 4G LTE Device

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, February 28, 2023 2:26 PM
To: Joel Augee
Subject: RE: No High-Rise on Norwood Rd

Good Afternoon,

Thank you for your email. Your testimony last night is on the record for the annexation application. I will also have your comments submitted today added to the written record and case files for the Plan Map and Text amendment applications.

Thanks,

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Joel Augee <joelaugee@gmail.com>

Sent: Tuesday, February 28, 2023 9:35 AM

To: Sherilyn Lombos <slombos@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Frank Bubenik <fbubenik@tualatin.gov>; Teresa Ridgley <tridgley@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Keith Leonard <kleonard@tualatin.gov>; Cody Field <cfield@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Holly Goodman <holly@tualatinlife.com>; Council <council@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>

Subject: Re: No High-Rise on Norwood Rd

Dear Tualatin Planning Department Members, Planning Commission, City Council Members, and Mayor Frank Bubenik,

Thank you for your time and attentive listening at yesterday's hearing, and your thoughtful comments before the vote. Please know these were much appreciated.

In case you find it useful, below is the transcript from my 3 minute presentation laying the groundwork for our primary objections to the zone change application (FYI, I pulled the complete application from the City's website). I understood you had no choice but to approve the annexation. As we all know, the zone change application, is a much different matter, and with that in mind, I wanted to raise these key points sooner rather than later, so that you all have the time to digest them.

Rest assured, there are even more detailed reasons to reject the applicant's zone change (using the code criteria), but the 3 minute limit prevented me from getting into those details last night. Please know that we will share with you a full rebuttal of the application in the days and weeks to come.

Thank you for your service and all you do. Transcript is below.

Joel Augee
Tualatin resident since 1998
8905 SW Iowa Drive

TRANSCRIPT

My name is Joel Augee. I live at 8905 SW Iowa Drive. I am here to speak out specifically against the applicant's annexation vis-à-vis its map and text amendment to change the zoning to High Density High Rise.

First, I want to say that I imagine how difficult it must seem, to be in your position. There is a lot being written and said about this proposed development. At the end of the day, though, the decision really isn't difficult. And here is why.

First, let's dispel a myth. The first myth is that we neighbors here are NIMBYS. But is that really the case? After Autumn Sunrise was approved, with nary an objection, and the same with Plambeck Gardens, the result is that we neighbors trusted the City and did not object to these developments. These two developments will result in over 500 housing units (in our back yards), which is over 50% of the City's entire housing needs for the next 20 years, per your own 2019 housing analysis. How in the world does that make us NIMBYS? It doesn't.

Second, let's understand why we neighbors no longer blindly trust the City to "do the right thing" with this application. The Autumn Sunrise approval has been a failure in a number of important regards. There are lessons to be learned. Not a stick of a tree was left in the middle – it is hideous, frankly, and nothing that our neighbor Wilsonville would have allowed. Second, no arborist was required to approve the plan to leave that thin strand of trees along Norwood, trees which ultimately knocked out power so many times that they had to be mowed down. And finally, as we can see by the developer's application here, even before another unit is approved, the traffic of Autumn Sunrise and Plambeck Gardens already requires, by the applicant's own traffic study, a signal at Norwood. A signal which was never required but clearly should have been required. And the developer's solution – let us build 276 more units of HDHR, so you can get your traffic signal. Wow. Really? That is bold.

Next, let's talk about the application. When you read through it, it plays heavily to the "housing crisis," and refers to the City's 2019 Housing Needs Analysis, as it should, but it offers ZERO, and that is the key here, ZERO data on where we currently stand in meeting those housing needs.

Where do we stand in? Since the study, 940 housing units have been approved.

- Alden Apartments – 45 town homes
- Plambeck Gardens – 116 multi family affordable housing
- Tualatin Height Apartments – 116 more units
- Autumn Sunrise, 407 housing units, some single family, some attached
- Nyberg Tualatin Apartments, 256 Units

So with 940 units already approved, that means, that in less than three years into a 20 year goal, you have reached 92% of that goal.

Looking at the facts and the data, your decision is easy. The re-zone application, and its extreme zoning, isn't in the public good. Leave the high density high rise for the city's downtown core where it is appropriate and needed. Please, use common sense, don't rubber stamp another proposal in our back yard, and reject the move to push the highest density, high rise zoning, into a place where it doesn't belong.

Thank you.

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:13 AM
To: Joetta Harikian
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Joetta Harikian <jharikian@hotmail.com>
Sent: Friday, April 7, 2023 4:07 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Joetta HarikianName Here

Type Your Address21590 SW Lebeau Rd. Sherwood , OR 97140Here

Type Your Phone Number503-625-5924 Here

Get [Outlook for iOS](#)

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:22 AM
To: Pam Pries
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Pam Pries <pamelapries@icloud.com>
Sent: Friday, April 7, 2023 4:21 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church, these two decisions are very important to the future plans for both Horizon and the city of Tualatin, as well. As you know, the lack of housing opportunities within the city severely impact the cost of apartment rentals. This in itself is an important reason for approving these amendments.

Currently, the most important housing option missing in Tualatin is multi-family development, those between affordable housing projects and single-family homes.

For these reasons we ask you to support and approve the Map and Text Amendments.

John and Pam Pries
8535 SW Avery
Tualatin 97062 Your Address Here

Type Your Phone Number Here
593-484-7937 or 593-484-7349

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, March 13, 2023 3:25 PM
To: John Fronius
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Thanks,

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: John Fronius <jfronius@comcast.net>
Sent: Monday, March 13, 2023 2:41 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

No to zoning changes for high rise buildings in Tualatin.

John Fronius

Concerned Citizen and Tualatin Resident

jfronius@comcast.net

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:36 AM
To: Jon Martinez
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Jon Martinez <jonscare5@gmail.com>
Sent: Friday, April 7, 2023 5:21 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here
Jon & Tasha Martinez
Type Your Address Here
4415 Lone Oak Rd Se Salem, Or 97302

Type Your Phone Number Here

503-779-6003

My wife and I would love to live and move closer to the area and this location would be amazing. I trust and hope that this new development would be approved.

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 16, 2023 11:01 AM
To: Junior Carbajal
Cc: Steve Koper
Subject: RE: I say NO to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Junior Carbajal <jrcarbajal06@gmail.com>
Sent: Thursday, March 16, 2023 10:34 AM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: I say NO to PTA23-0001 and PMA23-0001 Applications

High Rises BELONG in Tualatin Central Urban Renewal District ONLY.

High density high rise dwellings are limited to the core of Tualatin for good reason:

- Amenities within walking distance
- Shops and City services
- Mass transit
- Supporting City infrastructure
- Architecture that blends with existing urban environment
- Lighter dedicated parking requirements
- Livability and accessibility within a car-dependent suburb

They make NO SENSE anywhere else in Tualatin, especially on the edge of practically farmland and ON TOP OF ~600 units already approved for construction.

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:23 AM
To: Stan and Karen Russell
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Stan and Karen Russell <stankarenrussell@comcast.net>
Sent: Friday, April 7, 2023 4:33 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Karen Russell

10215 SW Madrid Loop
Wilsonville, OR 97070

503.819.0038

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 16, 2023 8:28 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, March 15, 2023 7:02 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

As has been stated several times, the potential development of another 276 residences on Norwood Rd. will cause even more cars to back up on SW Boones Ferry Rd. This after adding the already approved Autumn Sunrise. We've calculated over 2000 more trips up and down SW Boones Ferry Road each weekday.

What I hear from the City Council, AKS and the developer is “That’s really not our problem.” They cite that Wilsonville is part of the solution and, of course, ODOT. What I hear them saying is, the system is broken. We can’t address our traffic issues (actually, the city of Tualatin’s issues) because it’s just too hard. There are too many parts and pieces.

We are suggesting that the City of Tualatin works with ODOT and Wilsonville to address this very real problem. Agencies and governing bodies should be able to work together to address this already untenable issue affecting both Wilsonville and Tualatin (as well as the freeway issues, which are a big part of the problem). All that has been done has served to exacerbated the problem with no clear solution (and adding a traffic light will not solve the problem, by the way).

