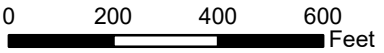


17979 Stafford Road



1/2/2025

Bob Brown, Chair
 Blue Heron NA
 17917 Kelok Rd.
 Lake Oswego, OR 97034

Ruth Bregar, Chair and Bill Bregar
 Westridge NA
 17 Hillshire Dr.
 Lake Oswego, OR 97034

Anne Thompson
 Blue Heron NA
 17790 Kelok Rd
 Lake Oswego, OR 97034

Maureen Utz
 Mc Vey NA
 16042 Cornell St.
 Lake Oswego, OR 97034

Jonathan Thies
 Palisades NA
 2593 Greentree Rd.
 Lake Oswego, OR 97034

Jenny Cherrytree
 Palisades NA
 1926 Woodland Terr.
 Lake Oswego, OR 97034

Harold Rust
 Palisades NA
 18280 Delenka Ln
 Lake Oswego, OR 97034

Carmen Castro
 Westridge NA
 9 Westridge Dr.
 Lake Oswego, OR 97034

Ellen Steel, Chair
 Mc Vey NA
 1911 Kilkenny Rd.
 Lake Oswego, OR 97034

Julie Bryan
 Blue Heron NA
 17436 Kelok Rd.
 Lake Oswego, OR 97034

Katie Hamachek
 Mc Vey NA
 1448 Ash St.
 Lake Oswego, OR 97034

Jan Castle
 Mc Vey NA
 16181 Parelus Cir.
 Lake Oswego, OR 97034

Joe Avila
 Palisades NA
 2450 Glen Haven Rd.
 Lake Oswego, OR 97034

Roger Gray
 Palisades NA
 1224 Tyndall Ct
 Lake Oswego, OR 97034

Meg Wilkinson
 Palisades NA
 2450 Glen Haven Rd.
 Lake Oswego, OR 97034

Dan McAllister
 Westridge NA
 9 Buckingham Ter.
 Lake Oswego, OR 97034

Frédérique Lavios, Chair
 Palisades NA
 2450 Glen Haven Rd.
 Lake Oswego, OR 97034

Dianne Cassidy
 Blue Heron NA
 3601 Wren St.
 Lake Oswego, OR 97034

Karen Davitt
 Mc Vey NA
 1000 Schukart Ln.
 Lake Oswego, OR 97034

Nancy Sage
 Palisades NA
 2450 Glen Haven Rd.
 Lake Oswego, OR 97034

Charles Buck
 Palisades NA
 3393 Royce Way
 Lake Oswego, OR 97034

Carrie Love
 Palisades NA
 17061 Crestview Dr.
 Lake Oswego, OR 97034

Rebecca Weinstein
 Westridge NA
 18207 Westminster Dr.
 Lake Oswego, OR 97034

Chris Durkee
 Palisades NA
 2356 Glen Haven Rd
 Lake Oswego 97034

21E16CA02300
BESHEARS CHARLES D III TRUSTEE
18010 MEADOWLARK LN
LAKE OSWEGO, OR 97034

21E16D 01201
BLAIR KORDELL & PATRICIA
PO BOX 70108
TUCSON, AZ 85737

21E16CA02600
ZIMMER MAUREEN C TRUSTEE
2025 RIDGE POINTE DR
LAKE OSWEGO, OR 97034

21E16CA05400
FITZGERALD DYLLAN & MELANIE
17950 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA05600
RIDGE LAKE PRK HMOWNRS ASSN
928 LAKEFRONT
LAKE OSWEGO, OR 97034

21E16C 00611
JHO SO EUN
12628 SW 172ND TER UNIT 212
BEAVERTON, OR 97007

21E16CA05100
DACOSTA JULIANA
17970 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA04500
GREENE JEREMY RANDALL TRUSTEE
17953 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16AD03301
RODRIGANO SEBASTIAN E TRUSTEE
17680 STAFFORD RD
LAKE OSWEGO, OR 97034

21E16CA00400
CORP PRES BSHP CH JESUS CHRIST LDS
50 E NORTH TEMPLE ST 22 FLR
SALT LAKE CITY, UT 84150

21E16CA04400
RICHARDS MICHAEL & BRENDA KERR-
RICHARDS
17944 RIDGE LAKE DR
LAKE OSWEGO, OR 97034

21E16CA00713
HIRSH THOMAS F TRUSTEE
18154 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA04300
REILLY STEPHEN E & RAELENE
17952 RIDGE LAKE DR
LAKE OSWEGO, OR 97034

21E16CA00711
FRY DOUGLAS A & CINDY J
1808 RIDGE POINTE DR
LAKE OSWEGO, OR 97034

21E16CA00702
HEAPE ROBERT PERRY TRUSTEE
18143 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA03400
HAWBLITZEL TONY & VANESSA BRISENO
17927 RIDGE LAKE DR
LAKE OSWEGO, OR 97034

21E16CA00100
LAKE OSWEGO SCH DIST #7
PO BOX 70
LAKE OSWEGO, OR 97034

21E16CA00712
HENDRIX-NORDSTROM KAREN T TRUSTEE
18222 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA05200
ANDRESEN MICHAEL C TRUSTEE
17966 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA03300
OHARE TANIA
17915 RIDGE LAKE DR
LAKE OSWEGO, OR 97034

21E16CA00714
LIN LAWRENCE W TRUSTEE
18132 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA00710
RANIAN ANI D
18202 BELLA TERRA DR
LAKE OSWEGO, OR 97034

21E16CA00705
FOGARTY BRIAN M CO-TRUSTEE
18209 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA05500
BECKMAN BRANDON LESTER & MEREDITH LEE
17942 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16C 00612
JHO SO EUN
12628 SW 172ND TER UNIT 212
BEAVERTON, OR 97007

21E16C 00607
SEIM STEVEN L
1799 ATHERTON DR
LAKE OSWEGO, OR 97034

21E16C 00609
SIEBERS KEVIN M TRUSTEE
1777 SW ATHERTON DR
LAKE OSWEGO, OR 97034

21E16CA00719
BELLA TERRA HOMEOWNERS ASSN
NO MAILING ADDRESS
AVAILABLE

21E16 00100
LAKE OSWEGO SCH DIST #7
PO BOX 70
LAKE OSWEGO, OR 97034

21E16CA00717
BELLA TERRA HOMEOWNERS ASSN
NO MAILING ADDRESS
AVAILABLE

21E16CA03200
EDDLEMAN JOSEPH TRUSTEE
17903 RIDGE LAKE DR
LAKE OSWEGO, OR 97034

21E16CA05000
BUSBEE TROY & MEGAN
17986 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA00704
LIDDLE CHRISTOPHER A & PRIYA BHATT
18187 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA04600
FLESERIU RADU & MARIA
17961 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA00708
LU YAN
18246 BELLA TERRA DR
LAKE OSWEGO, OR 97034

21E16CA04900
PANDHI ANSHUL & CHRISTINE
10232 NE 64TH ST
KIRKLAND, WA 98033

21E16CA00718
BELLA TERRA HOMEOWNERS ASSN
NO MAILING ADDRESS
AVAILABLE

21E16CA00701
RASHIDI-NEZAMI SHAHIN TRUSTEE
18121 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA00709
KIMBERLING MARIA H VU & DANIEL S TRACY
18224 BELLA TERRA DR
LAKE OSWEGO, OR 97034

21E16CA04200
LIN SIMON K H & MAGGIE Y
17960 RIDGE LAKE DR
LAKE OSWEGO, OR 97034

21E16CD02600
ATHERTON HEIGHTS HOMEOWNERS ASSN
12670 SW 68TH PKWY #100
PORTLAND, OR 97223

21E16CA00706
PASCUA MONINA
18231 SIENA DR
LAKE OSWEGO, OR 97034

21E16D 00800
VENTAS INC
PO BOX 71970
PHOENIX, AZ 85050

21E16CA02500
ROE DAVID RITTENHOUSE TRUSTEE
2040 RIDGE POINTE DR
LAKE OSWEGO, OR 97034

21E16C 00601
COOK RICHARD J
18451 SW STAFFORD RD
LAKE OSWEGO, OR 97034

21E16CA00715
LAMPROS THOMAS D TRUSTEE
18110 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA00716
BELLA TERRA HOMEOWNERS ASSN
NO MAILING ADDRESS
AVAILABLE

21E16CA00707
GLOECKNER ROBERT & KIRSTEN C
18253 SIENA DR
LAKE OSWEGO, OR 97034

21E16CA05300
PETERS RICHARD J & COLLEEN S
17958 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA00703
CAMERON CASEY H & CLAIRE M
5885 SW MACADAM AVE APT 1408
PORTLAND, OR 97239

21E16D 00600
ADAMS BENJAMIN M & ANNELIE
17901 STAFFORD RD
LAKE OSWEGO, OR 97034

21E16C 00608
SCHUMAN W BRUCE & CODY A
1793 SW ATHERTON DR
LAKE OSWEGO, OR 97034

21E16CA04800
VERNON DAVID & GENISE MARIE
17985 ST CLAIR DR
LAKE OSWEGO, OR 97034

21E16CA04700
HAIDEN ASHTON & DIANE
17973 ST CLAIR DR
LAKE OSWEGO, OR 97034

Arva Hussain

From: Arva Hussain
Sent: Thursday, February 20, 2025 7:56 AM
To:
Subject: Fw: Proposed Neighborhood Meeting for Residential Project at 17979 SW Stafford Road

My name is Arva Hussain, and I'm with Pacific Community Design. We're working with Ken Allen of Heitman Allen Group on a proposed residential project at 17979 SW Stafford Road in Lake Oswego, the current site of the church. As part of the Lake Oswego Development Codes, we are required to hold a neighborhood meeting before submitting a development application for the site.

