



Inland Group

Comprehensive Multifamily Construction & Development Services

RECEIVED ✓

JAN 04 2022

December 21st, 2021

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

Re: Virtual Neighborhood Review Meeting
Proposed Development: Polaris at Beaverton

JB

Mailed 12/22/21

Dear Resident,

The Inland Group is currently under contract to purchase 3.01 acres of land located at 3140 SW 209th Ave., Beaverton, OR 97003. The Inland Group specializes in high-density residential development and construction across the Western and Central United States. We develop and construct market rate, active adult, and affordable multifamily housing. With 30+ years of proven experience, we have created over 50 communities totaling more than 10,000 units. We are proposing to construct 300 affordable housing units with rents restricted to residents earning 60% AMI or below. This property is currently zoned as Community Business District, where multifamily is permitted through a Type II application process. This development will be a 7-story elevator serviced apartment building and will consist of 36 studios, 150 one-bedrooms, and 114 two-bedrooms. The total leasable area will be approximately 194,116 SF. Additionally, we will include a courtyard, underground parking, and a common area with a fitness center, business center, movie theater, and game room. Before applying to the Washington County Department of Land Use & Transportation we would like to take the opportunity to discuss the proposed development in more detail with you as residents of the surrounding properties in a virtual meeting. CP06

The purpose of this virtual meeting is to provide a forum to review the proposal and to identify possible issues so that they may be considered before a land development application is submitted to the County. This meeting is also an opportunity to share with us any special information you know about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Under Washington County's Resolution and Order No. 2006-20, you are invited to attend a virtual meeting on **Wednesday, January 19th, 2022, at 6 PM PST**. The meeting will be hosted via Microsoft Teams. **Please see below for instructions on how to join:**

To Join on your computer or mobile app: <https://bit.ly/PolarisAtBeaverton>

Call-in number: +1 929-352-1550

Phone Conference ID: 254 670 245#

Please note, this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

I look forward to more specifically discussing the proposal with you. Please feel free to contact me at 509-993-6863 or Matt.Belles@inlandconstruction.com if you have any questions. Alternatively, you can send written comments and questions to 120 W. Cataldo Ave., Spokane, WA 99201. For more information on the proposed development and neighborhood meeting, please visit the following link:

<https://bit.ly/PolarisInfo>

Sincerely,
Matt Belles

Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

Community Plans: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm

Community Development Code: www.co.Washington.or.us/DevCode

MEETING PURPOSE: The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

WHAT'S NEXT? Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email lutdev@co.washington.or.us. You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

