

Welcome!

Hazelia Living

Neighborhood Meeting

October 23rd, 2025



WE DECIDED TO LISTEN TO THE NEIGHBORHOOD AND
"TOGETHER"

WE CREATED A LIVABLE AND THOUGHTFULLY
PLANNED EXPANSION OF
THE HAZELIA AGRICULTURAL HERITAGE

We Truly Do Thank You for Your Involvement





Agenda

Neighborhood Meeting Agenda

- Welcome & Introductions
- Progress Update
- Project Overview
 - Site and Architectural Design
 - Community Amenities
- Rassekh Park Grand Opening
- Next Steps
- Q & A Session

Nearby Amenities:

Skate Park



Rassekh Park



Lake Oswego Recreation and Aquatic Center





Progress Update

What we've been working on this summer



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Major Milestone Achieve!

- ✓ Comprehensive 2nd Review Package submitted to City of Lake Oswego (currently in review)

Key Breakthrough

- ✓ City staff agrees to use Oregon State Model Code footprint definition instead of local code
This allows for cantilevered porch covers to be excluded from the 900 sq. ft. cottage footprint maximum

Technical Achievements & Updates

- ✓ Site Plan (setbacks) & Utility Plans
Stafford Road frontage improvements
Street Lighting
Street Connectivity
Aggregate Floor Area Calculations for PD Overlay

Project Refinement

- ✓ Architectural Design
Community Amenities
Pedestrian Pathways & Connections



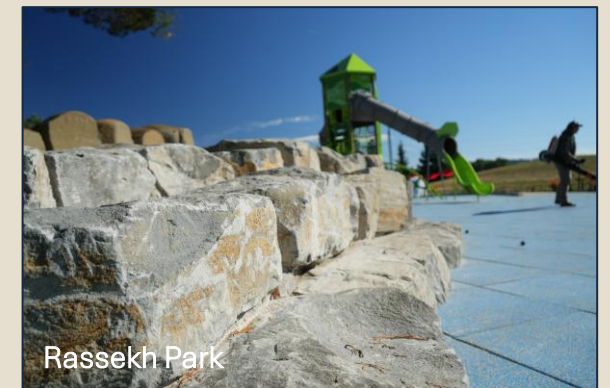
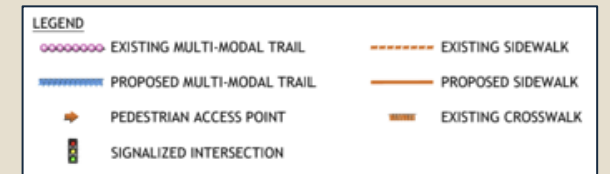
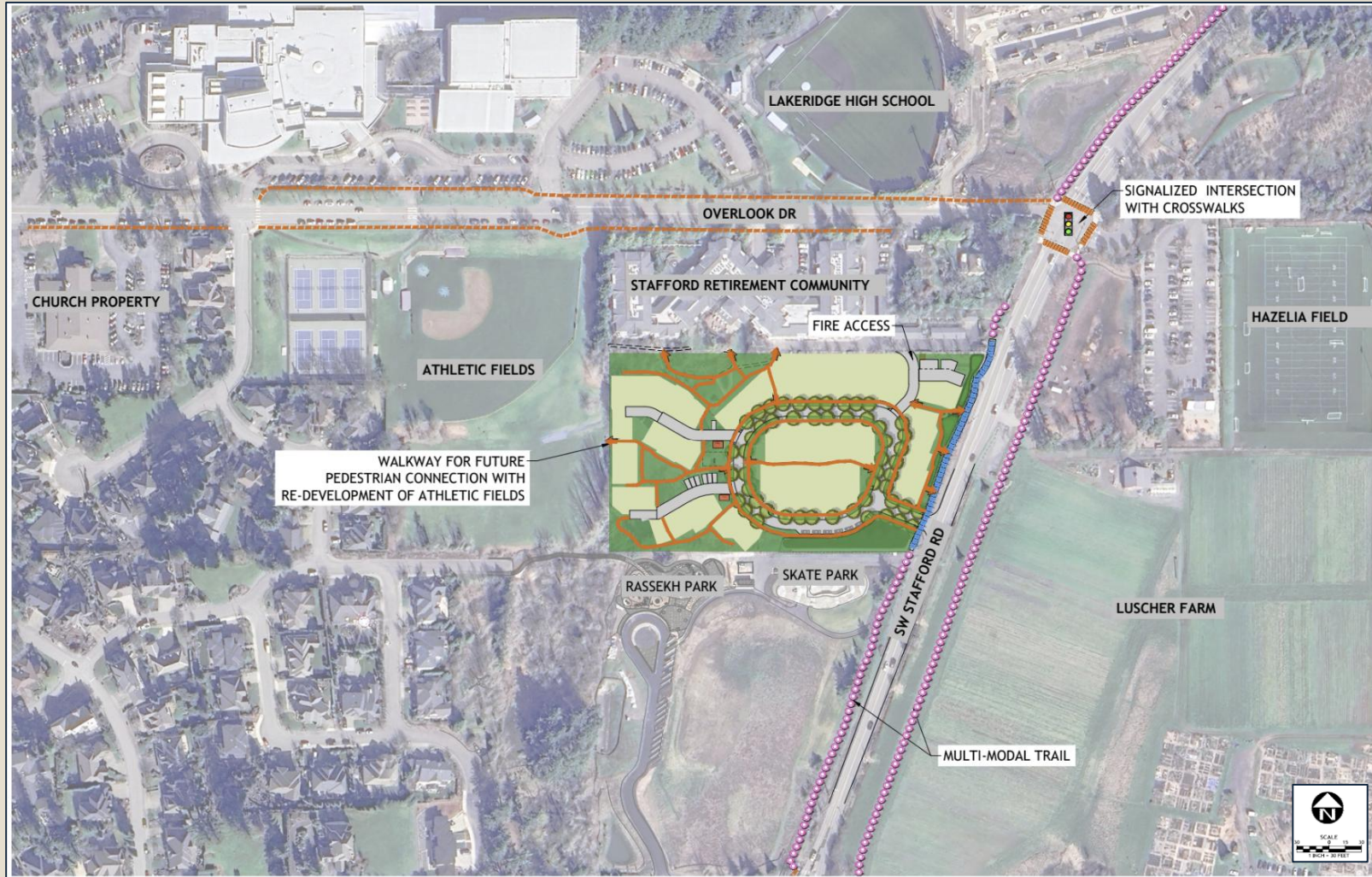