It sounds like AKS and all traffic studies have washed their hands of anything having to do with Boones Ferry Rd. No more homes should be built, or added, until this issue is addressed. I think this may be the most disappointing part of this situation, that there has been no effort at all to work together on a problem that everyone acknowledges exists. I’d love to see the City of Tualatin be the ones who solve this problem and bring the parties together to make this happen.

As for the apartments proposed for Norwood Rd. (clearly the purpose of the request for annexation and partitioning): This small two-lane road cannot handle this added traffic. I envision the people of the apartment complex being unable to turn left onto Norwood due to traffic. This will lead to them turning right and likely cutting through our neighborhood. This will also need to be addressed with Autumn Sunrise added traffic and the temptation for them to go speeding through our neighborhood to avoid the Boones Ferry traffic. This will be a very clear hazard for all of us living in the surrounding neighborhood.

I know the city leaders have pledged to protect the safety and quality of life of the people of Tualatin. We have placed our trust in them. I know they can find a way to work together with the other entities to address this issue. Even without these new neighborhoods and the proposed apartment complex, this needs to be addressed. The right thing to do is to say no to the partition and annexation requests. Anything else will only make things worse for everyone in Tualatin.

Thank you for considering our feedback.

Ken and Jan Perry
8885 NW Stono Drive
Tualatin, OR 97062

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 16, 2023 8:30 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, March 15, 2023 7:06 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

I am opposing this change, specifically, for the following reasons:

- **Increased traffic:** When populations are concentrated, traffic congestion is a given. **Public transportation and walkability of neighborhoods becomes increasingly important.** The traditional model of developers being required to provide a set number of parking spaces per anticipated user encourages more cars on the road, leading to more traffic issues. With no walkable services near

these apartments, and 276 units, it will require people to use their cars causing a big increase of traffic on Norwood Road and SW Boones Ferry Rd.

- **Lack of services:** Traffic and suburban sprawl are already straining our resources. The most logical plan is in-fill urban centers with high density developments. This provides the renters access to critical services. Walkability is the key to high rise/high density housing location.
- **Lack of green spaces:** Amenities like parks and other green spaces don't in themselves provide income to developers and must be planned in high density developments to provide improved quality of life for would-be residents. There are many beautiful amenities and parks in our lovely downtown Tualatin. This is exactly why builders of high-density housing build in urban areas.

This planned development will not only make everyone in the surrounding neighborhoods unhappy, it will also not make the tenants happy. This is a poor plan (or a complete lack of a plan) and literally makes no sense.

Thank you for considering our input,
Ken and Jan Perry
8885 SW Stono Drive
Tualatin, OR 97062

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 16, 2023 8:31 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, March 15, 2023 7:15 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

My concern with this, and all projects involving AKS, are the following:

I sent a message to AKS asking that they reach out to the neighboring community to discuss the plan following their completely failed approach at a Tree Preservation Zone. The neighborhood would like large, native trees and a sufficient buffer, as promised.

Needless to say, I have heard nothing back from them. They clearly don't care about this community or about the importance of being wise in how you blend a community in with an existing environment. They continue to take trees down next to the freeway. This is the worst possible action to take when you are near a greenhouse gas producing roadway.

My request is that you do not trust AKS as they will say anything to get approved and then fail to deliver on their promises and do whatever they want. They have continued to prove that they cannot be trusted. Please say "No!" to any of their proposals. We don't need more of what they have given us with Autumn Sunrise.

Please stand up for your constituents and communities. Please just say "No!" And please say no to HD/HR zoning changes that would remove all the remaining trees and build HD/HR apartments anywhere in Tualatin without consideration of appropriate planning and services for these apartment residents and neighboring communities.

Thank you,
Ken and Jan Perry, Stono Drive

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 16, 2023 8:38 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, March 15, 2023 7:22 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The proposal is concerning for so many reasons that many of us in the Bryom CIO Neighborhood have expressed to the City Council. But what is literally the most concerning on this proposal, is the following:



This appears to be an attempt on the part of AKS and the builder to continue to remove all of the trees and build high-rise apartments everywhere in Tualatin. What AKS has demonstrated thus far:

- They have no regard for the environment. They will say anything to get their plans approved and then will do exactly what they want once the approval is in place, regardless of whether they've met the commitments/promises. Unfortunately, they clearly proved this with the Autumn Sunrise development. Below is text in the document. We have seen just the opposite so far with Autumn Sunrise and cannot believe that they will do what it says, or is right, in the future.



- They have shown no concern for the community when it comes to the amount of traffic these endless building projects are placing on our roads. The traffic study concerning Alden Apartments read, from 220 added residences, it would only put 16 more trips on the road during morning rush hour and 18 trips during pm rush hour. This is beyond reason! Are we to believe that all these people are not working? That they're just staying home all day? These estimates can't be correct. Even if they were (and more, given the two developments here), that's too many more cars to put on an already overcrowded road (SW Boones Ferry) with no solution in sight.

Tualatin will be unrecognizable and impossible to navigate if such egregious plans and changes are approved. We, the citizens of Tualatin, are saying "No!" to this ridiculous proposal for a change in wording AND to the proposed apartments that will sit on this land. We are trusting our City leaders to listen to our voice of concern and reason. The City Council needs to say "No!" to the wording change and the partition request.

Thank you,
Ken and Jan Perry

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 16, 2023 8:42 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Wednesday, March 15, 2023 7:27 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

Imagine living in a neighborhood where you paid good money for your home and you have done so surrounded by trees. You then learn that the City Council has approved a huge, high-density neighborhood and all the trees will be gone.

This changes everything for your neighborhood and for the market price of your home. The approved neighborhood will have some apartment complexes and higher-density homes but the price of the homes will reflect this fact. This is how it should work as it impacts home prices in

that **new** neighborhood. But this is all having an impact on existing neighborhoods and home owners.

For us who are living in long standing surrounding neighborhoods, adding a high-rise apartment complex has an even more profound impact. It causes our home prices to drop for many reasons.

- Regardless of what you may think or say, we know that apartments bring a higher level of crime. My husband **is former law enforcement**. It could not be more clear to him based on experience that neighborhoods with apartment complexes have higher rates of crime. *(Please refer to an earlier email sent to you by Brent Bebee showing crime rates in neighborhoods with apartments.)*
- The impact to the traffic, which I've previously noted, is another negative impact to our home values. *(Please refer to my earlier email on traffic impacts)*
- The **esthetics** to the neighborhood as you drive to your home also has an impact. Where tall evergreens once stood you now have the eye sore of a 4-7 story imposing apartment building. This is not what someone wants to see when looking for a home in a safe and quiet neighborhood.

The answer to this 8 ½ acres: A park

We don't have nearly enough parks in our area. Well, to be accurate, none. Although we know there is a park possibly being planned a half mile plus from here, that is not good enough. (The location of the park in the current plans won't be near any of the neighborhoods.) This entire area has no park. You continue to raise money for parks (a recent bond measure was just approved) and we continue to only wish that we could have one near us.

This property would be perfect for a park. You cannot ethically continue to build homes without also providing a comprehensive plan that includes parks and open space. Doing so is how cities become concrete jungles with no plan and no open space that no one wants to live in. I've lived in areas where this has happened, and the cities have become low-income, low-quality communities. Do you want that for Tualatin?

We would like for you to consider putting together a comprehensive plan for Tualatin that includes parks and open spaces. This is so critical for the quality of life of those living here. This is what you were elected to do. Please show us you care about all of Tualatin and preserving this lovely community and our quality of life.

Thank you,
Ken and Jan Perry, Stono Drive

Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, March 17, 2023 8:35 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Thursday, March 16, 2023 6:54 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

I have been walking around this area for over 3 years. This was a beautiful area with tall evergreens and an amazing ecosystem of animals and birds. I watched the birds (hawks and eagles) as they fed their young and then pushed them out of the nest to fly on their own.