The project is in the Palisades neighborhood, and the city requires us to coordinate with the chairs of the Palisades and nearby Mc Vey- South Shore, Blue Heron and Westridge neighborhood associations to set a date for the meeting. We are proposing the following three dates for an in-person neighborhood meeting. **Please let me know which dates work best for you for the meeting.**

- **April 2, Wednesday**
- **April 3, Thursday (preferred)**
- **April 9, Wednesday**

The meeting will be held at the church site, tentatively between 6:00 to 8:00 PM. Once the date is confirmed, we will send more information about the proposal and the meeting.

Thank you, and I look forward to your response.

Arva Hussain | She/her
Associate Planner



Pacific Community Design
12564 SW Main Street Tigard, OR 97223
Office: 503.941.9484

March 19, 2025

RE: Neighborhood Meeting Stafford Project (Pre-Application No. 24-0054)

Dear Neighbor, Resident or Property Owner,

Pacific Community Design (PCD) is representing Heitman Allen Group, LLC who is the applicant for the proposed 17979 SW Stafford Road development located south of The Stafford Retirement Community, west of Luscher Farm, and north of Rassekh Park. The 6.01 acre site consists of (1) tax lot on the Clackamas County Assessor's Map 21E16D 1000. The applicant is proposing a residential subdivision and Planned Development Overlay. Per the requirements of LOC Chapter 50.07.003.1.f.; prior to submitting a development application to the City of Lake Oswego we are required to conduct a neighborhood meeting for the project. At this meeting we would like to discuss the proposal in more detail with the members of the recognized neighborhood associations and surrounding property owners. You are invited to attend a meeting on:

**April 9th, 2025
Bethlehem Christian Pre-School
17979 SW Stafford Road
Lake Oswego, OR 97034
6:00-7:00 PM**

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

I look forward to discussing this project with you. If you have questions, please feel free to call me at (503) 941-9484 or email me at: stacy@pacific-community.com

Sincerely,



Stacy Connery

Attachments: Concept Plan, Preliminary Plat, Renderings

March 19, 2025

RE: Neighborhood Meeting Stafford Project (Pre-Application No. 24-0054)

Dear Neighborhood Association Chair Brown,

Pacific Community Design (PCD) is representing Heitman Allen Group, LLC who is the applicant for the proposed 17979 SW Stafford Road development located south of The Stafford Retirement Community, west of Luscher Farm, and north of Rassekh Park. The 6.01 acre site consists of (1) tax lot on the Clackamas County Assessor's Map 21E16D 1000. The applicant is proposing a residential subdivision and Planned Development Overlay. Per the requirements of LOC Chapter 50.07.003.1.f.; prior to submitting a development application to the City of Lake Oswego we are required to conduct a neighborhood meeting for the project. At this meeting we would like to discuss the proposal in more detail with the members of the recognized neighborhood associations and surrounding property owners. You are invited to attend a meeting on:

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Sincerely,



Stacy Connery

Attachments: Concept Plan, Preliminary Plat, Renderings

March 19, 2025

RE: Neighborhood Meeting Stafford Project (Pre-Application No. 24-0054)

Dear Neighborhood Association Chair Steel,

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Sincerely,



Stacy Connery

Attachments: Concept Plan, Preliminary Plat, Renderings

March 19, 2025

RE: Neighborhood Meeting Stafford Project (Pre-Application No. 24-0054)

Dear Neighborhood Association Chair Lavios,

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Sincerely,



Stacy Connery

Attachments: Concept Plan, Preliminary Plat, Renderings

March 19, 2025

RE: Neighborhood Meeting Stafford Project (Pre-Application No. 24-0054)

Dear Neighborhood Association Chair Bregar and Neighborhood Association Officer Bregar,

Pacific Community Design (PCD) is representing Heitman Allen Group, LLC who is the applicant for the proposed 17979 SW Stafford Road development located south of The Stafford Retirement Community, west of Luscher Farm, and north of Rassekh Park. The 6.01 acre site consists of (1) tax lot on the Clackamas County Assessor's Map 21E16D 1000. The applicant is proposing a residential subdivision and Planned Development Overlay. Per the requirements of LOC Chapter 50.07.003.1.f.; prior to submitting a development application to the City of Lake Oswego we are required to conduct a neighborhood meeting for the project. At this meeting we would like to discuss the proposal in more detail with the members of the recognized neighborhood associations and surrounding property owners. You are invited to attend a meeting on:

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Sincerely,



Stacy Connery

Attachments: Concept Plan, Preliminary Plat, Renderings

March 19, 2025

RE: Neighborhood Meeting Stafford Project (Pre-Application No. 24-0054)

Dear Neighborhood Association Officer,

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Sincerely,



Stacy Connery

Attachments: Concept Plan, Preliminary Plat, Renderings

March 18, 2025



DEVELOPMENT SUMMARY



TRIPLEX / QUADPLEX 24

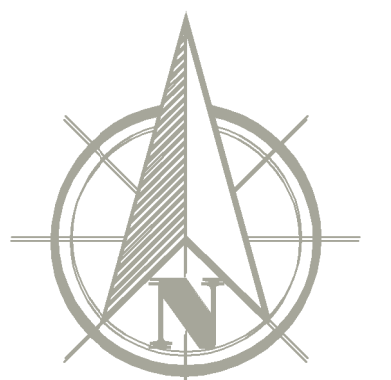


COTTAGE 29

TOTAL UNITS	53
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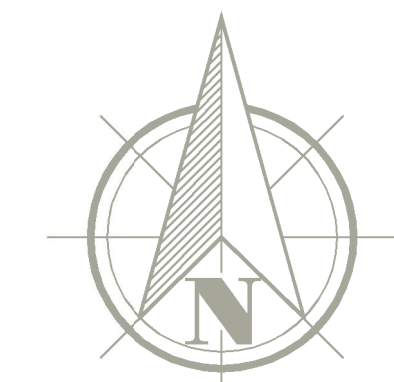
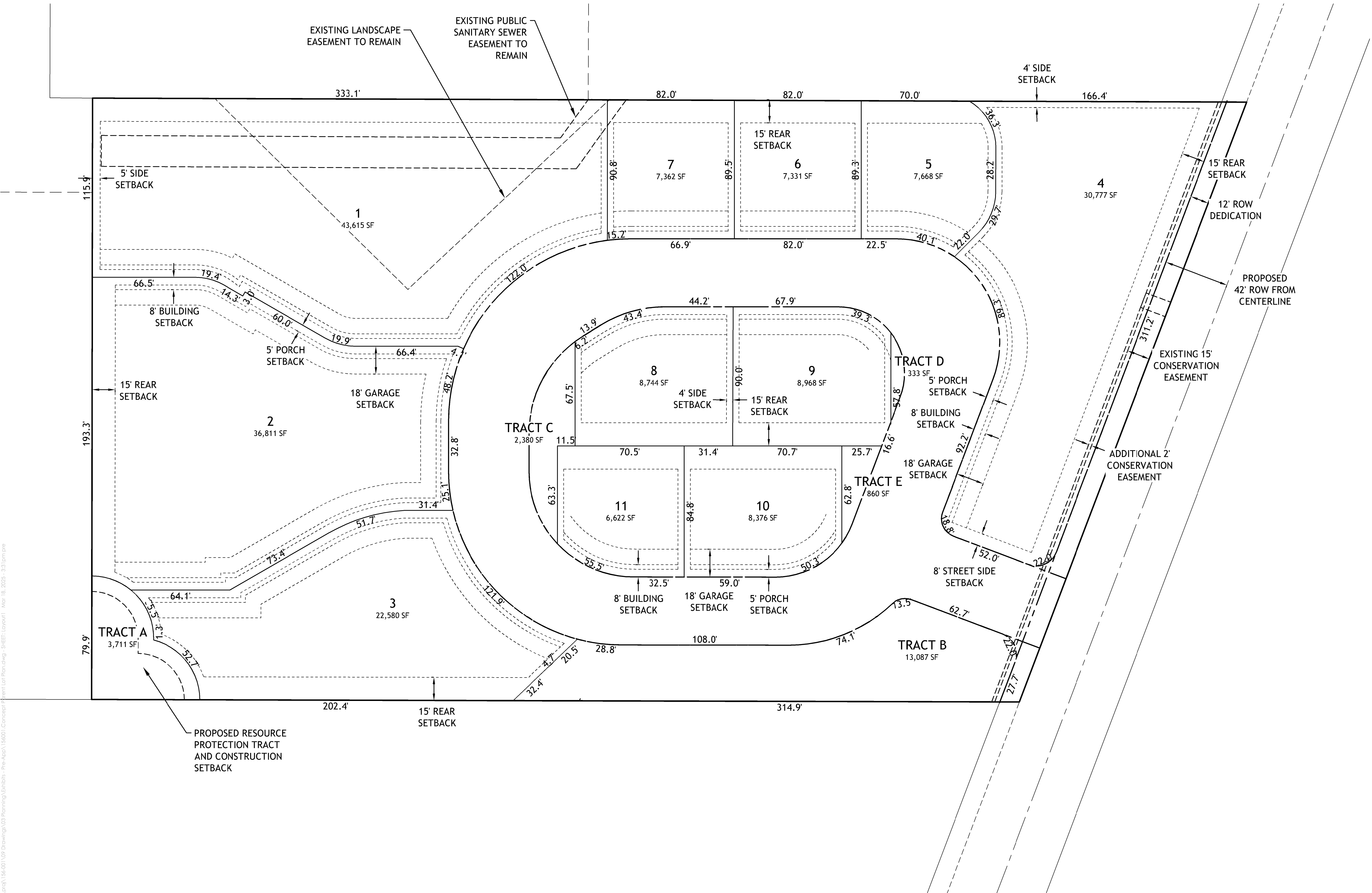
DETACHED GARAGE 5