Planned Development Package

PD & Subdivision Application 10/07/2025 –Pedestrian Circulation Plan



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Project Overview

PD & Subdivision Application 10/07/2025 -Site Plan



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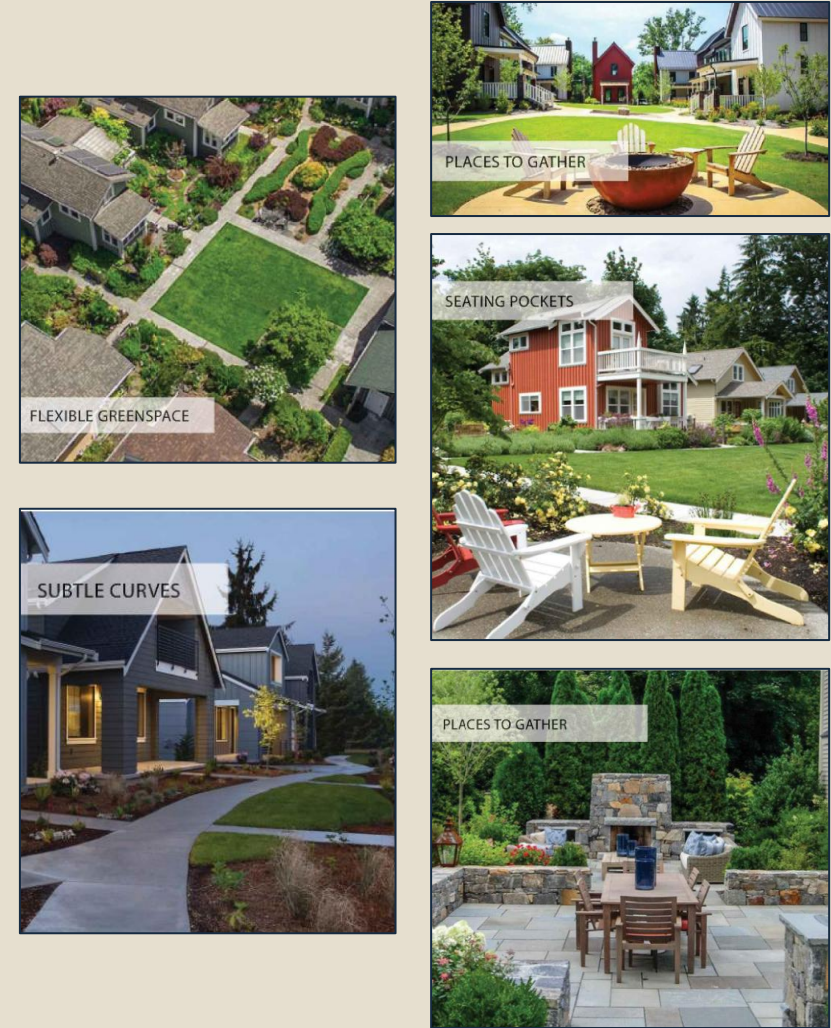
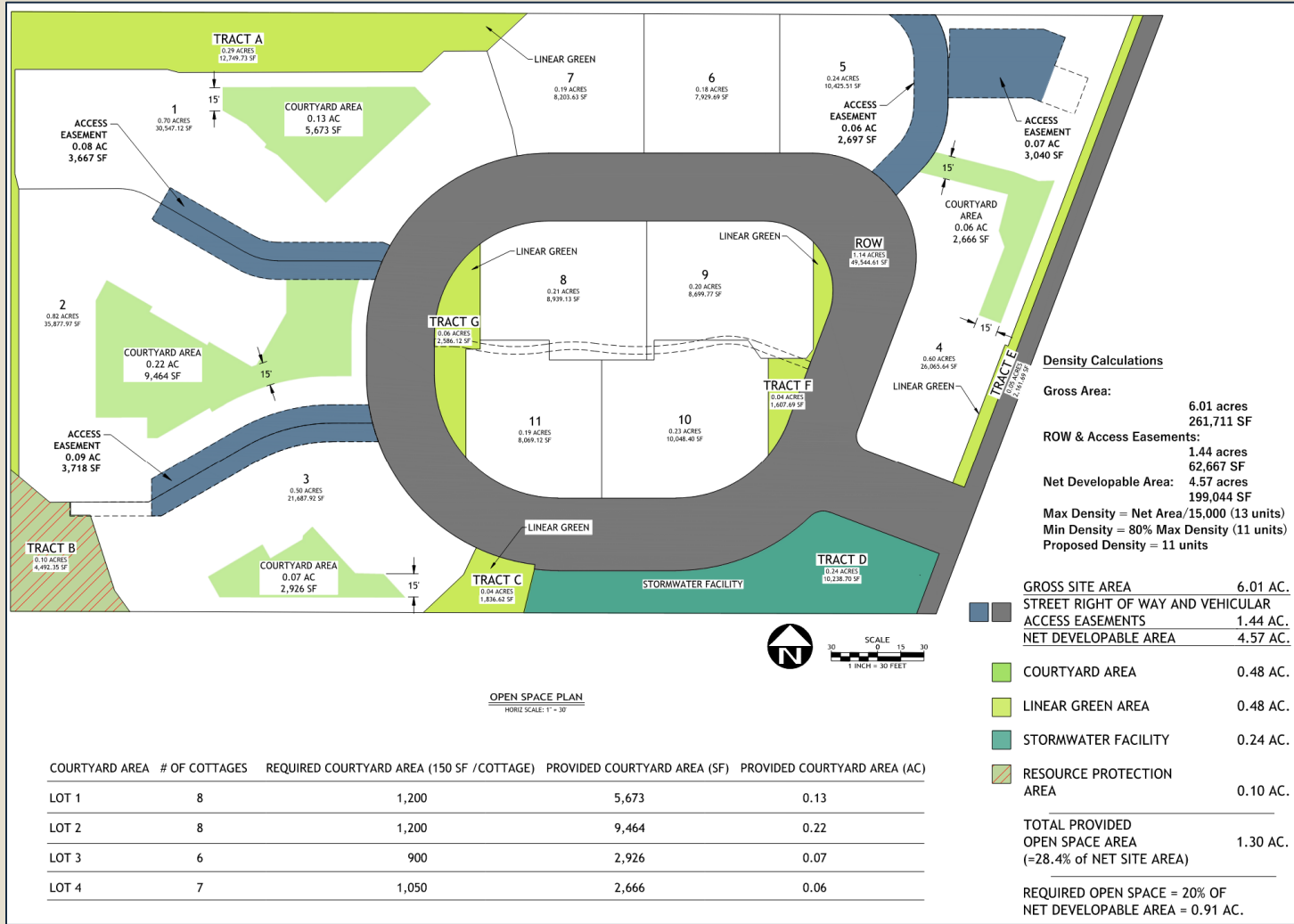