I've also watched as that ecosystem was destroyed to build high density housing. Not a single tree was spared. I watched as the hawks and eagles flew in circles above the devastation which

was formerly their home. It was heartbreaking. And my husband has been taking food to the squirrels who lost their homes and food source.

Those beautiful birds have relocated, many of them finding homes in the trees that you are now wanting to remove for high rise apartments. I hear lots of talk of respecting and caring for the environment, but those words seem very empty right now. This is not a little sacrificing of trees to provide some additional housing. This is just complete and total destruction of an environment in order to provide tax money for the city of Tualatin. A city once known as the City of Trees.

In addition to the impact to the ecosystem, there will be an enormous impact to the surrounding roads. The I5 freeway is already totally exposed, adding to the amount of exhaust fumes for the neighborhood. Without the shade from the trees, our temperatures have already risen.

Additionally, this and the Lennar development will pour thousands of additional cars onto our already overloaded roads. If you are driving East on Boones Ferry Road any time after 3 pm, you will encounter up to a five mile backup of cars heading to I5. We've been told no improvements to the roads are necessary. Really? This is a nightmare.

From what I understand, there are other areas already zoned for high density/high rise development. Why are you destroying this area when other land is available for similar housing without causing this destruction? And why do you zone land only to quickly turn your back on that plan and change the zoning? The only answer must be money.

Please do the right thing. Please say "No!" to the change in the code that will bring HR/HD apartments to all of the open areas across Tualatin with no consideration to the destruction this will cause.

Ken and Jan Perry
Norwood for Smart Zoning

Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, March 17, 2023 8:38 AM
To: Jan Perry
Cc: Steve Koper
Subject: RE: Norwood for Smart Zoning

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Jan Perry <jrperry.perry11@gmail.com>
Sent: Thursday, March 16, 2023 7:04 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Nancy Grimes <ngrimes@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Cc: Jan Perry <jrperry.perry11@gmail.com>; Brent Beebe <brent.beebe@gmail.com>; Cynthia Ray <cynthiaray201@gmail.com>
Subject: Norwood for Smart Zoning

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I am writing regarding the following Text Amendment of further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

A couple of observations as to the track record of the City Council and Tualatin's (lack of) planning:

- The first plan we looked at, published by the development company (2020?), concerning the property just south of I5, included a mix of lower to higher density housing; some single-family dwellings mixed with some duplexes. Although it is extremely sad to see the beautiful trees torn down and the disruption of the many ecosystems and wildlife habitats, the plans seemed not to be too disruptive to the area; somewhat similar to what we have in our current neighborhood.

- The next plan had added even higher density housing as well as apartment buildings incorporated into the area. For those buying in that neighborhood, they would do so with awareness of the apartments and mixed high/low density. It might not be too big of an impact to us in our neighborhood. Although not great (especially given the current traffic on Boones Ferry Road), it was still something we could live with.
- The latest plan seems entirely focused on the highest possible density. Not the two-story apartments, but now 4 story apartments (and a request to change the zoning wording for all of Tualatin). These apartments would be nearer our neighborhood than earlier projected. This new plan is the most intrusive, highest impact to our neighborhood. It literally changes everything for us in the way of home value and safety (see Brent Bebee's earlier letter as it is well stated there).

This prompted a few questions:

- What seems to be driving these changes? Those defining the zoning are good with one plan and then, suddenly, more interested in another plan just to change the plan once again. What is the driver here? Do you consider, at all, the impact to the surrounding neighborhoods? To the roads and environment?
- The purpose of zoning is “to regulate and control land and property markets to ensure complementary uses.” The current plan seems to be the opposite of that. It does not consider what is **complementary** to those living nearby. It is not even a reasonable plan that is taking into consideration the impact not only to the neighborhoods, but also to roads, schools, etc.
- These many changes in plans have created a high level of distrust in, and lack of credibility with, the City Council. Many of us are asking ourselves “what is next?” Will the zoning changes continue until there is no resemblance to the community we love so much?

We, as a community, are trying to be flexible and would welcome the opportunity to provide our ideas and feedback in this process. Are you willing to hear us out? Or is this a done deal?

Thanks for the opportunity to provide this input. I hope it will serve as a starting point for further discussion.

Ken and Jan Perry
Norwood for Smart Zoning

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 8:20 AM
To: Ken Hawes
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ken Hawes <Ken.Hawes@rogers-machinery.com>
Sent: Wednesday, April 12, 2023 4:09 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Ken Hawes

21366 SW Martinazzi Avenue

503-380-9810

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

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Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:26 AM
To: 'Kevin J Holtzman'
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Kevin J Holtzman <kevinjholtzman@gmail.com>
Sent: Monday, April 10, 2023 6:04 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Good morning Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

Like many cities, Tualatin is no different in its lack of housing opportunities and the impact this shortage has on both prices and rents is a concern. Many in the Horizon Church community wish they could find and afford housing in the city.

The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Kevin J Holtzman
That's "Holtzman" with a | Z |
(503) 367-5959
kevinjholtzman@gmail.com

Forgive me for any errors; sometimes my smartphone is not so smart!

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:25 AM
To: Kimberly Levasa
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Kimberly Levasa <kimberlylevasa@icloud.com>
Sent: Wednesday, April 12, 2023 4:12 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Kimberly Levasa

10685 SW MEIER DRIVE
TUALATIN

503-341-1103

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:47 AM
To: kristintaggart@gmail.com
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: kristintaggart@gmail.com <kristintaggart@gmail.com>
Sent: Wednesday, April 12, 2023 4:30 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

I do not support what is said below. I don't think it's fair that Horizon community church is sending this to their congregation. Most who do not reside within Tualatin City limits.

My children attend Horizon Christian School. And I do not support what horizon is doing. We live at 22545 SW Miami Drive and can barely get out of our neighborhood as it is.

We do not need apartments on this side of town. There is plenty of space downtown for that.

Thank you,
Kristin Giboney
22545 SW Miami Drive

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:27 AM
To: Lynda McGillvrey
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Lynda McGillvrey <mcgillvrey51@icloud.com>
Sent: Wednesday, April 12, 2023 4:09 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Lynda McGillvrey
16194 Apperson Blvd
Oregon City, OR. 97045
(503) 957-5637

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, March 30, 2023 8:20 AM
To: Margie Humphrey
Cc: Steve Koper
Subject: RE: Please NO on PTA23-001 and PMA-001
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Margie Humphrey <margiehumphrey@comcast.net>
Sent: Thursday, March 30, 2023 7:20 AM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: Please NO on PTA23-001 and PMA-001

High Rises BELONG in Tualatin Central Urban Renewal District ONLY.

High density high rise dwellings are limited to the core of Tualatin for good reason:

- Amenities within walking distance
- Shops and City services
- Mass transit
- Supporting City infrastructure
- Architecture that blends with existing urban environment
- Lighter dedicated parking requirements
- Livability and accessibility within a car-dependent suburb

They make NO SENSE anywhere else in Tualatin, especially on the edge of practically farmland and ON TOP OF ~600 units already approved for construction.