1"=30'



March 18, 2025



1"=30'



N:\proj\156-001\09 Drawings\03 Planning\Exhibits - Pre-App\156001 Concept Parent Lot Plan.dwg - SHEET Layout1 Mar 18, 2025 - 3:31 pm dte

Stafford Project

Preliminary Architectural Renders



Preliminary Rendering of Cottages along Stafford Rd.



Preliminary Rendering of Cottages facing a common green space



Preliminary Rendering of 'Plex' units facing green pathway



Preliminary Rendering of 'Plex' units from community entrance

NEIGHBORHOOD MEETING NOTICE
Proposed land use application for
Residential Subdivision + Planned Development Overlay

MEETING DATE
April 9th, 2025 6:00-7:00 PM

PLACE
Bethlehem Christian Pre-School
17979 SW Stafford Road
Lake Oswego, OR 97034

CONTACT PERSON
Stacy Connery - Pacific Community Design - 503-941-9484

WELCOME !

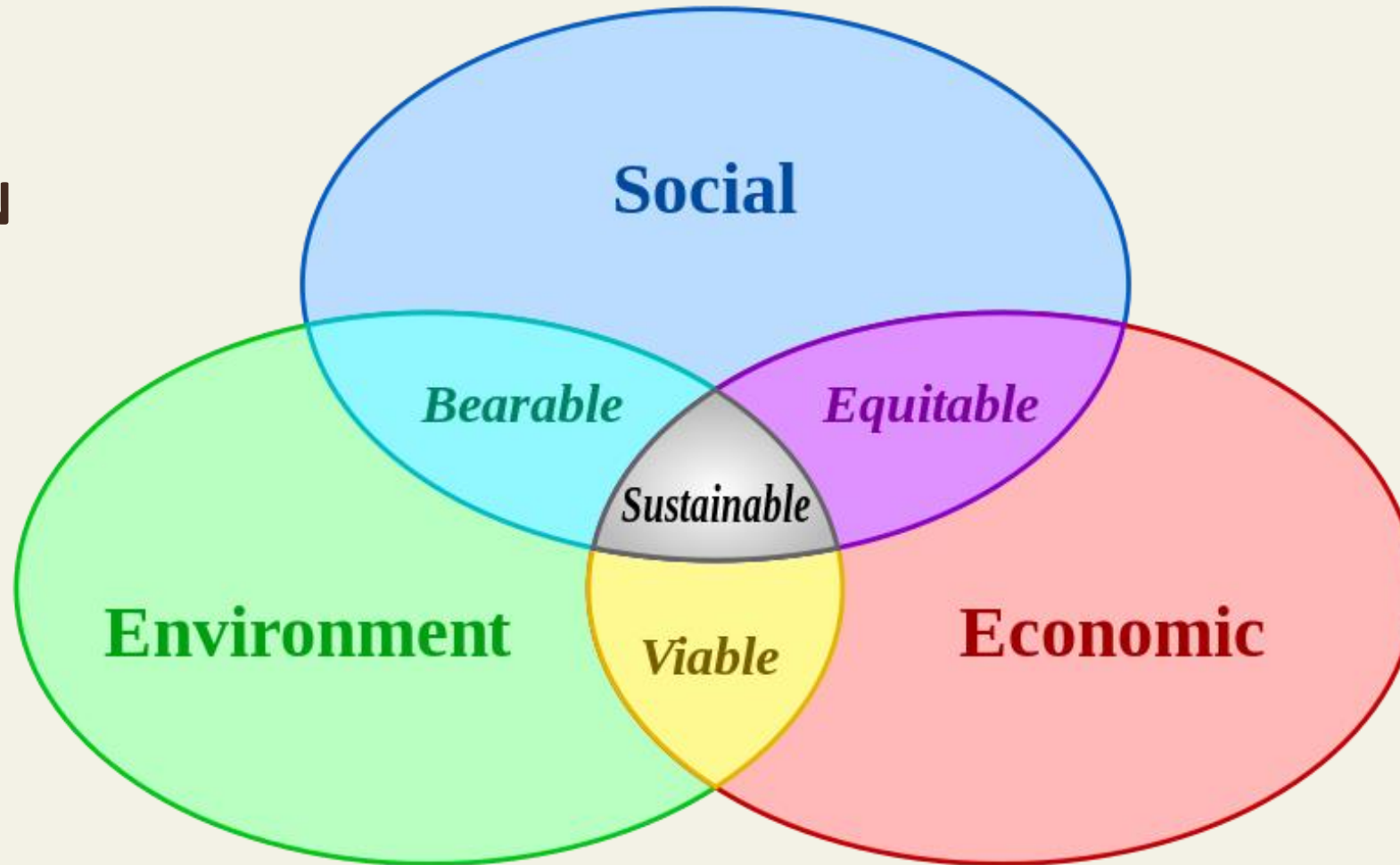
Hazelia Living Neighborhood Meeting

Preliminary Subdivision and Planned
Development Application for
Middle Housing Development

April 9th, 2025



**PROJECT
DECISION
MATRIX**



**JOIN
THE
PROCESS**

Sustainable development approach to social, economic, and environmental planning that attempts to balance the social and economic needs of present and future generations with the imperative of preserving, or preventing undue damage to, the natural environment.

Sustainable Development Process

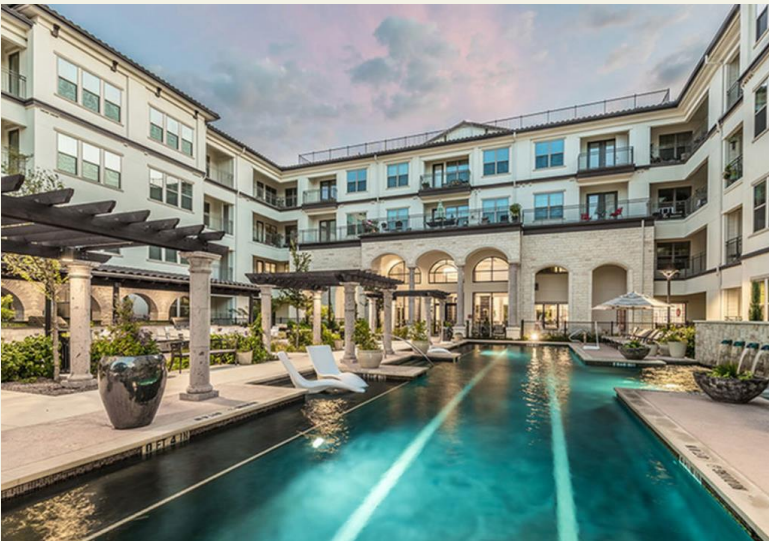
Conventional
Development Process
begins here



DEVELOPER OPTIONS WE PASSED ON:



LARGE SCALE SENIOR LIVING OR
RESORT STYLE LUXURY
FOR THE UPPER CLASS



DEVELOPER OPTIONS WE PASSED ON:



COOKIE CUTTER
TRACK HOMES
APARTMENTS
JAMMED INTO
THE SITE



WE DECIDED TO LISTEN TO THE NEIGHBORHOOD
AND “TOGETHER” WE CREATED A LIVABLE AND
THOUGHTFULLY PLANNED EXPANSION OF THE
HAZELIA AGRI-CULTURAL HERITAGE