DEVELOPMENT SUMMARY		
SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS IN EXHIBIT D.		
	TRIPLEX / QUADPLEX	24
	COTTAGE TYPE 1	4
	COTTAGE TYPE 1 ALT	1
	COTTAGE TYPE 1A	2
	COTTAGE TYPE 2	5
	COTTAGE TYPE 2A	2
	COTTAGE TYPE 2B	2
	COTTAGE TYPE 2C	3
	COTTAGE TYPE 3	2
	COTTAGE TYPE 4	7
	COTTAGE TYPE 4 ALT	1
TOTAL UNITS		53
	COMMUNITY BUILDING	2
	DETACHED GARAGE	10
	UNCOVERED TRASH ENCLOSURES	3



Planned Development Package

PD & Subdivision Application 10/07/2025 –Open Space Plan





Planned Development Package

PD & Subdivision Application 10/07/2025 –Landscape Plan



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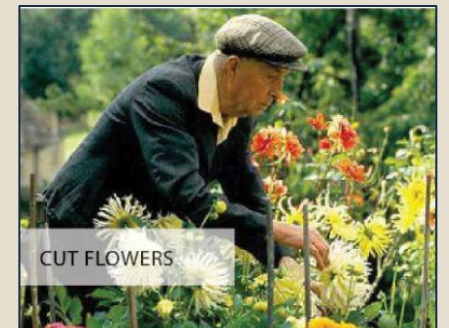
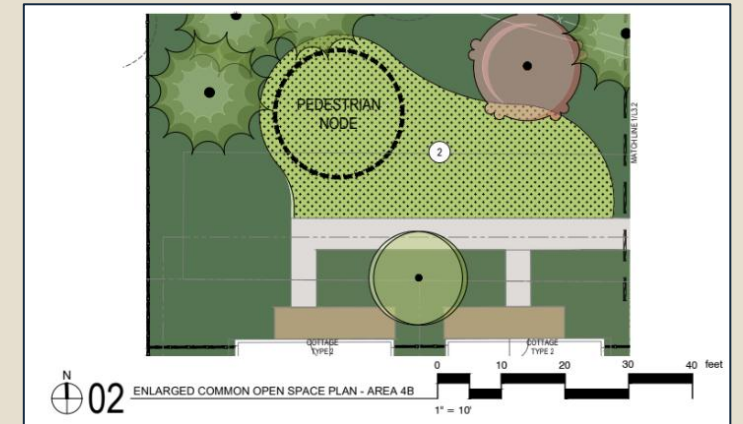


Planned Development Package

PD & Subdivision Application 10/07/2025 –Amenity Building Lot 1



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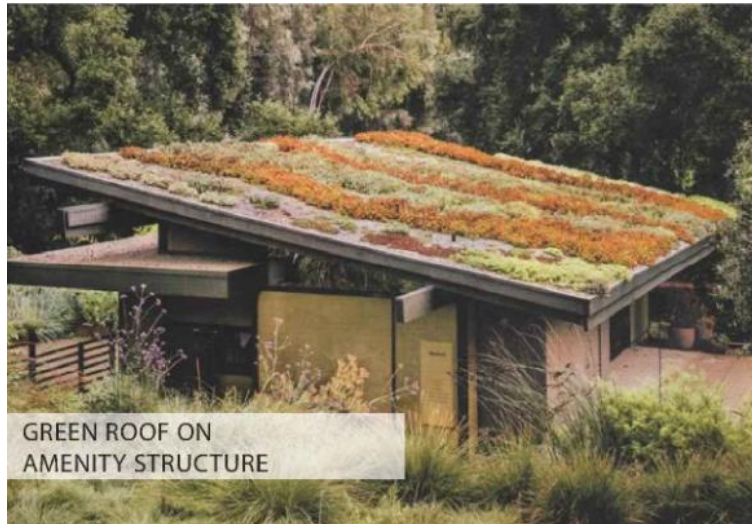