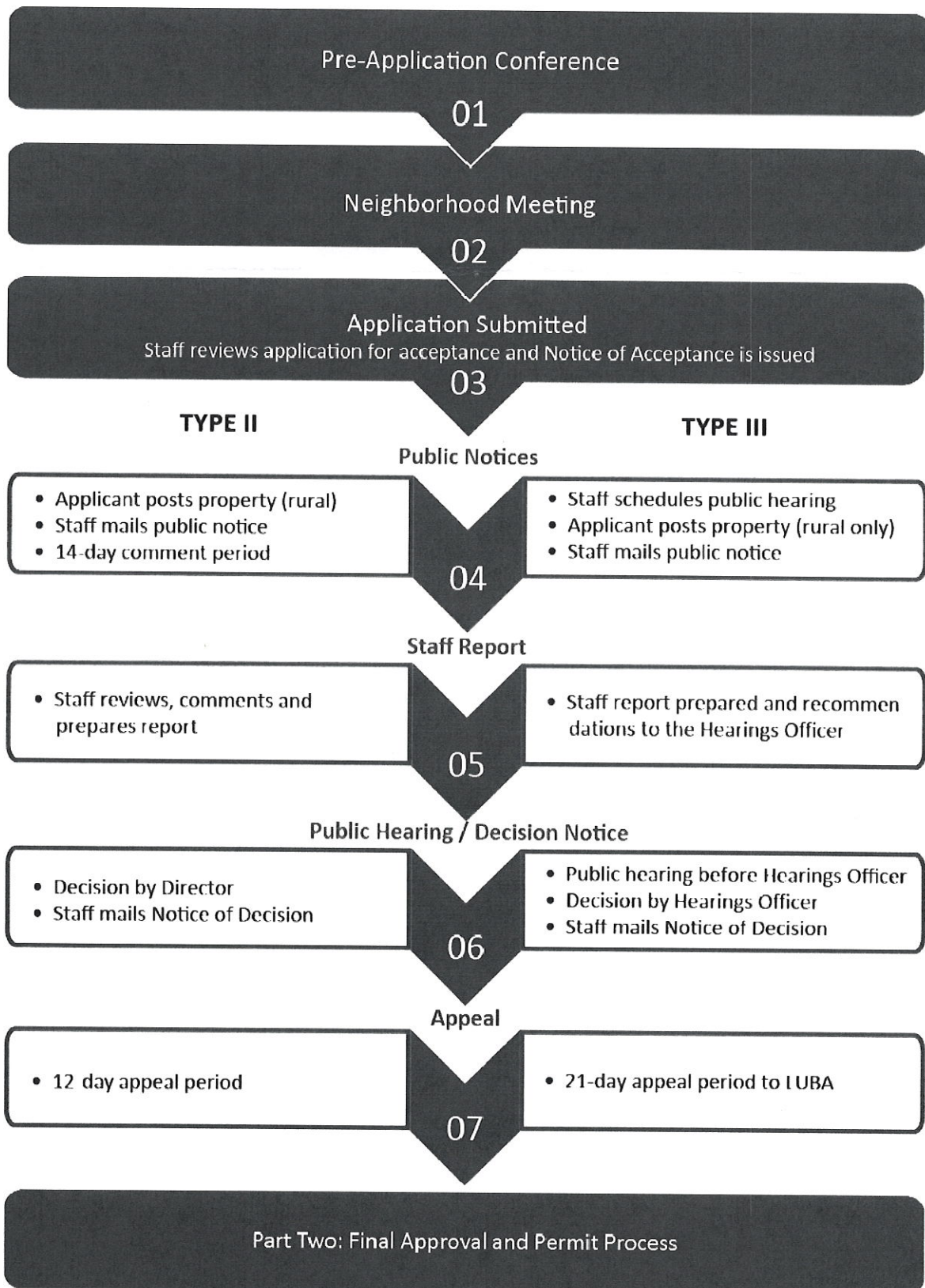
Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

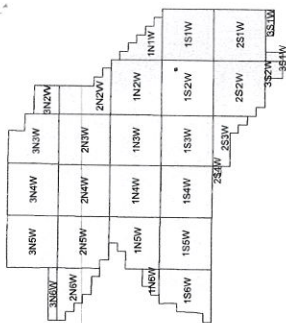
* Refer to Washington County Community Development Code section 203-3

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process (Attachment C)



1S211DA



WASHINGTON COUNTY OREGON
NE 1/4 SE 1/4 SECTION 11 T1S R2W W.M.
SCALE 1"=100'

36	31	30	30	30	30	30	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 11

Cancelled Taxlots For: 1S211DA
802,802,400,800,801,900,1401,200.



PLOT DATE: 8/5/2021
Reason: 0
FOR ASSESSMENT PURPOSES
ONLY. DO NOT RELY ON
FOR OTHER USE

Map users are cautioned that this map is for informational purposes only and may not reflect the most current information. Please consult the appropriate map for the most current information.

HILLSBORO
1S211DA

Dugmap





PARKING		
Type	Count	Comments
7'6" x 15' 6"	90	
Compact		
8'6" x 15' 6"	145	
Grand total: 235	235	

300 X .75 = 225 STALLS REQUIRED