We Truly Do Thank You for Your Involvement











Project Location



Concept Site Plan

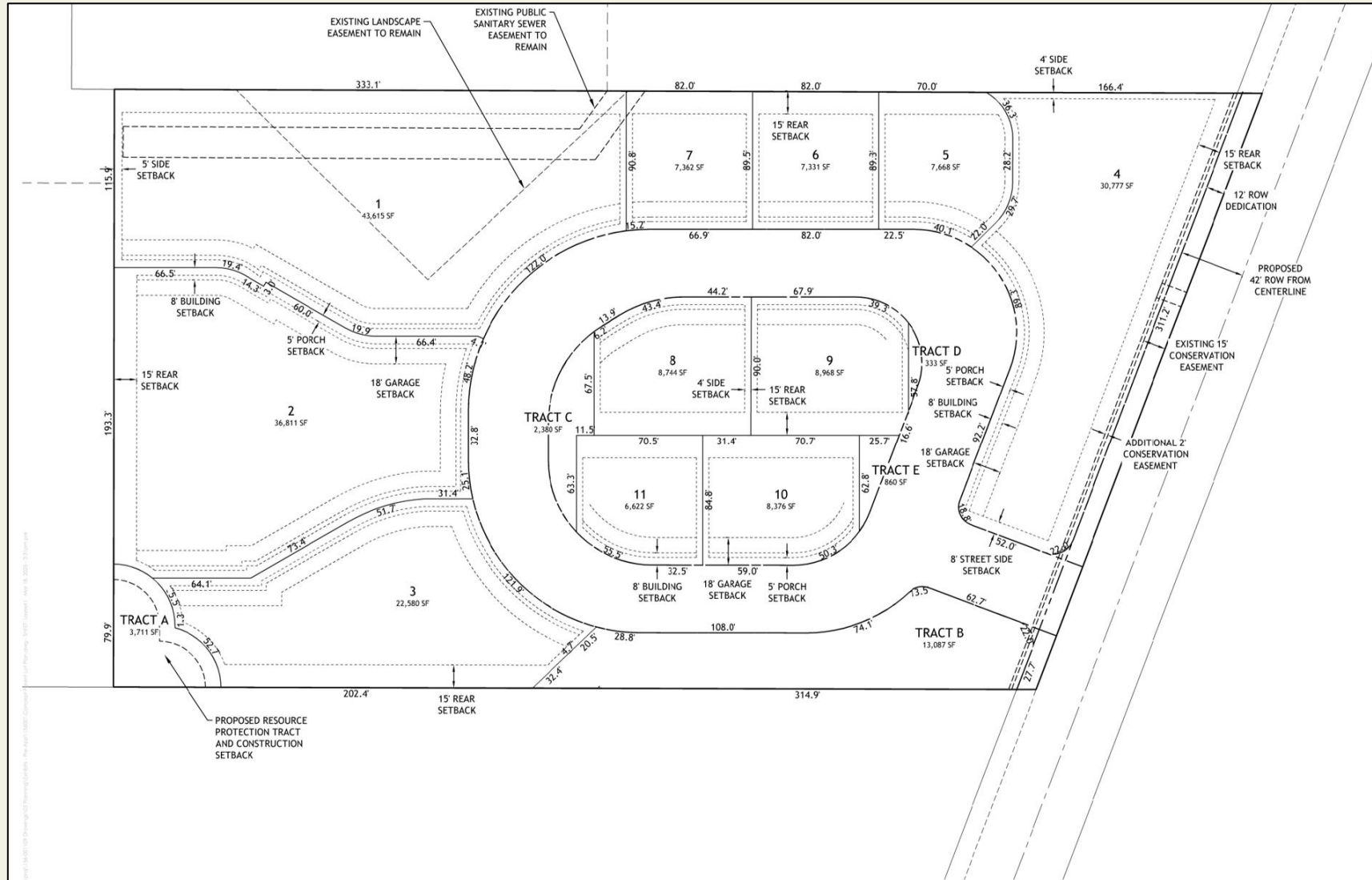


DEVELOPMENT SUMMARY

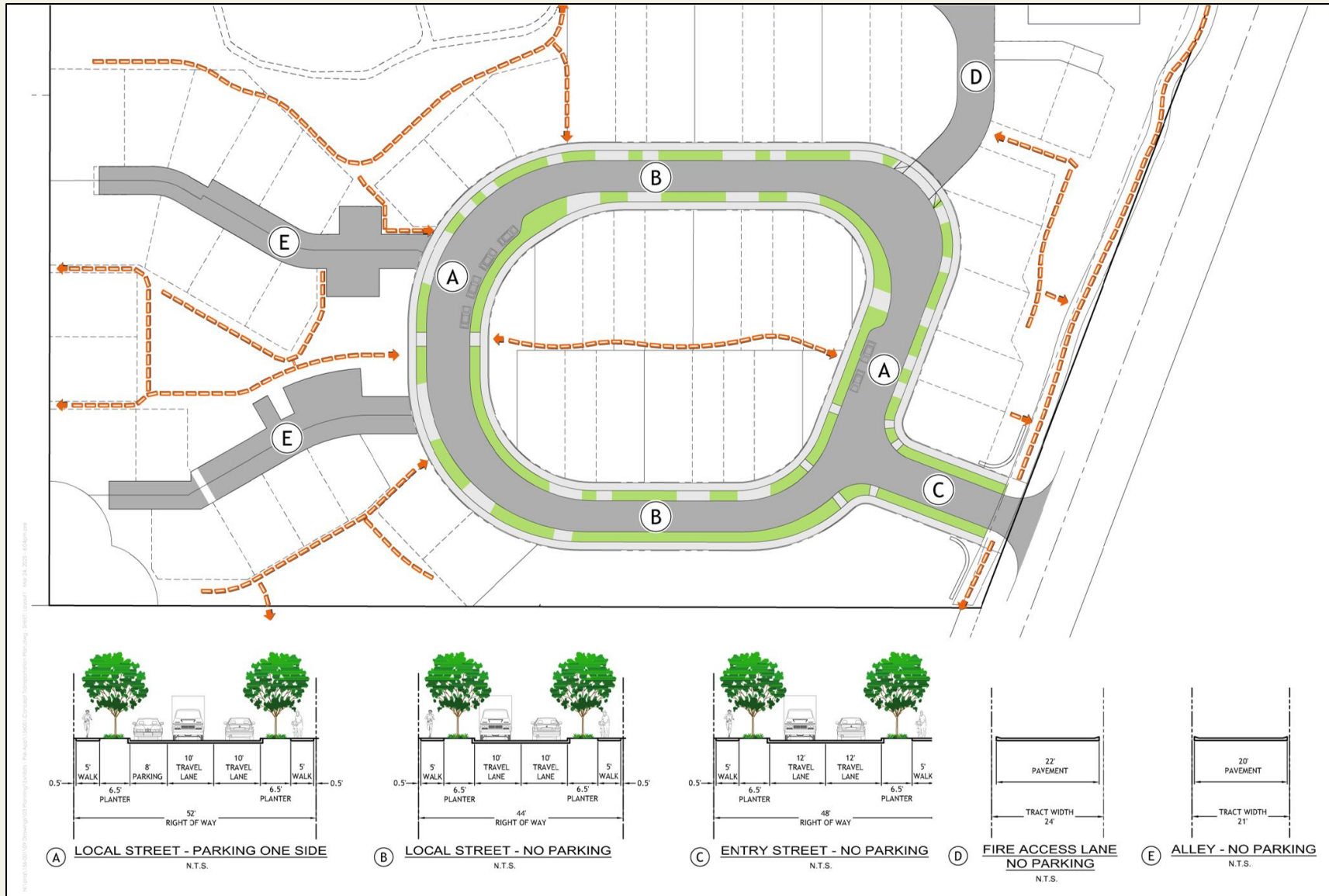
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	COTTAGE TYPE 1	11
	COTTAGE TYPE 2	12
	COTTAGE TYPE 3	2
	COTTAGE TYPE 4	4
TOTAL UNITS		53
	COMMUNITY BUILDING	
	PEDESTRIAN NODE	
	DETACHED GARAGE	6