Sincerely,
Margie Humphrey, CPA

linkedin.com



Long time Tualatin resident (Since 1995), Daughter attends Tualatin public school

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:12 AM
To: Christian Neighbor
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Christian Neighbor <pray4u.christian@gmail.com>
Sent: Friday, April 7, 2023 4:04 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Marlene Redwing

13250 Eastborne Dr
Oregon City, OR 97045
503-309-3111

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:13 AM
To: Randy & Megan Campbell
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Randy & Megan Campbell <rmc1984@comcast.net>
Sent: Friday, April 7, 2023 4:05 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Megan Campbell

11003 SW Oneida St Tualatin OR 97062

503-593-9886

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:12 AM
To: Pastor Randy Campbell
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Pastor Randy Campbell <rcampbell@horizoncommunity.church>
Sent: Friday, April 7, 2023 4:04 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Megan Campbell

11003 SW Oneida St Tualatin OR 97062

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:00 AM
To: Michele Leisman
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Michele Leisman <mleisman52@gmail.com>
Sent: Wednesday, April 12, 2023 5:11 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank You,

Michele Leisman
503 475 6917

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 2:36 PM
To: Sherie Chaney
Cc: Steve Koper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Sherie Chaney <sheriechaney@yahoo.com>
Sent: Thursday, April 13, 2023 2:09 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

We strongly oppose rezoning in Tualatin for high rise apartments. Mike and Sherie Ostrowski. 9370 SW STONO Dr. Tualatin

[Sent from Yahoo Mail for iPhone](#)

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:56 AM
To: Olivia Peterson
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Olivia Peterson <oliviacatep16@gmail.com>
Sent: Friday, April 7, 2023 5:53 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Olivia Peterson

25481 SW Newland Pl

(503)709/2087

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 1:09 PM
To: Owen Enevoldsen
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Owen Enevoldsen <owene1940@gmail.com>
Sent: Tuesday, April 11, 2023 12:23 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Owen Enevoldsen

105 NE 11th Ave. Canby, OR 97013

503-250-1423

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:37 AM
To: Pat Smith
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Pat Smith <rainmont@yahoo.com>
Sent: Friday, April 7, 2023 5:37 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission, As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too. I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please support and approve the Map and Text Amendments. Thank you,

Patricia Smith
10320 SW Meier Drive
Tualatin, Or 97062

503-312-5922

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:55 AM
To: Pati Elwell
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Pati Elwell <e.pati@yahoo.com>
Sent: Friday, April 7, 2023 10:02 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Patricia Sykes

8135 SW Lummi street, Tualatin, 97062

503-317-7738

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:33 AM
To: Paul Pedersen
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Paul Pedersen <lt302@icloud.com>
Sent: Friday, April 7, 2023 4:39 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commissioners,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident Tualatin and a member of Horizon Community Church, these two decisions are very important to the future plans for Horizon (and the City of Tualatin, too).

I would like to express concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

I urge you to support and approve the Map and Text Amendments. Thank you for your consideration.

Thank you,

Paul and Vanita Pedersen
19338 SW 55th Ct, Tualatin
503 710-2130

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, March 13, 2023 1:58 PM
To: Penny Harper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Penny Harper <padgett.harper@gmail.com>
Sent: Tuesday, March 7, 2023 5:53 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

- **Dear Ms Nelson**

I am writing in opposition to the planned SW Norwood annexations referenced above.

I have lived in the Norwood neighborhood for 28 years and use Norwood Road to access Boones Ferry Road several times a week. I am already nervous about how the Autumn Sunrise development will affect traffic in that neighborhood—adding a whole high rise on top of that will surely cause terrible daily traffic congestion, especially without major improvements to the surrounding roads.

Please consider the needs of the existing and new residents of this neighborhood and deny the annexation until a comprehensive traffic mitigation can be implemented.

Thank you

Penny Harper

7180 SW Norse Hall Rd., Tualatin 97062

503/939-9313

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:04 AM
To: Pastor Randy Campbell
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Pastor Randy Campbell <rcampbell@horizoncommunity.church>
Sent: Friday, April 7, 2023 4:02 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Randy Campbell

11003 SW Ondeida St Tualatin, OR 97062

503-593-9887

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 8:19 AM
To: hsapitan@yahoo.com
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: hsapitan@yahoo.com <hsapitan@yahoo.com>
Sent: Wednesday, April 12, 2023 4:09 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Randy Sapitan
4720 Masters Dr,
Newberg, OR 97132

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 8:18 AM
To: Rick Stokes
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Rick Stokes <gladimsavedbytheone@gmail.com>
Sent: Wednesday, April 12, 2023 4:05 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:09 AM
To: Ron Kimmel
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ron Kimmel <kimmel.dna@gmail.com>
Sent: Saturday, April 8, 2023 6:26 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

Do not rezone this area! No one that actually lives in this area wants this type of housing. The greed of Horizon church is undeniable. Please do not be a part of this!

Thank you,
Ron Kimmel
23605 SW Boones Ferry Rd, Tualatin, OR 97062

Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, March 15, 2023 8:23 AM
To: Rose Toler
Cc: Steve Koper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Rose Toler <rose.toler@gmail.com>
Sent: Tuesday, March 14, 2023 9:21 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

I am writing this to you and the city council to look at the long range ramifications of changing the zoning on Norwood Rd to build apartments/high rises.

This area is zoned for single family homes. High rises are zoned in Tualatin downtown, where there is plenty of land to build on and where there is better public transportation, and shopping.

Please understand that the citizens you represent are very much against this proposal. There are so many housing projects taking place on Norwood and Boonesferry Rd. that another one is not justified or needed.

Sincerely,
Rose Toler

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:55 AM
To: Rosie Juarez
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to anyone submitting written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Rosie Juarez <rosiejuarez30@yahoo.com>
Sent: Friday, April 7, 2023 9:19 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission, As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments. As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too. I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes. Please support and approve the Map and Text Amendments. Thank you, Type Your Name Here Type Your Address Here Type Your Phone Number Here

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:00 AM
To: Marquez, Ryan
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Marquez, Ryan <rmarquez@kpmg.com>
Sent: Wednesday, April 12, 2023 6:58 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Ryan and Shae Marquez

4748 SW Homesteader Rd.
Wilsonville, OR

503-810-7618

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing KPMG client engagement letter.

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, March 6, 2023 8:27 AM
To: Steve Hamm
Subject: RE: No high rise on Norwood

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Steve Hamm <sshambone@aol.com>
Sent: Friday, March 3, 2023 3:59 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Subject: No high rise on Norwood

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local

transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Sandi Hamm
22725 SW Vermillion Dr.

Sent from my iPad

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, March 14, 2023 1:55 PM
To: Steve Hamm
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

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Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Steve Hamm <sshambone@aol.com>
Sent: Tuesday, March 14, 2023 12:28 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Sandi Hamm
22725 SW Vermillion Dr.

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:19 AM
To: Sheila Matthey
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Sheila Matthey <sheilamatthey@yahoo.com>
Sent: Thursday, April 13, 2023 3:30 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

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As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you
Sheila Matthey
10645 SW Meier Dr Tualatin
5034909406
Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 9:08 AM
To: Sheryl Bunfill
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Sheryl Bunfill <sbunfill@gmail.com>
Sent: Saturday, April 8, 2023 6:12 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Sheryl Bunfill

15331 SW Clifford Ct.
Sherwood, Or. 97140

503-453-7716

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:18 AM
To: Stacie Anderson
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

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Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Stacie Anderson <sadiethegolden@hotmail.com>
Sent: Wednesday, April 12, 2023 9:18 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Stacie Anderson
21363 SW Baler Way
Sherwood, OR 97140

Get [Outlook for iOS](#)

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 8:23 AM
To: Pastor Stan Russell
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Pastor Stan Russell <SER@horizoncommunity.church>
Sent: Friday, April 7, 2023 4:33 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Stan Russell

Type Your Address Here

10215 SW Madrid Loop TUALATIN, Oregon.

Type Your Phone Number Here

503-307-8414

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, March 20, 2023 8:17 AM
To: 'Steve Zimmerman'
Cc: Steve Koper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Steve Zimmerman <stevezee@gmail.com>
Sent: Sunday, March 19, 2023 1:52 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

Hello,

As an owner of properties on Boones Ferry Rd on both sides of this proposal, I can say for certain that this is a really, really bad idea.

Not only do we not need this project, it will make traffic so much worse than it already is. I have had six car accidents on my property south of the project and increased traffic flow will only make this worse. There are already evenings when the traffic backs up as people try to get onto I5. With this additional increase over what's already in the works, traffic will get worse to the point of intolerable.

It makes much more sense to put such a development elsewhere in Tualatin, where car traffic can be mitigated with bus/foot/bike transportation and a multi-story building won't look out of place. I understand that there are times when owners and developers want to push or stretch the boundaries of what is zoned... it's understandable. It's also understandable when elected officials push back with the support of the will of the people to hold firm to the current zoning.

I would expect any elected official to do what's best for their constituents.