Planned Development Package

Amenity Building 1 Preliminary Floor Plans & Imagery 10/07/2025



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GREEN ROOF ON
AMENITY STRUCTURE



INDOOR/OUTDOOR
CONNECTION



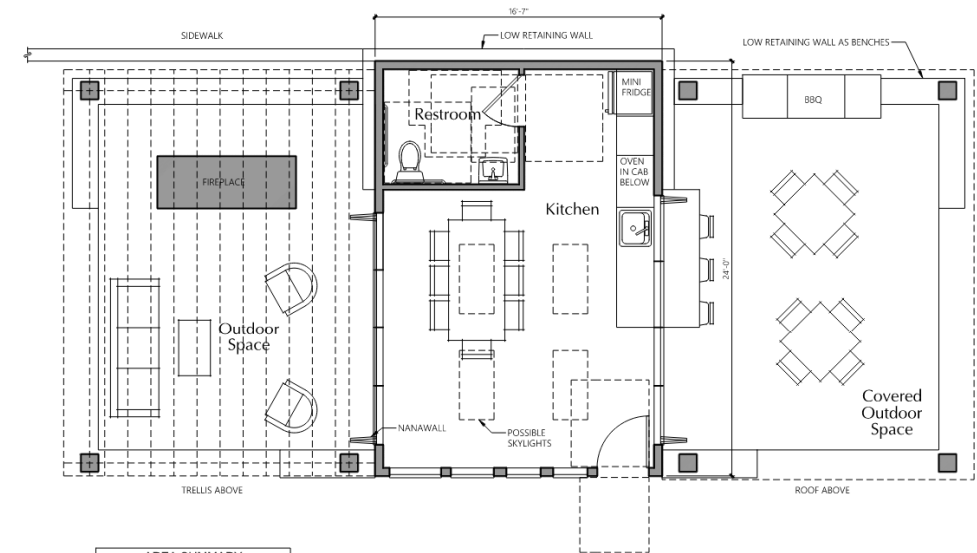
FLOWER GARDEN



STONE WALL



PERGOLA CONCEPT



	AREA SUMMARY	
	Inside Face*	Outside Face*
First Floor	362	398
Total SF	362	398

* Side of exterior walls to which area was measured

AMENITY BUILDING FLOOR PLAN

1/4" = 1'-0"

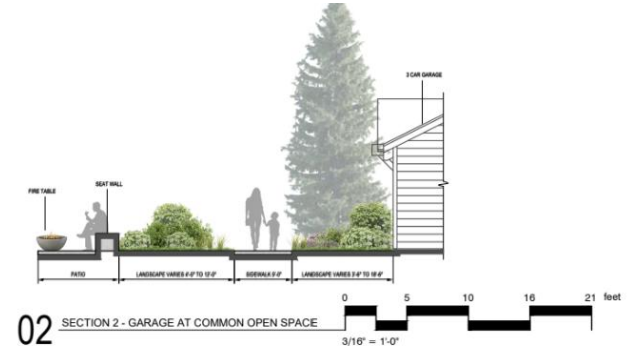


Planned Development Package

PD & Subdivision Application 10/07/2025 –Amenity Building Lot 2



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REFERENCE NOTES SCHEDULE COMMON OPEN SPACE

SYMBOL	CODE	DESCRIPTION
	1	LANDSCAPE AREA
	2	LAWN AREA
	3	GRAVEL PATHWAY
	4	PEDESTRIAN PAVING
	6	COTTAGE PORCH
	8	STONE VENEER WALL
	8	FIRE TABLE
	9	BENCH
	10	BBQ STATION
	11	BIKE PARKING
	23	BIKE PARKING
	F-04	PRIVACY SCREEN - 6" WELDED WIRE PANEL WITH VEGETATION



Planned Development Package

Amenity Building 2 Preliminary Floor Plans & Imagery 10/07/2025



Inspirational Image



PLACES TO GATHER



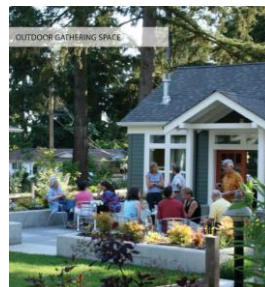
OUTDOOR FIREPLACE OR FIREPIT



DOG WASH



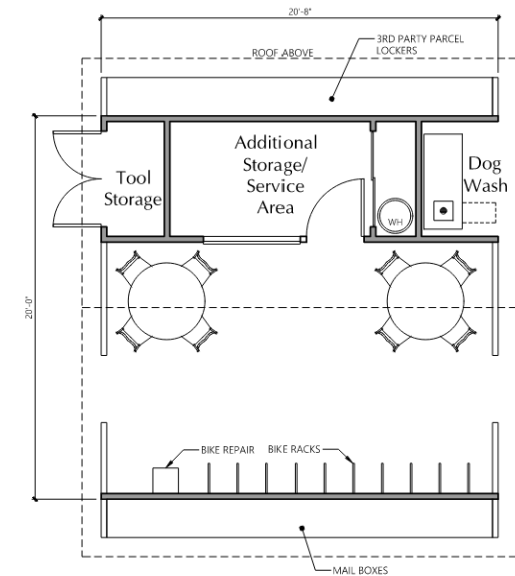
CLUSTERED MAIL BOXES



OUTDOOR GATHERING SPACE



CONTROLLED PEDESTRIAN ACCESS @ PUBLIC/PRIVATE TRANSITIONS



LOT 2 AMENITY BLDG.