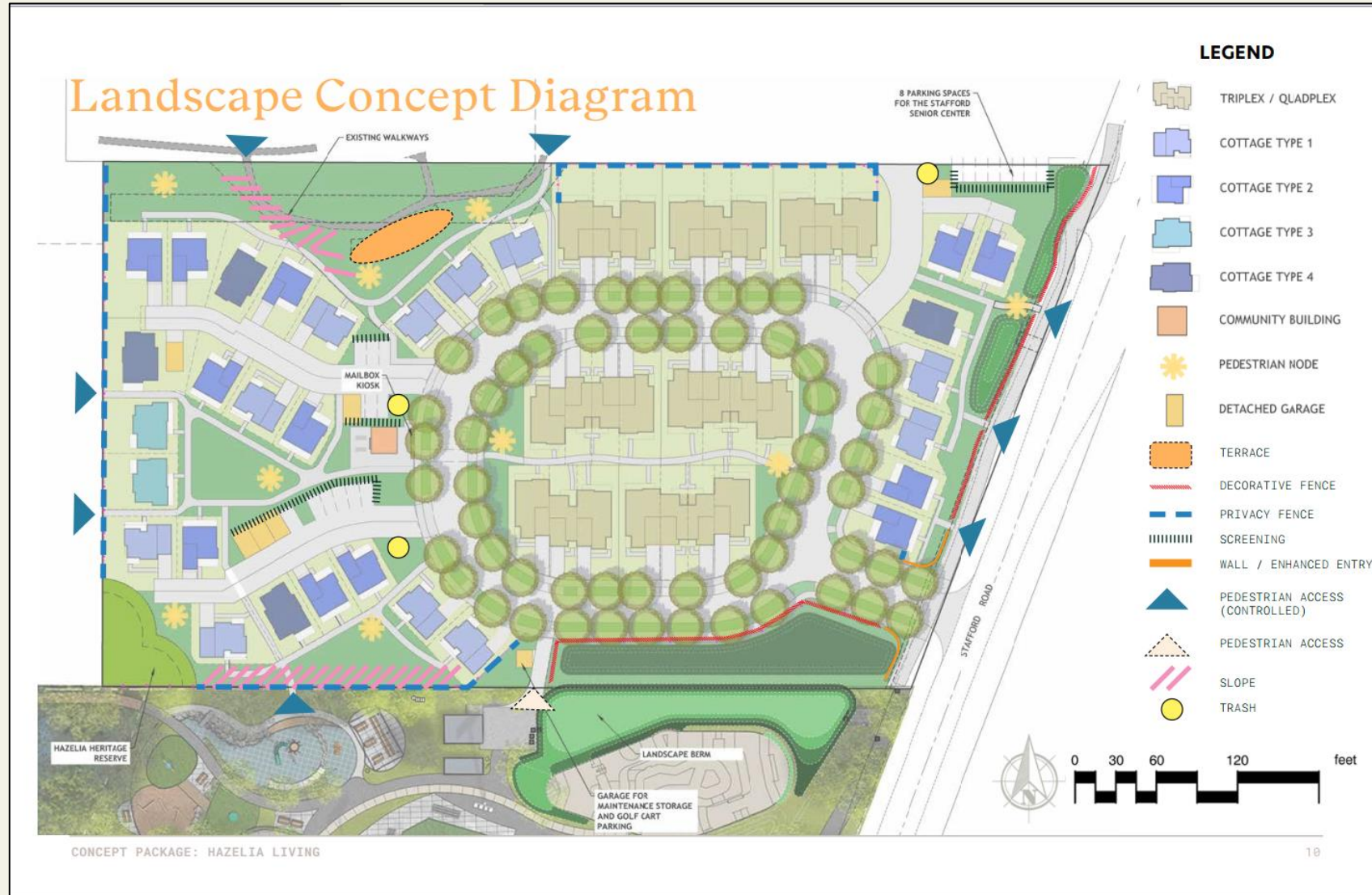
Preliminary Parent Lot Plan



Transportation Plan

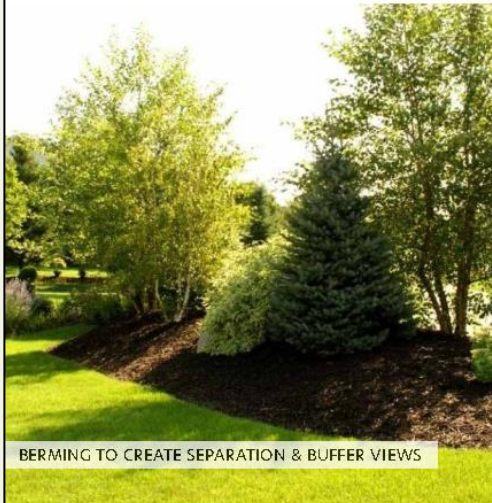


Landscape Concept Diagram



Landscape Concept Diagram

Thoughtful Planning



Landscape Concept Diagram



Scales of Sociability



Landscape Concept Diagram

Pedestrian Nodes



Landscape Concept Diagram

Community Space/Building



INTEGRATED MAILBOXES



GARDENING



ENCLOSED STRUCTURE



COMMUNITY GATHERING SPACE



FLEXIBLE GREENSPACE



FILTER VIEWS FROM PRIVATE SPACE



OPEN STRUCTURE



OUTDOOR FIREPLACE

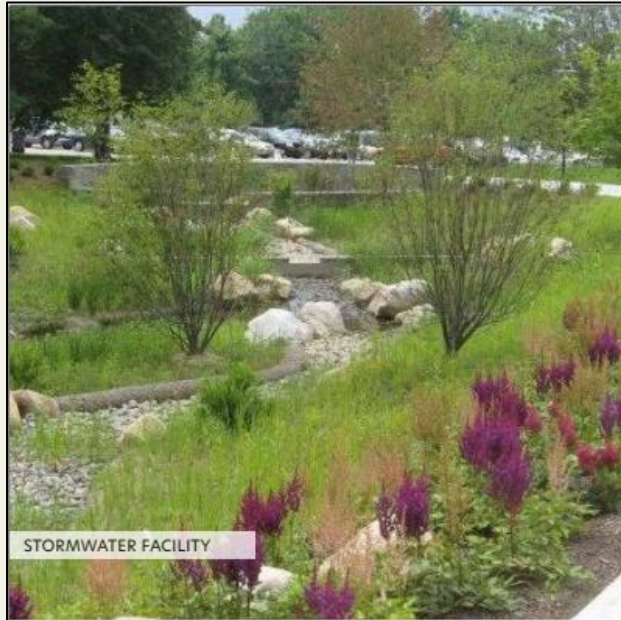


OUTDOOR FIRE PIT



BBQ & TABLES

Berming & Stormwater Concepts



STORMWATER FACILITY



BERM PLANTING

Berming & Stormwater



VEGETATED SWALE



STORMWATER PLANTER



BOULDERS

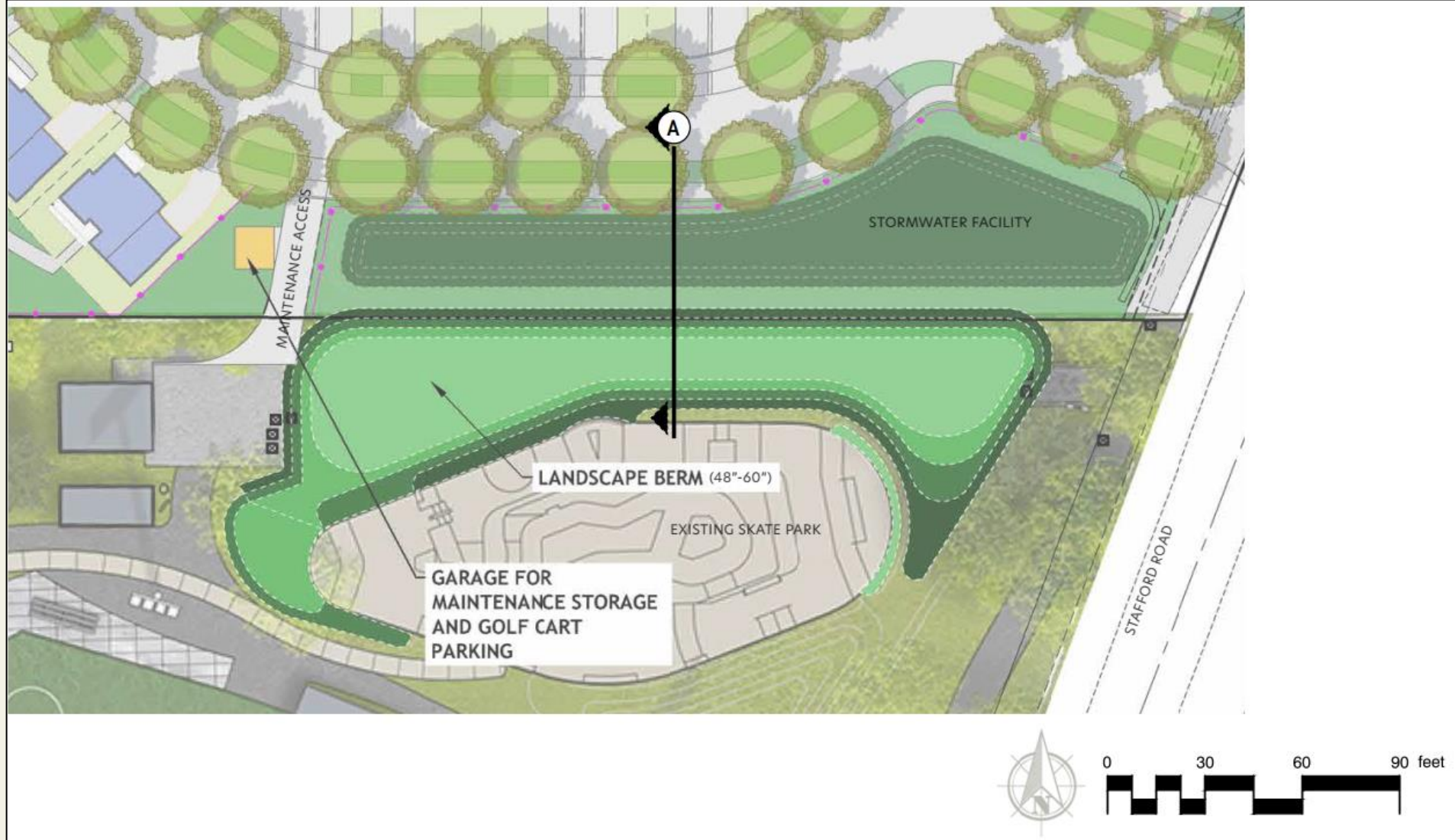


DECORATIVE FENCING

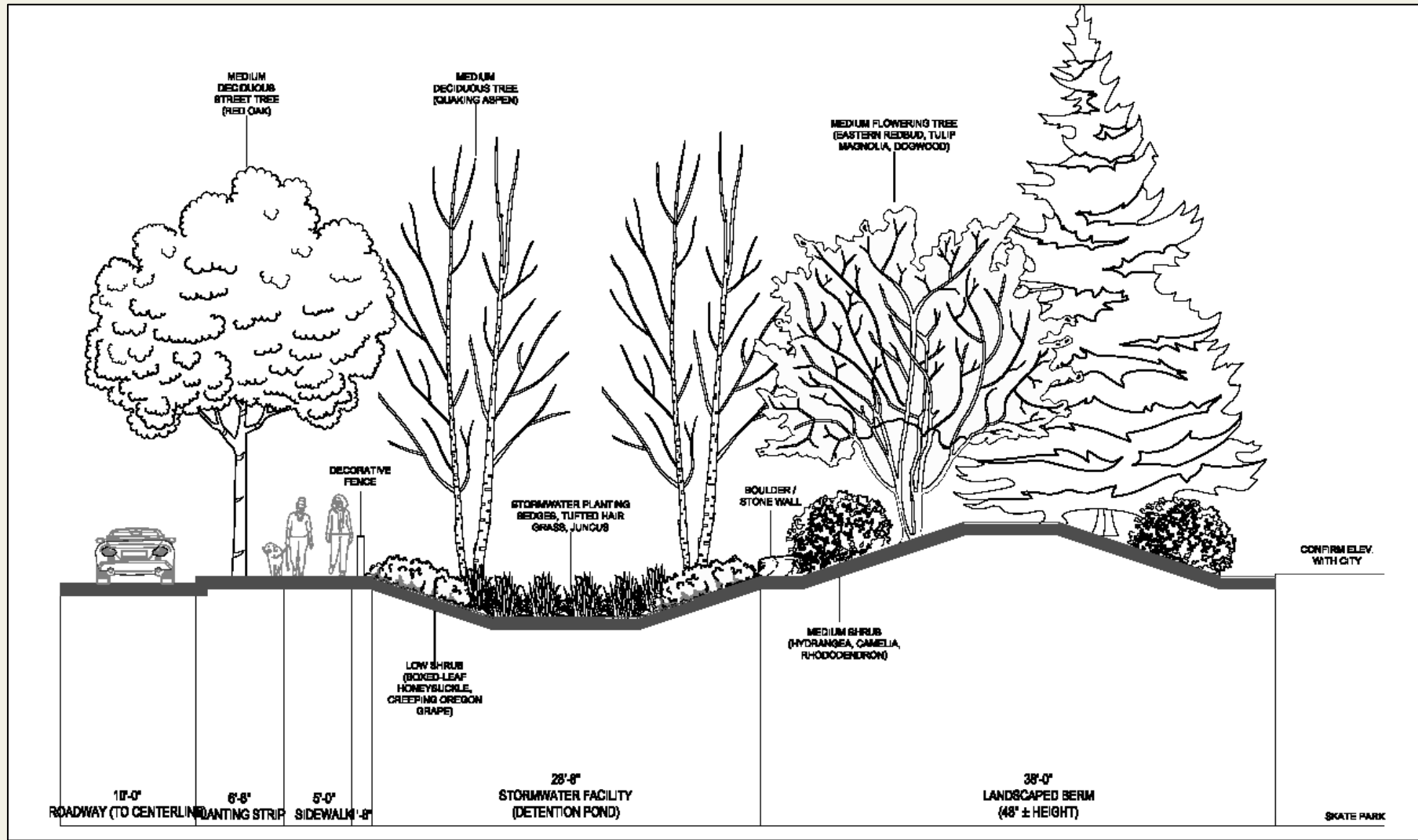


STONE WALL

Landscape Berm Plan on South Line at Rassekh Park