Steve Zimmerman



Virus-free www.avast.com

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, March 6, 2023 8:27 AM
To: Steve Hamm
Subject: RE:

Good Morning,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Steve Hamm <sshambone@aol.com>
Sent: Friday, March 3, 2023 3:53 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Subject:

Dear Tualatin Planning Department Members, City Council Members, and Mayor Frank Bubenik;

I am writing regarding the following Text Amendment and annexation of Washington County to modify Tax Lot 106, and Tax lot 108 and further areas of incorporation of Washington county zoned FD-20 from RL and RML zoning to the proposed RH-HR zone. As a resident of Tualatin, and speaking on the behalf of my neighbors, we have considerable concerns with this proposed zoning change, especially when there are other alternative options available downtown Tualatin. The current area and local infrastructure in general does not conform to this level of zoning especially with the new development of approximately 500 new homes and condos within proximity.

The three areas of concern are traffic, removal of local institutional zoned areas for future development, and the lack of use of existing RH-HR zoned areas in Tualatin near the Westside transit station on SW Boones Ferry Rd, properties 8412, 8514, and 8538. Overall, these properties are better suited for this type of zoning with local transit, grocery stores, government facilities, retail, and similar residential development, which could also serve the Basalt Creek master plan more locally.

Issue one regarding traffic;

SW Boones Ferry Road is already considerably congested from Tualatin city limits to the corner of Norwood and SW Boones Ferry Rd. Though this new development plans to introduce a stoplight at the intersection of Norwood and Boones Ferry, this will not mitigate the merging traffic from I-5 that backs up all the way to this intersection during rush hour. Travel time is up to 20 min to drive 1.7 miles according to Google maps and personal experience. With the addition of RH-HR zones, this only compounds the issue and does not alleviate the lack of traffic planning between the border of Tualatin city limits and Wilsonville, not to mention the development plan for the Basalt Creek Employment Center and its impact to SW Boones Ferry arterials to I-5.

Issue two regarding institutional infrastructure;

The Tualatin public school system is already dealing with classrooms at close to capacity. With the addition of current development and the proposed RH-HR zone change, this development will most likely be districted to Edward Byrom if the Sherwood school district does not agree to districting this area once residential developments are built. Based on current enrolled rates and children coming back to traditional classroom learning since the peak of COVID, the influx of new students will strain our educational institution without any additional planned expansion in this vicinity. In addition, with the RH-HR proposed zone change, the city would be removing an institutional zone without relocating or considering other areas in Tualatin for replacement or having a plan shown in the Basalt Creek development for an additional institutional zone.

Issue three regarding existing RH-HR zones;

As stated, properties 8412, 8514, and 8538 of 18 acres near the Westside transit station are already zoned RH-HR and is a prime location for this type of development. There is a completely vacant retail space where Hagen's grocery store was, existing retail, grocery stores and easily accessible public transportation. Seeing how fast the new development off of I-5 is progressing, it would be most appropriate to develop the downtown area that is currently zoned RH-HR than to add an additional RH-HR zone in the middle of RL and RML areas on the outer south edge of Tualatin. With the Westside rail transit, a station can be built at the Basalt Creek Employment Center giving access to a downtown high rise. Utilizing WES commuter rail would also not directly impact vehicular traffic, besides crossings, and utilize existing taxpayer public transit more efficiently. Also adding another RH-HR zone near the center of the Basalt Creek employment center would assist with commuting and provide a local housing center for the anticipated 2000 jobs that will be created with the Basalt Creek development plan. This also complies with the Southwest and Basalt Creek Development Area Plan Policies and Ordinances.

POLICY 3.1.1 DENSITY. Maintain a citywide residential density of at least eight (8) dwelling units per net acre.

POLICY 3.1.2 ZONING FOR MULTIFAMILY. Provide zoning for multifamily development, which may be located in areas adjacent to transit.

POLICY 3.1.3 COMMERCIAL ACTIVITY. Allow home based businesses and occupations in all residential zones, subject to regulations to minimize impact to housing supply and uses in commercial and industrial zones. Provide for compatible agricultural uses in areas where significant development barriers are present, or where compatible with permitted residential uses. 29 | Southwest and Basalt Creek Development Area Plan

POLICY 3.1.4 CLEAR AND OBJECTIVE REVIEW. Provide for clear and objective review standards for all residential development and redevelopment.

POLICY 3.1.5 FUNCTIONAL PLANNING. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

POLICY 3.1.6 INFRASTRUCTURE PLANNING. Evaluate future infrastructure planning for consistency with the Housing Needs Analysis and Housing Strategies

I, and fellow residents of the Tualatin community, appreciate the open ear regarding the proposed Text Amendment change. I also understand the sentiment and initiative of providing lower income housing throughout Tualatin. However, based on the provided concerns and examples, the location near Norwood Rd does not fit these requirements and will strain our available infrastructure. As the applicant applies for this zoning alteration, I and fellow residents strongly urge the Tualatin Planning division to not approve the Text Amendment change and keep the existing zoning areas intact, which similarly match the surrounding RL and RML zones, and better utilize existing planned RH-HR zones within downtown Tualatin. City Council members and Mayor, I also encourage you to think of our city holistically with the entire community in mind.

See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely,

Steven R Hamm
22725 SW Vermillion Dr.

Sent from my iPad

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, March 14, 2023 2:49 PM
To: Steve Hamm
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Steve Hamm <sshambone@aol.com>
Sent: Tuesday, March 14, 2023 12:25 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

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See the exhibits Norwood for Smart Zoning has sent to the city in previous emails regarding these issues.

Sincerely

Steven R Hamm
22725 SW Vermillion Dr.

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, March 14, 2023 1:54 PM
To: Steve Hamm
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Steve Hamm <sshambone@aol.com>
Sent: Tuesday, March 14, 2023 12:51 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

Dear Mayor and Tualatin city council and Planners

I have been a citizen of Tualatin for over thirty years. I have seen many changes over the years, some for the good, many for the worst in regards to the livability of its citizens. Traffic being one such issue, no surprise there I'm sure. The latest attempt to ruin our livability in this fine city is the re-zoning of property to allow High-rise dwellings to be located anywhere in the city. This I am totally against. There is one being purposed on the corner of Norwood and boones ferry road. With a huge neighborhood already being built, having a High rise located on the corner would be a traffic and livability disaster. There other other places in Tualatin like downtown that would be better suited like where the old Hagens store was located. Close to transit and amenities. I say NO to any development that can't be supported by existing city infrastructure as well as city zoning. I say NO to development that opens floodgates to High-rise everywhere. I say NO to development that hands our wonder city of Tualatin over to Developers to ruin our city and lessen our livability. There are better choices out there lets do the right thing by our community and not developers who don't even reside in our state.

Sincerely,
Steve Hamm
22725 SW Vermillion dr.

Sent from my iPad

Madeleine Nelson

From: Madeleine Nelson
Sent: Wednesday, February 22, 2023 11:09 AM
To: susantaylorhill@gmail.com
Subject: RE: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