FLOOR PLAN





Planned Development Package

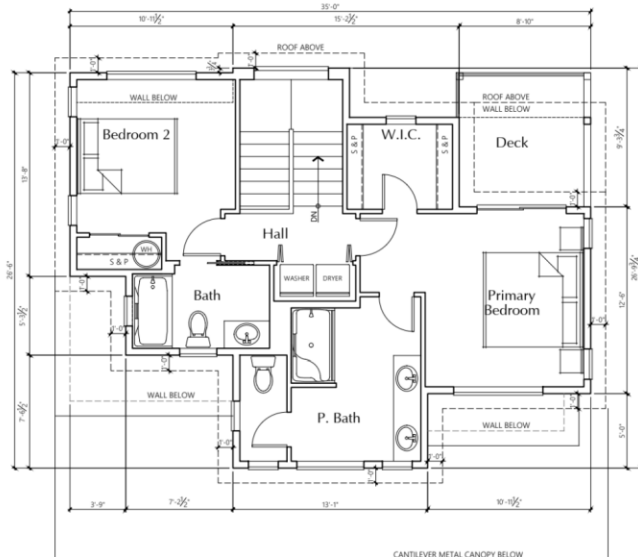
C1 Preliminary Floor Plans & Elevation 10/07/2025



COTTAGE C1

COURTYARD FRONT ELEVATION

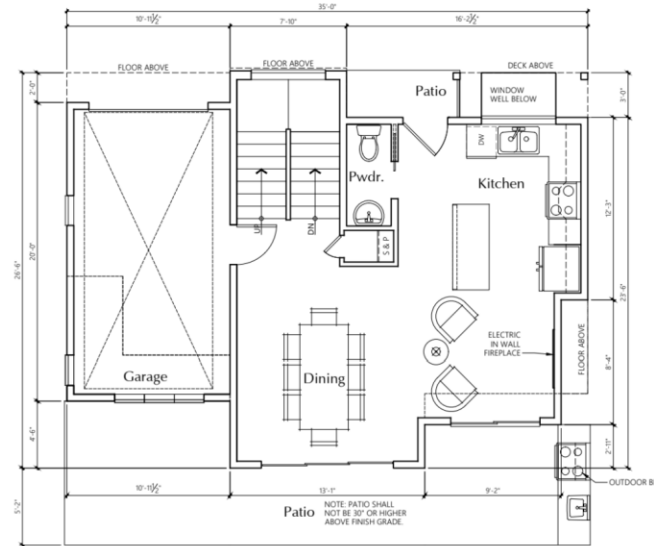
1/4" = 1'-0"



COTTAGE C1

SECOND FLOOR PLAN

1/4" = 1'-0"



COTTAGE C1

FIRST FLOOR PLAN

1/4" = 1'-0"

CITY AREA CALC. SF FOR COTTAGE AVERAGES

AREA SUMMARY	
	Garage
Outside Face*	Outside Face*
First Floor	464
Second Floor	671
Total SF	1135

* Scale of exterior walls to which area was measured
TOTAL SF FOR AVERAGE CLUSTER CALC=1363
TOTAL FOOTPRINT SF= 847.5 SF
ATTACHED Garage 209SF

LIVING SPACE AREA SF

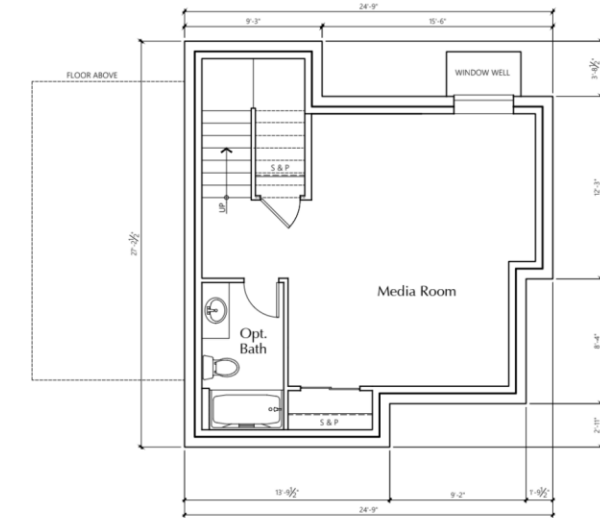
AREA SUMMARY	
	Heated SF
	Inside Face*
Lower Floor	453
First Floor	433
Second Floor	613
Total SF	1499

* Scale of exterior walls to which area was measured

COTTAGE C1

BASEMENT FLOOR PLAN

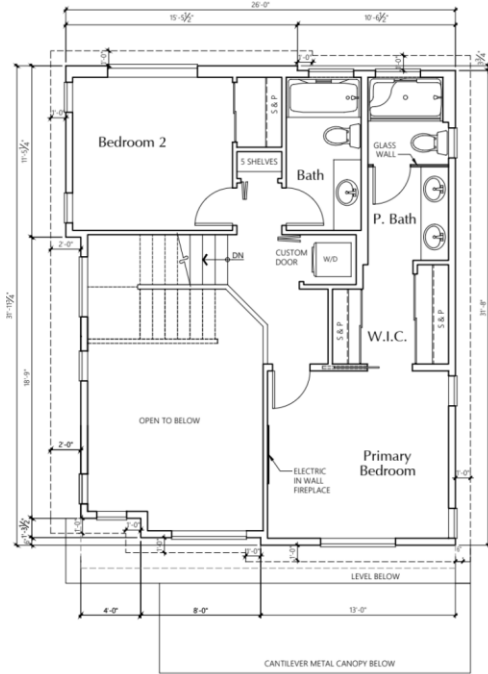
1/4" = 1'-0"