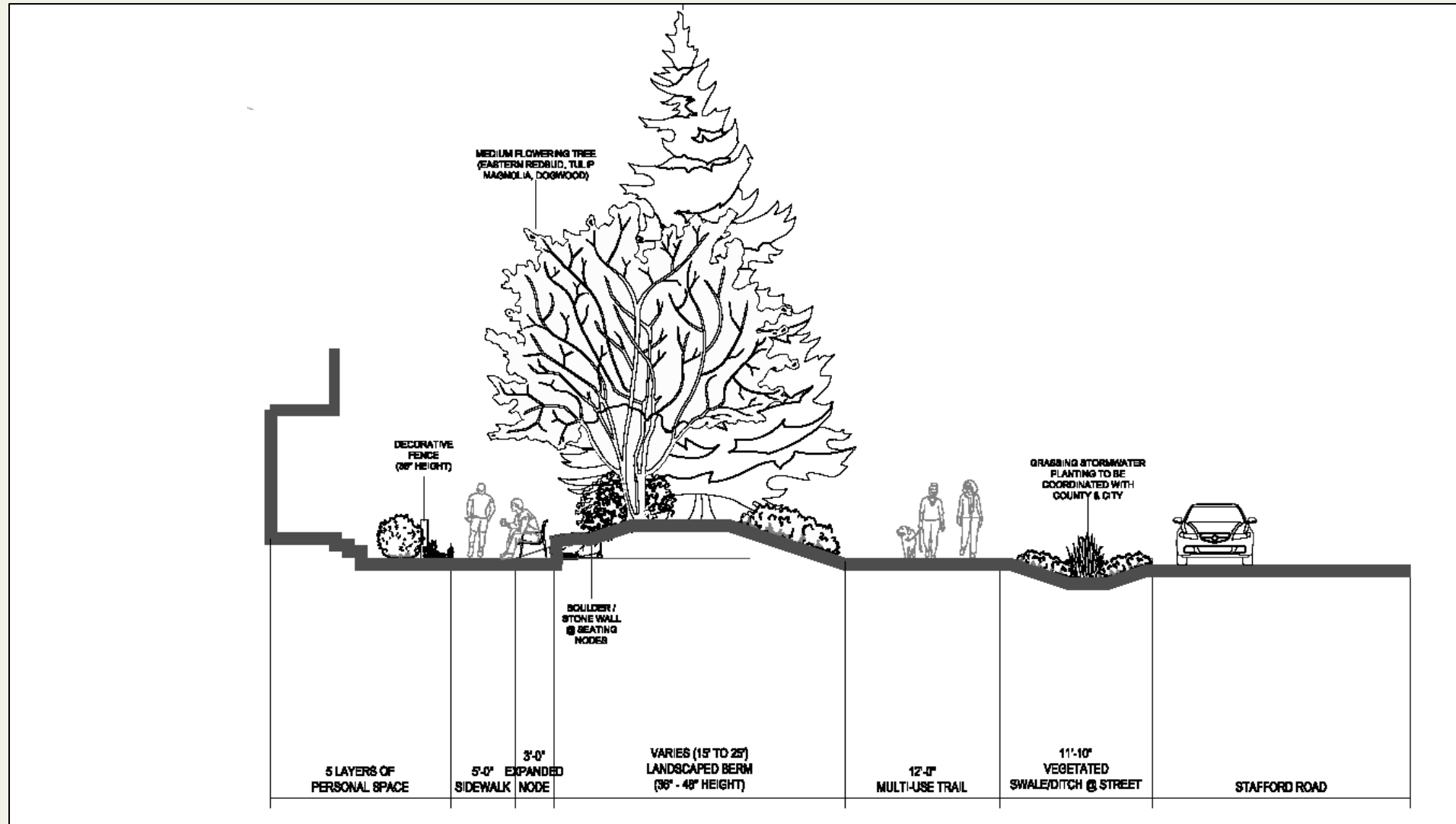
Landscape Berm Section at Rassekh Park



Landscape Berm Plan on Stafford Road Diagram



Landscape Berm Section on Stafford Road



Preliminary Architectural Renderings



Preliminary Rendering of Cottages along Stafford Rd.



Preliminary Rendering of Cottages facing a common green space



Preliminary Rendering of 'Plex' units facing green pathway



Preliminary Rendering of 'Plex' units from community entrance

Next Steps & Projected Timeline

- Submit Planned Development to the City - **May 2025**
- Planning Commission hearings anticipated - **Summer 2025**



Heitman Allen Group, Developer

Ken Allen - ken@theheitmanallengroup.com

Carolina Alilat - carolina@theheitmanallengroup.com



Pacific Community Design (PCD) Office: 503-941-9484

Stacy Connery - stacy@pacific-community.com

Patrick Espinosa - patrick@pacific-community.com

Arva Hussain - arva@pacific-community.com



Questions?