Good Morning,

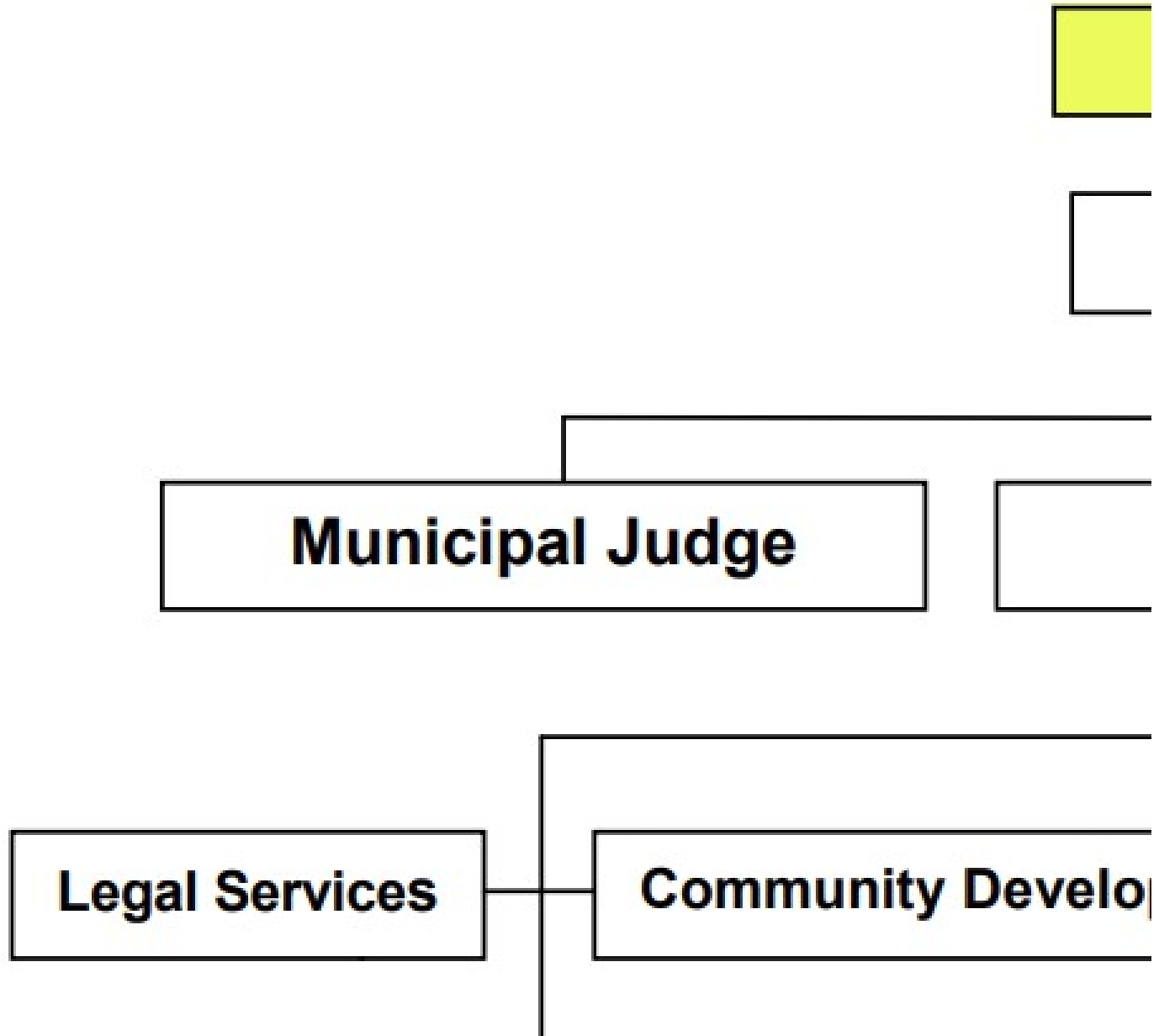
Thank you for your email. Your comments have been received and will be added to the written record. The comments will also be shared with the applicant team.

Thanks,

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: susantaylorhill@gmail.com <susantaylorhill@gmail.com>
Sent: Tuesday, February 21, 2023 10:02 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: Norwood Against ANN22-0003 - 9300 SW Norwood Road Annexation

City of



Tualatin Planning Commission meeting on 1/19/23. The meeting agenda: discuss a significant zone change that would allow heavy manufacturing behind residents' homes on Boones Ferry Rd.(Tualatin City Council will also be discussing this issue on 2/27/23).

You know what happened? The developer **brought an attorney to the meeting**. It seemed to attendees that the developer was implying they would file a lawsuit if they didn't get their way.

At the same meeting a resident had concerns and questions regarding the zone change, and they accidentally spoke out of turn. They were quickly silenced by one planning commissioner. Thankfully the Chair let this person speak, but at the end of the meeting when the Commission was supposed to deliberate on a recommendation to council, the *developers* spoke out of turn to sway the commission one more time.

It wasn't enough that the developer received more than half an hour for their presentation earlier, it was that they had *so much clout to basically walk all over the process*. And they were not silenced by any planning commissioner and were allowed to speak out of turn.

We hope you see the issue here...

From our perspective it seems as if Council has forgotten who is really in charge of the city.

It is supposed to be the citizens, not developers.

A high-rise is not a smart choice on SW Norwood Rd when *this type of development is supposed to be in the core of Tualatin*.

Kind regards,
Susan Pitt
8883 SW Iowa Drive

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Friday, March 17, 2023 2:03 PM
To: Susan Hill
Cc: Steve Koper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Susan Hill <susantaylorhill@gmail.com>
Sent: Friday, March 17, 2023 12:59 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Council <council@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Susan Hill <susantaylorhill@gmail.com>
Subject: No to PTA23-0001 and PMA23-0001 Applications

Good Afternoon.

I wish to state that I strongly oppose altering the City Code as proposed. **Changing the text of the Tualatin Development Code opens the entire city to high rise development anywhere and is not just relative to the proposed high rise apartment building on Norwood**, but goes much further than that. It affects all of Tualatin and the surrounding unincorporated areas, as well as our neighboring cities. It affects all of our community and everyone who lives, works, shops or visits this city.

Tualatin has already done our part to alleviate the housing crisis with almost 1,000 new units already underway here in the past two years. We have already met 92% of the City's 30-year growth plan!

Additionally, we are already in compliance with the 2022 Oregon Housing Needs Analysis. We do not need to do more.

Our existing city infrastructure cannot support this level of growth.

Any new high rises should be built in the core of Tualatin, where infrastructure and amenities provide quality of life for apartment/condo living.

Kind regards,

Susan Pitt
8883 SW Iowa Drive
Tualatin, OR 97062
503-351-5915

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, March 21, 2023 11:32 AM
To: susantaylorhill@gmail.com
Cc: Steve Koper
Subject: RE: No to PTA23-0001 and PMA23-0001 Applications
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023, attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: susantaylorhill@gmail.com <susantaylorhill@gmail.com>
Sent: Tuesday, March 21, 2023 10:26 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: No to PTA23-0001 and PMA23-0001 Applications

Hello Planning Department,

>
> Increasing the residential density on Norwood Rd. by nearly 500% will most certainly negatively affect the entire area, with markedly increased traffic throughout the neighborhood streets, as well as on Boones Ferry Rd. What improvements are planned to mitigate these issues?
>
> My husband and I stand firmly against allowing a high rise on Norwood Rd. and changing the zoning for the church-owned property currently zoned institutional to high-density residential.
>
> Kind regards,
> Susan Pitt
> 8883 SW Iowa Drive
>
>
> Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:19 AM
To: 'Tavita Laasaga'
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Tavita Laasaga <uso23@yahoo.com>
Sent: Thursday, April 13, 2023 7:09 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here TAVITA LAASAGA

Type Your Address Here 13020 SW DICKSON ST KING CITY OREGON

Type Your Phone Number Here 808-333-1493

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:38 AM
To: Ted Shafer
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ted Shafer <unkateddy@gmail.com>
Sent: Wednesday, April 12, 2023 4:23 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

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Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:48 AM
To: Ted Shafer
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

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Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ted Shafer <unkateddy@gmail.com>
Sent: Wednesday, April 12, 2023 4:39 PM
To: Ext - Planning <Planning@tualatin.gov>
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Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

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City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ted Shafer <unkateddy@gmail.com>
Sent: Wednesday, April 12, 2023 4:23 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Ted Shafer

Type Your Address Here

17555 SW Fulton Dr, Tualatin, OR 97062

Type Your Phone Number Here 503 317 6421

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:19 AM
To: Ted Shafer
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Ted Shafer <unkateddy@gmail.com>
Sent: Thursday, April 13, 2023 8:00 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Type Your Name Here

Type Your Address Here

Type Your Phone Number Here

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 10:28 AM
To: Terry Swartout
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Terry Swartout <terrswartout68@gmail.com>
Sent: Tuesday, April 11, 2023 10:05 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Terry Swartout

Sherwood OR 97140

503-625-3966

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, February 16, 2023 12:10 PM
To: Tim N.
Cc: kapaluapro@aol.com; mwestenhaver@hotmail.com; Marissa Katz; Julie Heironimus
Subject: RE: Concern with application PTA 23-0001
Attachments: CIO Contact.pdf

Hi Tim,

Thank you for your email. The comment has been received and will also be provided to the applicant. Attached is the letter the applicant provided in their application submittal.