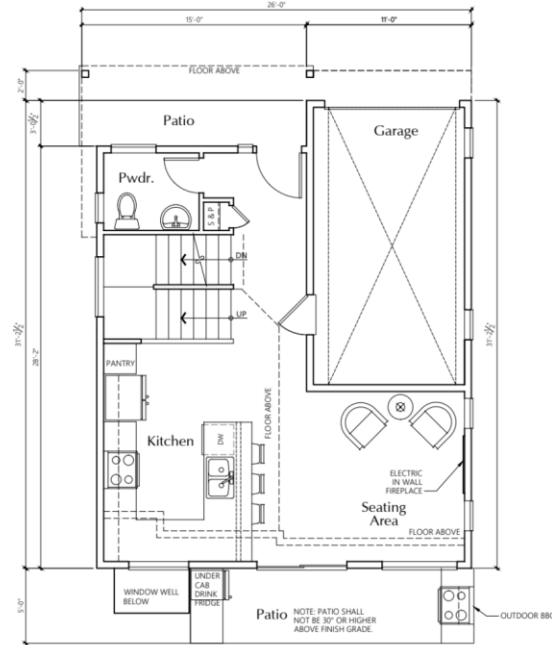


Planned Development Package

C2 Preliminary Floor Plans & Elevation 10/07/2025



COTTAGE C2 SECOND FLOOR PLAN
1/4" = 1'-0"



COTTAGE C2 FIRST FLOOR PLAN
1/4" = 1'-0"

CITY AREA CALC. SF FOR COTTAGE AVERAGES

AREA SUMMARY	
	Garage
	Outside Face*
First Floor	462
Second Floor	633
Total SF	1095

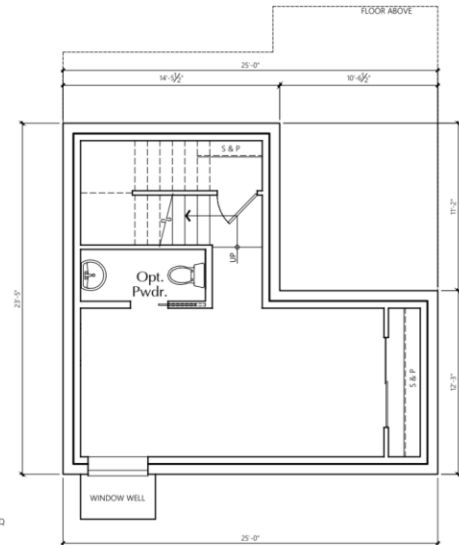
*Side of exterior walls to which area was measured

TOTAL SF FOR AVERAGE CLUSTER CALC=1309
TOTAL FOOTPRINT SF=846

LIVING SPACE AREA SF

AREA SUMMARY	
	Inside Face*
Lower Floor	360
First Floor	429
Second Floor	587
Total SF	1376

*Side of exterior walls to which living space measured
ATTACHED Garage 1965*



COTTAGE C2 BASEMENT FLOOR PLAN
1/4" = 1'-0"

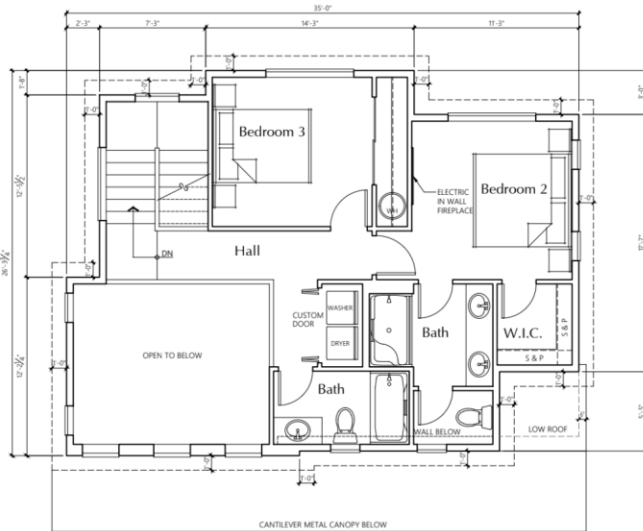


COTTAGE C2 COURTYARD FRONT ELEVATION
1/4" = 1'-0"

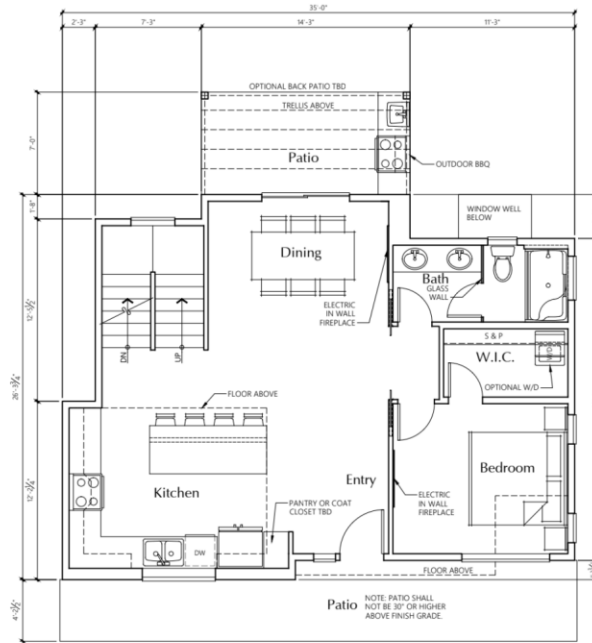


Planned Development Package

C3 Preliminary Floor Plans & Elevation 10/07/2025



COTTAGE C3 SECOND FLOOR PLAN
1/4" = 1'-0"



COTTAGE C3 FIRST FLOOR PLAN
1/4" = 1'-0"