CONNECT WITH OUR DESIGN & INVESTMENT TEAM



*Where Heritage Meets Adventure:
Your Luxurious Lifestyle Awaits at Hazelia*



17979 STAFFORD ROAD
For More Information Please Visit:
www.hazelialiving.com

For Investment Opportunities
Please Email:

info@summit7capital.com

Or Visit Our Website:



www.summit7capital.com



NEIGHBORHOOD MEETING SIGN IN SHEET

Project: Stafford Project

Meeting Date: 04/09/2025

NAME	MAILING ADDRESS & EMAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE # (optional)
Arte Diane Mitchell	1200 Overlook Dr #266 L.O. 97034 mitchelldiane321@gmail.com			
Joe + Sharon Rysavy	28934 SW Monte Carlo Ave Wilsonville OR 97070 joer1719@gmail.com		97070	503-482-5793(4) 402-880-6972(c)
Trish O'Connor	1223 Hemlock St. russtrish@gmail.com			218-349-7808
Russ Peterson	Lake Oswego OR 97034 LO, OR		97034	218-349-8498
Ruth Bregar	17 Hillshire Dr Chair - Westridge NA	LO, OR	97034	503-680-6143
Sue Haines Rep S Shore/McVey	Magte. 1861 Killkenny Dr. Neighborhood haines8409@comcast.net	L.O. Or.	97034	(503) 636-5039
Jilli Lance Miller	17341 Canyon Drive, LO jillandlance@me.com	LO	97034	503-750-1091
Meg Wilkins	19304 marjorie Ave LO m.wilme@comcast.net	LO	97034	
Tom Hersh	18154 SIENA DR LO, 97034			
Dave Cast	Stafford 1200 Overlook Dr	LO	97034	
Ray & Susan				

cl

NEIGHBORHOOD MEETING SIGN IN SHEET

Project: Stafford Project

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NAME	MAILING ADDRESS & EMAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE # (optional)
ROBIN HALTON	200 ROSEMONT RD	WEST LINN	97068	5034904902
Mike Anderson	17966 Saint Clair Dr	LO	97034	5036802981
Sunny Carlson	1200 CURRHOOD DR	LO		503-908-2995
Joan Bouchard	1200 OVERLOOK DR.	LO	97034	joan.bouchard. @comcast.net
Ann Mitchell	" " "	LO	97034	503 70244918

NEIGHBORHOOD MEETING SIGN IN SHEET

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NAME	MAILING ADDRESS & EMAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE # (optional)
Sten Price	1200 Overlook Dr LO	Lake Oswego	97034	
Bill King	"	"	"	
Rebecca Rainey	13930 Majestic Ct, LO	LAKE	97035	
Greg Rainey	"	OSWEGO		
CHRIS LIDDLE	18187 Siena Drive	Lake Oswego	97034	503-679-8568 (cell)

NEIGHBORHOOD MEETING SIGN IN SHEET

Project: Stafford Project

Meeting Date: 04/09/2025

NAME	MAILING ADDRESS & EMAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE # (optional)
Hannan Etter	1200 Overlook Dr.	Lake Oswego, OR	97034	(360) 784 0850
Amie Thompson Ray Brown	17790 Kelok R.	ND	ND	

Neighborhood Meeting Summary - Proposed Stafford Residential Project April 9th, 2025 @ 17979 SW Stafford Church Site

The neighborhood meeting for the proposed Stafford Residential Project was held at the church site on April 9th, 2025. 78 meeting invitation letters were mailed to the community members, neighborhood association chairs and members of the Palisades neighborhood association. A notice area map for the neighborhood mailing list is attached to this exhibit. The meeting started at 6pm and 25 community members attended the meeting. Participants were asked to sign their names and provide their contact information in the meeting roster, which is attached to this exhibit.

Meg Wilkinson, a member of the Palisades Neighborhood Association, welcomed attendees and introduced Ken Allen, the project developer and applicant. Ken outlined the presentation format and noted that there would be an opportunity for questions at the end. He also touched base on some of the previous planning efforts on the site, highlighting that arriving at this stage of the proposed middle housing concept plan has been an evolving process for the past 2 years.

Patrick Espinosa, Principal Engineer and Stacy Connery Principal Planner at Pacific Community Design (PCD) presented the existing conditions, proposed concept plan, transportation plan, and preliminary parent lot plan to the community. Highlights of the development include fee simple 1-2 story individual cottage units with attached or detached garages, 2-3 story high triplex and quadplex units with attached garages, well connected and beautifully landscaped pedestrian connections throughout the site, and a pedestrian connection to Rassekh park adjacent to the south. Cottages will be oriented towards courtyards with their porches facing the courtyards that will create layers of private, semiprivate and public spaces within the cottage clusters. Efficient stormwater facilities combined with a landscaped berm design on the south and eastern edges of the site will create thoughtfully designed open space and buffers along these edges. Safe multimodal transportation improvement will be provided for efficient circulation within and beyond the site. The development provides both on-street and clustered parking for residents and their visitors. Additionally, the development will provide some parking for the adjacent retirement community in the north. Enclosed trash enclosures are planned at two locations within the site to serve units located within the alleys. A fire safety access, in addition to the main access, will be provided to serve the site as well as the retirement community in the north.

Jessel Champoux, Senior Associate at Shapiro Didway, presented landscape plans for the site highlighting layers of social spaces within the community. The open spaces are designed to incorporate public, semi public/private and private spaces to encourage social gathering at different scales within the community. A community building is proposed for communal gathering which will be a combination of indoor and paved outdoor space and located centrally within the neighborhood. Landscape berm details at the southern and eastern edges of the site will be approximately 25'-35' wide and 3'-5' high to create a landscaped buffer for the community on these edges while keeping a visual connection with the surroundings.

Carolina Alilat briefly touched on architectural design of the units specifying the proposed renderings in the presentation are a very preliminary massing and volume representations of the proposed structures. Further refinements to these units are underway as the team continues to work on adding character and details to these structures to meet Lake Oswego's design identity and character.

Community Questions & Responses:

1. Who will manage the common open areas and who will pay for the maintenance of the landscaped areas?

Applicant Response: The common areas will be maintained and managed by an established Homeowners Association (HOA). Covenants, Conditions, and Restrictions (CCR's) will be recorded with the final plat that will identify the terms of uses for the common spaces.

2. What is the size of the largest unit of a single level cottage structure?

Applicant Response: The city's development codes allow a maximum 900 sf footprint unit for cottages. The floor area for a single-level cottage would be 900 sf. No attached garages are provided with single level units to maximize living space on a single level.

3. How far are the detached garages from the single level units, can they be placed closer to these units?

Applicant Response: Most detached garages for single level units are placed either adjacent or across an alley to these units. The team will explore further opportunities to bring them closer to the units.

4. The area for the enhanced landscaping easement in the north, will that be public ?

Applicant Response: All landscaped areas within the site —whether open space, stormwater facilities, or berms—will be within a tract or an easement and commonly owned by the community.

5. Will pathways along the western edge connect to the ball fields? This will allow people to traverse the site from Luscher farm across Stafford to ball fields.

Applicant Response: The western edge of the site could be fenced with a permeable, low height fence to keep visual connections with the surroundings. The pathways through the site are designed mainly for internal pedestrian circulation and therefore not designed as a cut-through pedestrian route for the safety of its future residents.

6. A neighbor who has lived in the community for more than 4 decades had concern for increased traffic and the large number of people who will be residing in this community. What are the traffic safety measures given expected population growth and nearby facilities like the aquatic center and Rassekh Park?

Applicant Response: We are a socially responsible developer and will be developing the site in compliance with the city's code. The site is zoned low residential and middle housing is allowed on this site. The location of the site lends itself to a great community for 55+ demographic community and we are trying to meet the needs of those people who would

want to live closer to the recreational amenities around the site. We are working with traffic engineers and consultants who will provide daily traffic trips generated by this development and identify traffic improvements and mitigations required for the site and beyond to meet the level of service as required by the city and the county. Improvements to Stafford Road and a multi-use path along the site frontage will support pedestrian, bicycle, and e-scooter use.

7. Are there any traffic calming measures that will be employed for added traffic and pedestrian safety? Can we have a flashing light cross walk from the site across to Luscher farm?

Applicant Response: Safety is our highest priority when designing transportation improvements. The site will provide public roads with narrow travel lanes to discourage fast moving traffic within the site. The site entrance is located as far as possible from the Overlook- Stafford intersection to avoid traffic conflict.

As for a flashing crosswalk across Stafford, that may not be permitted due to concerns about mid-block crossings. We will consult with the city on this.

8. Will there be any gates within the community for added safety and to discourage cut through traffic?

Applicant Response: Gates are not allowed within the community for fire safety and access.

9. How do we ensure that there will be no significant changes to the current site plan and what you submit to the city is the same as shown in the presentation today.

Applicant Response: This will be a Type 3 application and after submission, the City will notify neighbors within a 300-foot radius about the proposal and an opportunity to testify in front of the planning commission members. Planning Commission will be the decision-making authority for this application.

10. What will be the selling price of the homes?

Applicant Response: : Pricing will be based on square footage, estimated between \$500 to \$800 per square foot. Homes will feature premium finishes and durable materials for low-maintenance, high-quality living.