Thanks,

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Tim N. <timneary@gmail.com>
Sent: Thursday, February 16, 2023 11:33 AM
To: Madeleine Nelson <mnelson@tualatin.gov>
Cc: Chad Fribley <kapaluapro@aol.com>; Mary Lyn Westenhaver <mwestenhaver@hotmail.com>; Marissa Katz <katzmari22@gmail.com>; Julie Heironimus <jujuheir@aol.com>
Subject: Concern with application PTA 23-0001

Hi Madeleine,

I am concerned that the application is still incomplete, as those involved with the project did not make any known attempts to contact any of the executive committee members of the Byrom CIO.

This is in violation of TDC 32.140 criterion h:

A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the **application** and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with **land use** committee, presentation at neighborhood association meeting), and the result.

I have CC'ed the other Byrom CIO board members, who can also confirm that they have not been contacted regarding this project.

Madeleine Nelson

From: Tim N. <timneary@gmail.com>
Sent: Thursday, February 16, 2023 10:53 AM
To: Madeleine Nelson
Subject: Re: PTA23-0001

Thank you Madeleine!

As a community member, I would appreciate it if planning department procedure changed and posted materials publicly as soon as possible, even if that includes a clear indicator that the application is not yet complete and moving forward. The goal in this change would be to create a greater degree of equality for project applicants and community members, as applicants likely put significant time and effort, at their own pace, to put their materials together, whereas delays in a proposed change drastically limits community members' time to research the project and its impact from their perspective.

On Thu, Feb 16, 2023 at 10:13 AM Madeleine Nelson <mnelson@tualatin.gov> wrote:

Good Morning Tim,

Public notice will be issued for the PTA and PMA applications once the public hearing is scheduled. This notice will look similar to the ANN22-0003 public notice and it will provide instructions on submitting public comments for the applications ahead of the hearing. Comments submitted will be added to the written record and will be shared with the applicant and Council.

Land use applications are posted to the Projects Page once the applicant has provided all of the necessary materials to deem the application "complete". At the time of initial submission, the applicant was missing application materials.

Thanks,

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Tim N. <timneary@gmail.com>
Sent: Thursday, February 16, 2023 9:27 AM

To: Madeleine Nelson <mnelson@tualatin.gov>

Subject: PTA23-0001

Hi Madeleine,

Are there public comment opportunities related to PTA23-0001 beyond the public hearing?

I am concerned as the submitted public meeting summary as written does not capture the significant neighborhood opposition to the project.

Additionally, could you provide insight as to why it took over a month after application submission to make the text revision application public?

Thank you,

Tim Neary, Byrom CIO President

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 1:57 PM
To: timneary@gmail.com
Cc: Steve Koper
Subject: RE: Comment for Planning Commission re: DO NOT APPROVE PTA23-0001 and PMA23-0001
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Afternoon,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Tim N. <timneary@gmail.com>
Sent: Thursday, April 13, 2023 12:20 PM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; Cyndy Hillier <chillier@tualatin.gov>; Octavio Gonzalez <ogonzalez@tualatin.gov>; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Megan George <mgeorge@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>
Cc: Catherine Holland <tualatincio@gmail.com>
Subject: Comment for Planning Commission re: DO NOT APPROVE PTA23-0001 and PMA23-0001

Hello Planning Commission, Planning Staff, and City Council:

The proposed text and map amendments will be harmful to the community if approved.

The proposed text amendment is particularly problematic in that it removes the restriction for residential high rises to be built anywhere in the city. This is not consistent with the context of most of Tualatin, and based on approval criteria, should not be approved.

The proposed map amendment is similarly problematic, in that approving the building of high rise residential housing is not in context with the community, and there are precedents that the construction of high rise apartments will adversely impact neighboring home values.

Please see below as I will speak to each point for consideration of approval as outlined by the TDC.

TDC 33.070(5) *Approval Criteria.*

- a. Granting the amendment is in the public interest.

Comment: Hundreds of residents have expressed opposition, as well as leadership of all of the Tualatin Residential CIOs. The message from the residents of Tualatin is clear, these amendments are not supported by the people, and are not in the public interest.

(b) The public interest is best protected by granting the amendment at this time.

Comment: Given the approved and in development housing units that have yet to be occupied and that these units are well in excess of the anticipated need of the city by 2040, it is not critical or necessary to change the restriction on residential high rises at this time. Furthermore, public interest would be harmed by granting the amendments, as traffic will worsen on Boones Ferry, adversely impacting quality of life.

(c) The proposed amendment is in conformity with the applicable goals and policies of the Tualatin Comprehensive Plan.

Comment: The comprehensive plan does not call for building residential high rises outside of the downtown area, and the area for the proposed Norwood high rise is specifically left as undeveloped on the maps associated with the comprehensive plan. Per the Tualatin 2040 Comprehensive plan, high density residential/ high rise zone is specifically supposed to be in areas with the greatest access to amenities. The site at Norwood Rd has no access to amenities. See the description copied from the 2040 developmental plan.

High-Density Residential/High-Rise Planning District (RH-HR)

This district supports a wide range of housing types at the greatest density of household living in areas with the greatest access to amenities.



(d) The following factors were consciously considered:

(i) The various characteristics of the areas in the City;

The Norwood apartments project is not in context with the neighborhood and would not match the characteristics of the community.

(ii) The suitability of the areas for particular land uses and improvements in the areas;

The area is not suitable for use as a residential high rise due to the poor traffic infrastructure, inadequate parking plan, lack of access to amenities, and lack of support by public transportation.

(iii) Trends in land improvement and development;

There are no trends of building high rise apartments in any other areas of Tualatin, including presently in the only approved area in downtown. High rise apartment projects should focus on the area where zoning is already approved before considering expanding the zoning area.

(iv) Property values;

There are precedents that construction of a high rise apartment complex is associated with negative impacts on nearby single family home property values:

- 1. St. Charles County v. Breeze Park Senior Living Communities, LLC:** In this case, the construction of a high-rise senior living complex was found to have a negative impact on the property values of neighboring single-family homes. The court ruled that the high-rise complex, which obstructed the view and privacy of the neighboring homes, caused a reduction in property values, and awarded compensation to the affected homeowners.
- 2. Murr v. Wisconsin:** In this case, the construction of a high-rise condominium complex was found to have diminished the value of a neighboring single-family home. The court determined that the high-rise complex, which restricted the development potential and

use of the neighboring property, resulted in a "taking" of property rights without just compensation.

3. **Hobart v. Hobart West Group:** In this case, the construction of a high-rise residential building was associated with a decrease in property values of nearby single-family homes. The court found that the high-rise building obstructed views, created noise and traffic, and resulted in a loss of privacy for the neighboring homeowners, leading to a reduction in property values.

(v) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;

As the 2040 comprehensive plan, which includes economic development of the Basalt Creek Planning area, does not include the Norwood property, there is no support for the creation of the Norwood high rise apartments having been factored into consideration of economic enterprises and other future development.

(vi) Natural resources of the City and the protection and conservation of said resources;

A forest was destroyed to build Autumn Sunrise, and what remains of the forest is on the proposed land for development. The city has provided no evidence that protection and conservation of natural resources was considered in the proposed map amendment. The proposed text amendment could have far reaching impact on natural resources throughout the city if it enables remaining natural land to be developed as high rise apartments.

(vii) Prospective requirements for the development of natural resources in the City;

(viii) The public need for healthful, safe, esthetic surroundings and conditions; and

South Tualatin has already experienced a drastic reduction in healthful, safe, aesthetic surroundings. A view of a forest is replaced by a field of mud and two looming water tower eye sores. On dry days, construction dust covers the adjacent neighborhoods. Road noise is much louder, and wind blows harder with the trees gone, resulting in many residential fences along Norwood being blown over and homeowners being saddled with repair costs. Removing the remaining forest would further reduce the healthful, aesthetic surroundings of South Tualatin.