CITY AREA CALC. SF FOR
COTTAGE AVERAGES

AREA SUMMARY	
First Floor	752
Second Floor	644
Total SF	1396

TOTAL SF FOR AVERAGE
CLUSTER CALC=1396
TOTAL FOOTPRINT SF=832

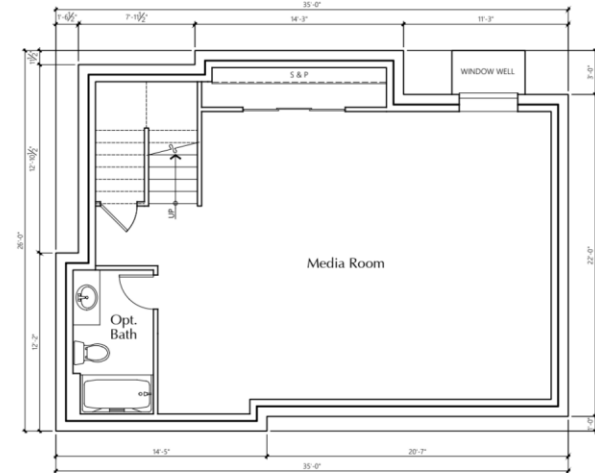
LIVING SPACE AREA SF

AREA SUMMARY	
Lower Floor	690
First Floor	700
Second Floor	601
Total SF	1991

NOTE: SF includes walls to which
area was measured.
DETACHED Garage PROVIDED.
APPROX. 252SF



COTTAGE C3 COURTYARD FRONT ELEVATION

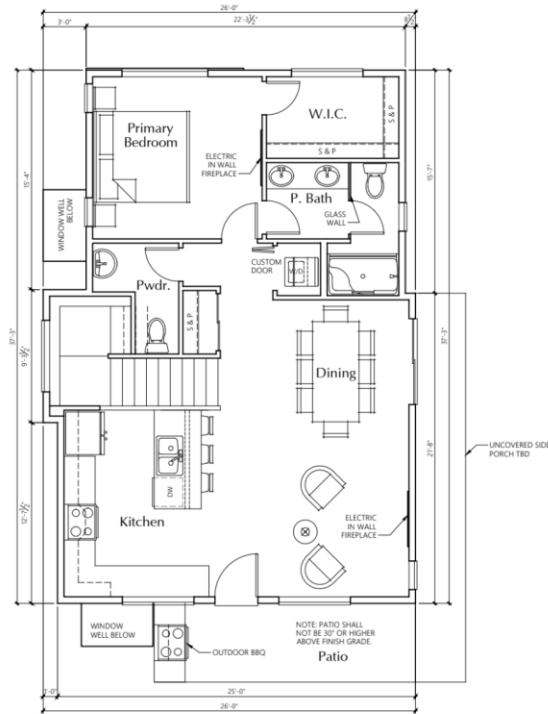


COTTAGE C3 BASEMENT FLOOR PLAN
1/4" = 1'-0"



Planned Development Package

C4 Preliminary Floor Plans & Elevation 10/07/2025



COTTAGE C4 FIRST FLOOR PLAN
1/4" = 1'-0"

CITY AREA CALC. SF FOR
COTTAGE AVERAGES

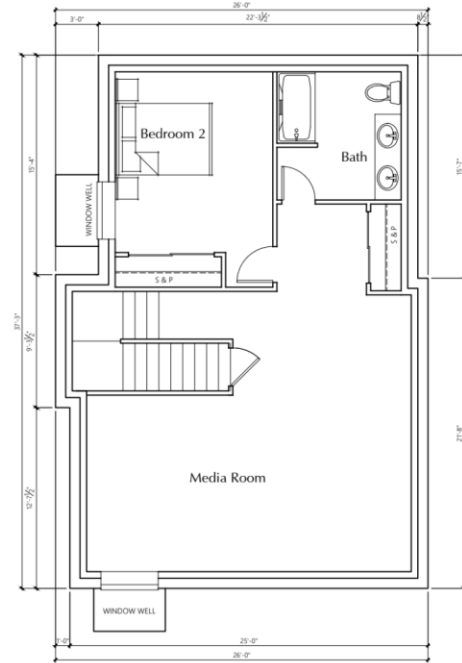
AREA SUMMARY	
	Outside Face*
First Floor	899
Total SF	899

*Based on exterior walls to which
area was measured.
TOTAL SF FOR AVERAGE
CLUSTER CALC=899 SF
TOTAL FOOTPRINT SF= 899 SF

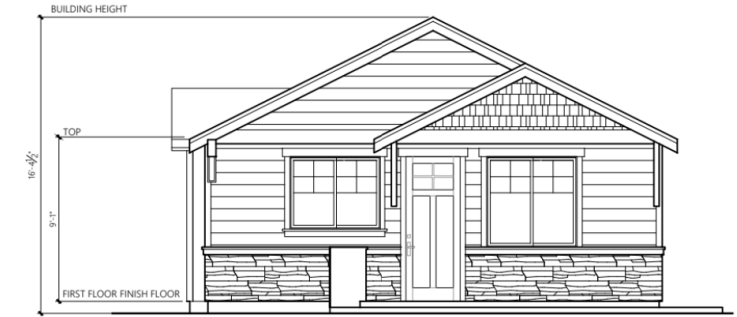
LIVING SPACE AREA SF

AREA SUMMARY	
	Heated SF Inside Face*
Lower Floor	713
First Floor	842
Total SF	1,555

*Based on exterior walls to which
area was measured.
DETACHED Garages PROVIDED:
APPROX. 252SF



COTTAGE C4 BASEMENT FLOOR PLAN
1/4" = 1'-0"



COTTAGE C4 COURTYARD FRONT ELEVATION
1/4" = 1'-0"