11. Cottage homes that have detached garages; can they have a parking space or a driveway space near these units? This would make day-to-day tasks such as unloading groceries from the car easier for the people who will live in these units.

Applicant Response: We will explore opportunities to provide a parking space near these units, however meeting this requirement for every unit in a cottage cluster is challenging due to the design requirements and the configuration of cottages around the courtyards.

This meeting concluded at 7:30 pm.

A copy of the presentation slides and meeting minutes will be emailed to NA chairs for questions or feedback.

Stafford Project - Neighborhood Meeting Notes

From Arva Hussain <arva@pacific-community.com>

Date Thu 4/17/2025 4:32 PM

To chairperson@palisadesneighborhood.org <chairperson@palisadesneighborhood.org>; westridgena@gmail.com <westridgena@gmail.com>; 'mcveysouthshore@gmail.com' <mcveysouthshore@gmail.com>; bobbrown97034@gmail.com <bobbrown97034@gmail.com>

Cc Stacy Connery <stacy@pacific-community.com>; Ken Allen <kenallenproperty@gmail.com>; Carolina Alilat <carolina@theheitmanallengroup.com>

 2 attachments (6 MB)

Stafford Neighborhood Meeting Notes -FINAL.pdf; 156-001. Stafford Neighborhood Meeting Presentation-FINAL 4-8-2025.pdf;

Dear Neighborhood Association chairs,

The Stafford Project Neighborhood Meeting was held on April 9th , 2025 at the church site.

The meeting was well-attended by residents from the Palisades Neighborhood and surrounding areas. The applicant team provided an overview of the residential proposal and attendees were given the opportunity to ask questions and share feedback.

I am sharing the meeting notes for your reference and would like to hear back from you if you have any questions or feedback on this proposal.

We will also mail a copy of these meeting minutes for your reference.

Thank You and Best Regards,

Arva Hussain |She/her
Associate Planner



Pacific Community Design
12564 SW Main Street Tigard, OR 97223
Office: 503.941.9484

Response to NAC feedback on Stafford Project.

From Arva Hussain <arva@pacific-community.com>

Date Wed 4/23/2025 11:52 AM

To Westridge Na <westridgena@gmail.com>

Cc Ken Allen <kenallenproperty@gmail.com>; Carolina Alilat <carolina@theheitmanallengroup.com>; Stacy Connery <stacy@pacific-community.com>

Hello Ruth,

Please see the response below from the applicant on your feedback.

Thank you for attending the April 9th meeting and for taking the time to share your thoughts. We truly appreciate your engagement and perspective on the development. Your insight into the housing needs of the Lake Oswego community—particularly the demand for single-level homes with larger floor plans—is invaluable. We recognize that housing preferences are evolving, especially as more residents look for accessible, spacious homes that fit their long-term needs.

While our current plan does not include detached single-family homes in the 1,000–1,400 sq. ft. range, due to limitations under middle housing regulations, we have worked within these constraints to offer thoughtful alternatives. As defined by Lake Oswego Development Codes, cottages—a form of detached housing—are limited to a 900 sq. ft. footprint, which includes attached garages. Adding garages to single-level cottages naturally reduces the habitable floor area, presenting a challenge in creating larger single-level homes.

To address these constraints, our design includes two-story cottages that allow for increased living space while still accommodating single-story functionality, some offering a first-floor bedroom with an en suite. Additionally, we've incorporated a mix of attached units such as triplexes and quadplexes to expand floor area options. These solutions aim to balance the needs of the community with the requirements of middle housing regulations, fostering accessibility and flexibility.

We certainly understand your concerns about market appeal, and we appreciate your sincere assessment. Feedback like yours helps guide future discussions on how we can create developments that best serve the neighborhood's residents.

Thank you again for your thoughtful input and commitment to the community.

Best regards,
Ken Allen and Team.

From: Westridge Na
Sent: Friday, April 18, 2025 9:14 AM
To: Arva Hussain
Subject: Re: Stafford Project - Neighborhood Meeting Notes

Good Morning,

I attended the April 9th meeting just out of curiosity. I had heard that the developer has been very responsive to the community. I only wish I had started going to the meetings sooner.

If it were my property, and I was going to develop it, I would have gone in a different direction. There is a huge need in our community for one-level homes. As you could see from the meeting on the 9th, there were a lot of older people interested in the development. For most of us currently living in and around Lake Oswego, we would want homes larger than 900 Square feet. Instead of doing a cottage cluster, I would have planned an area consisting of mainly single family homes 1200 sq feet and larger- maybe up to 1600 sq feet. I would have made the lots large enough for people to pick the size and style of house plans. I think that's where the market is, and will be as more and more older people want to move out of multi-level homes into single story dwellings. We want attached garages and mail delivery to our houses. The common area, held jointly as a tract, is a great idea.

I guess it's too late for my opinion. I hate to see the developer "lose his shirt" on this project, but these very small single-level homes will have very limited appeal for a large portion of our residents who are used to having more space.

Ruth Bregar
Chair, Westridge Neighborhood Association
Lake Oswego

On Apr 17, 2025, at 4:32 PM, Arva Hussain <arva@pacific-community.com> wrote:

Dear Neighborhood Association chairs,

The Stafford Project Neighborhood Meeting was held on April 9th , 2025 at the church site.

The meeting was well-attended by residents from the Palisades Neighborhood and surrounding areas. The applicant team provided an overview of the residential proposal and attendees were given the opportunity to ask questions and share feedback.

I am sharing the meeting notes for your reference and would like to hear back from you if you have any questions or feedback on this proposal.

We will also mail a copy of these meeting minutes for your reference.

Thank You and Best Regards,

Arva Hussain |She/her
Associate Planner
<Outlook-aetr4wqh.png>
Pacific Community Design
12564 SW Main Street Tigard, OR 97223
Office: 503.941.9484

<Stafford Neighborhood Meeting Notes -FINAL.pdf> <156-001. Stafford Neighborhood Meeting Presentation-FINAL 4-8-2025.pdf>

Name of applicant Ken Allen
Subject Property: Tax Lot[s] 1000
Address or General Location: 17979 Stafford Road
Lake Oswego, OR 97034

Pre-App. No. 24-0054
Tax Map[s] 21E16D

AFFIDAVIT OF POSTING NOTICE

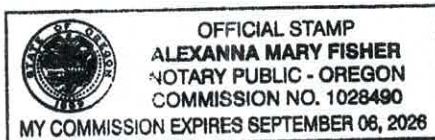
I, Elizabeth Nelson, do swear or affirm that I am [represent] the party initiating interest in a proposed
Residential Development affecting the land located at
17979 Stafford Road, and that pursuant to LOC 50.07.003.1.f, did on the 19th
day of March, 2025 personally post the notice indicating that the site may be proposed
for a Subdivision and PD Overlay application.

The sign was posted at At the corner of the ROW and the main driveway
[state location on property]

This 19th day of March, 2025

[Signature]
Signature

Subscribed and sworn to, or affirmed, before me this 19th day of March, 2025.



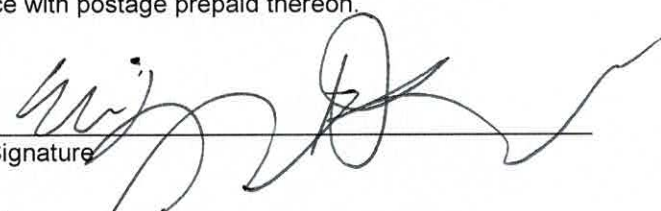
[Signature] Alexanna Mary Fisher
Notary Public for the State of Oregon
My Commission Expires September 6, 2026

AFFIDAVIT OF MAILING

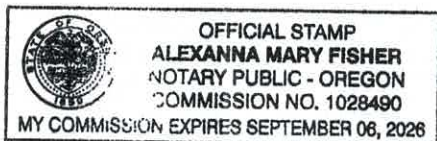
STATE OF OREGON]
] SS
County of Clackamas]

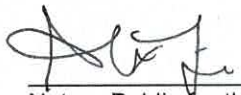
I, Elizabeth Nelson, being duly sworn, depose and say that on
March 19th, 2025, I caused to have mailed to each of the persons on the attached
list a notice of a meeting to discuss a proposed development at 17979 Stafford Rd, a
copy of which notice so mailed is attached hereto and made a part of hereof.

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

Signature 

Subscribed and sworn to, or affirmed, before me this 19th day of March, 2025.



 Alexanna Mary Fisher
Notary Public for the State of Oregon
My Commission Expires September 6, 2026

Pre-App. No.: 24-0054

OPPORTUNITY

STAFFORDPROJECT.COM

WESTSUMMITCAPITAL.COM



SUMMIT 7 CAPITAL PROPERTIES

NEIGHBORHOOD MEETING NOTICE

Proposed land use application for
Residential Subdivision + Planned Development Overlay

MEETING DATE

April 9th, 2025 6:00-7:00 PM

PLACE

Bethlehem Christian Pre-School
17979 SW Stafford Road
Lake Oswego, OR 97034

CONTACT PERSON

Stacy Connery - Pacific Community Design - 503-941-9484