(ix) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.

(e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.

Comment: The Sherwood school district commented the ability to accommodate additional students; however TTSD was not contacted to identify how they could accommodate students that may petition to enroll in TTSD so they would not have to travel to Sherwood district schools. There is also no assurance that school district boundary lines will remain in place into the future, so TTSD should also be consulted should boundary lines change.

(f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

Comment: The increased population would overburden Norwood and Boones Ferry Roads. There is already inadequate public transportation. The proposed apartments are not consistent with the Transportation Planning Rule.

(g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

Comment: The proposed Norwood apartments, and the building of any high rise in Tualatin, is not needed given at this time or in the foreseeable future given Tualatin's forecasted housing needs as outlined in the 2040 comprehensive plan. Most significantly, the proposed Norwood Apartments are contradictory to the

Metropolitan Service District's Urban Growth Management Functional Plan, specifically Title 12: Protection of Residential Neighborhoods, and Title 13: Nature In Neighborhoods.

(h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (Comprehensive Plan Map 10-4), and E/E for the rest of the 2040 Design Types in the City's planning area.

Comment: This project integrated data from Autumn Sunrise to complete the traffic study, however this study gathered data during the pandemic when driving patterns were drastically different. Additionally, Traffic impact from the Norwood apartments project was not comprehensively considered with the impact of Plambeck Gardens and industrial development in the Basalt Creek Planning area. It is probable that if a comprehensive study were completed, significant failures on both Boones Ferry and Norwood Road would be observed.

(i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to applicable goals and policies in the Tualatin Comprehensive Plan, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.

(j)The applicant has entered into a development agreement. This criterion applies only to an amendment specific to property within the Urban Planning Area (UPA), also known as the Planning Area Boundary (PAB), as defined in both the Urban Growth Management Agreement (UGMA) with Clackamas County and the Urban Planning Area Agreement (UPAA) with Washington County.

As you can see, the proposed text and map amendments do not meet many of the approval criteria s outlined in Tualatin Development Code, and therefore cannot be approved.

As a final note, neighbors have become aware that Horizon Christian School has launched an e-mail campaign. **Please note, many, if not most Horizon members do not live in Tualatin and do not have a vested interest in our town and community.** Please be aware that the motivation for this campaign is **not focused on community benefit**, but rather focused on the church raising capital to build a new sanctuary. As evidence of this, here is a screen grab from the page instructing Horizon members to write the city:

from those of us in support of this project as well.

To send an email, **simply click the button below**, it will open a new email on your device that will include a letter to the Planning Commission and their email address already populated. Then just **add your name, address, and phone number at the end of the email** and send it **no later than Friday, April 14**. You may add personal comments if desired.

Thanks for your help with this important effort that we believe will help us secure a new sanctuary for Horizon and bring new residents to our area!

Blessings,

Pastor Stan

[EMAIL THE CITY OF TUALATIN HERE](#)

[**Email the City of Tualatin Here**](#)

For all of the above reasons, the city cannot approve the proposed map and text amendments: PMA23-0001, and PTA23-0001.

Thank you, and you are welcome to contact me for further information.

Tim Neary,
President, Byrom CIO District
(503) 320-6223

Madeleine Nelson

From: Madeleine Nelson
Sent: Monday, March 20, 2023 11:31 AM
To: Todd Coleman
Cc: Steve Koper
Subject: RE: Norwood Growth and Traffic
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to Council at the public hearing. The public hearing will be held on May 22, 2023, attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

A Notice of Decision shall be provided to any person who submits written comments. As a comment participant, you will receive a Notice of Decision when the decision is made – do you have a preferred mailing address you would like the notice sent?

Madeleine Nelson

Assistant Planner

City of Tualatin | Planning Division

503.691.3027 | www.tualatinoregon.gov

From: Todd Coleman <gearhd@yahoo.com>
Sent: Monday, March 20, 2023 9:54 AM
To: Frank Bubenik <fbubenik@tualatin.gov>; Maria Reyes <mreyes@tualatin.gov>; Christen Sacco <csacco@tualatin.gov>; Bridget Brooks <bbrooks@tualatin.gov>; chiller@tualatin.gov; ogonzales@tualatin.gov; Valerie Pratt <vpratt@tualatin.gov>; Ext - Planning <Planning@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>
Subject: Norwood Growth and Traffic

Dear Mayor and council members,

I have lived in Tualatin for over 25 years in three different homes. I could have moved from Tualatin several times, but I live here because I love it. I live near Ibach Park for reference.

I am writing to you because I feel some of your recent decisions are not in the best interest of the city. I'm not necessarily for or against the Norwood development, but I am strongly against your recent projects around the city. You have continued to spend untold amounts of money on improving sidewalks and crosswalks with little to no consideration for traffic and road improvements. The roads need repaired all over town and some need widened. And yet you continue to spend money on sidewalks that will need to be removed and redone as soon as you realize the traffic issues. This will only get worse with new the new development on Norwood.

Your decisions are not improving the lives of the people of Tualatin. If so, why is the old Haggens store still empty. Why do restaurants continue to go out of business around the commons?

Let's focus on traffic flow that encourages people to shop and eat in Tualatin, not stay out of Tualatin due to traffic!

If you would like an example of road repairs that are needed and have been needed for years, please drive over the freeway headed East and get on I5 Northbound. Just before the ramp is a seam that has developed into a massive pothole. You can't avoid it and it continues to get worse.

Thank you for your time and all the many things you do for our community.

Todd Coleman

Madeleine Nelson

From: Madeleine Nelson
Sent: Tuesday, April 11, 2023 11:20 AM
To: tomcarlisle@comcast.net
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson

Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: tomcarlisle@comcast.net <tomcarlisle@comcast.net>
Sent: Tuesday, April 11, 2023 10:55 AM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Tom Carlisle

21442 SW Martinazzi Ave. Tualatin

503.313.2262

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:24 AM
To: Tracy Kashi
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Tracy Kashi <tskashi@icloud.com>
Sent: Wednesday, April 12, 2023 4:12 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

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Please support and approve the Map and Text Amendments.

Thank you,

Tracy S. Kashi

10375 SW McDonald St
Tigard, Or 97224

971-777-1861

Sent from my iPhone

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 10:48 AM
To: Victoria Soderstrom
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: Victoria Soderstrom <victorias@posim.com>
Sent: Wednesday, April 12, 2023 4:45 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

Victoria Soderstrom

4322 Silver Ct

Lake Oswego, OR 97035

503-807-4721

Victoria

Madeleine Nelson

From: Madeleine Nelson
Sent: Thursday, April 13, 2023 11:18 AM
To: William Wilson
Cc: Steve Koper
Subject: RE: Proposed Map and Text Amendments for Vista Residential Partners
Attachments: Notice of Hearing PMA 23-0001 & PTA 23-0001.pdf

Good Morning,

Thank you for your email. Your comments have been received and will be added to the public record which will be presented to the Planning Commission and Council at the public hearing. The public hearing will be held on May 22, 2023. Attached is the Notice of Public Hearing for additional information. The comments will also be shared with the applicant team.

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

-----Original Message-----

From: William Wilson <wew1951@icloud.com>
Sent: Wednesday, April 12, 2023 9:01 PM
To: Ext - Planning <Planning@tualatin.gov>
Subject: Proposed Map and Text Amendments for Vista Residential Partners

Dear Tualatin City Planning Commission,

As you consider the land use decisions for the proposed multi-family apartment development by Vista Residential Partners, please accept my comments in support of both the Map and Text Amendments.

As a resident of this community and a constituent of Horizon Community Church and School, these two decisions are very important to the future plans for Horizon and the city of Tualatin too.

I would like to express my sincere concern about the lack of housing opportunities within the city and the impact this shortage has on both prices and rents. Many in the Horizon community wish they could find and afford housing in the city. The most important housing option missing is multi-family development, those between affordable housing projects and single-family homes.

Please support and approve the Map and Text Amendments.

Thank you,

William E Wilson

4515 SW Joshua St
Tualatin, Oregon 97062

502-692-4674

Sent from my iPhone