Planned Development Package

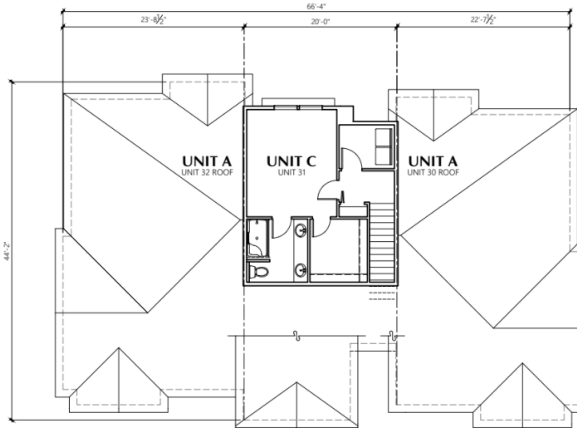
3 Plex Parent Lots 5-7 Preliminary Floor Plans & Elevations 10/07/2025



3-PLEX

1/8" = 1'-0"
STRUCTURE WIDTH = 72'-0"
1/2" x 72'-0" = 24'-0"
TOTAL WIDTH OF PROJECTIONS = 3'-3 3/4"

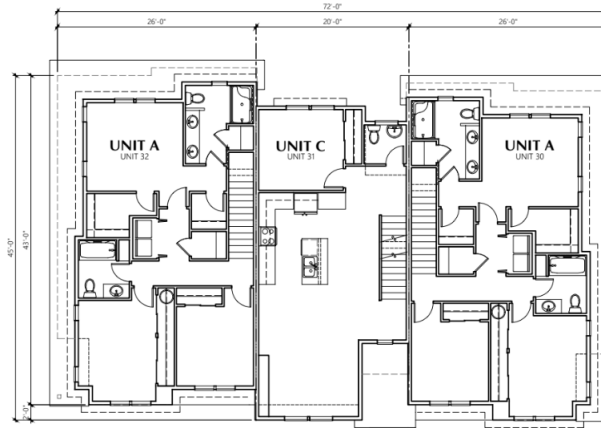
FRONT ELEVATION
LOTS 5, 6 & 7



3-PLEX

1/8" = 1'-0"

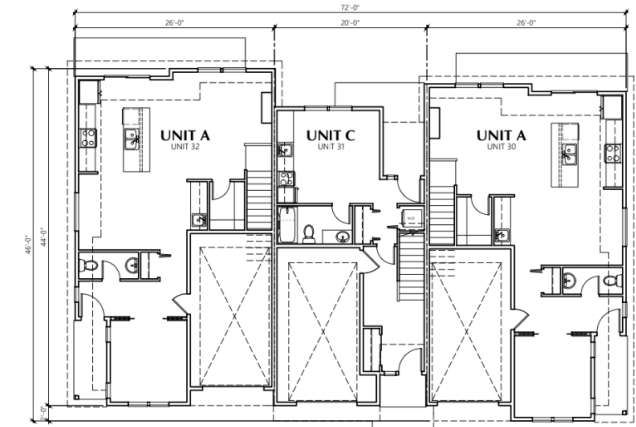
THIRD FLOOR PLAN
LOT 5 (LOTS 6 & 7 SIMILAR)



3-PLEX

1/8" = 1'-0"

SECOND FLOOR PLAN
LOT 5 (LOTS 6 & 7 SIMILAR)



3-PLEX

1/8" = 1'-0"

FIRST FLOOR PLAN
LOT 5 (LOTS 6 & 7 SIMILAR)



Planned Development Package

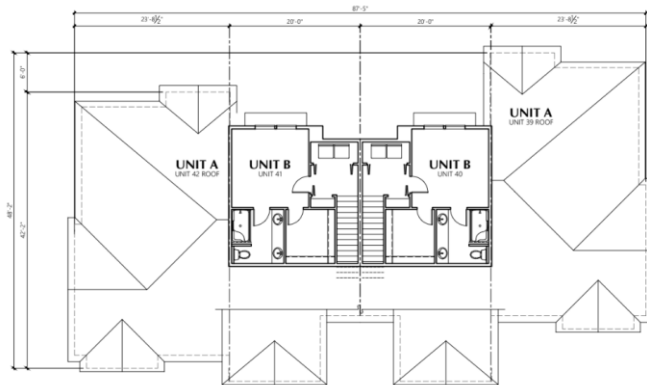
4 Plex Parent Lot 8 Preliminary Floor Plans & Elevations 10/07/2025



4-PLEX

1/8" = 1'-0"
STRUCTURE WIDTH+ 92'-0"
2 x 92'-0" = 184'-0"
TOTAL WIDTH OF PROJECTIONS = 9'-7 1/2" + 11'-11 1/4" + 7'-0 1/4" = 28'-4 1/4"
COMPLEX: 28'-4 1/4" x 30'-8"

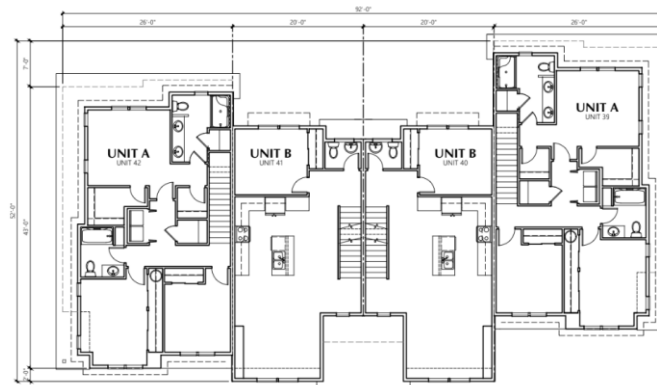
FRONT ELEVATION
LOT 8



4 PLEX

1/8" = 1'-0"

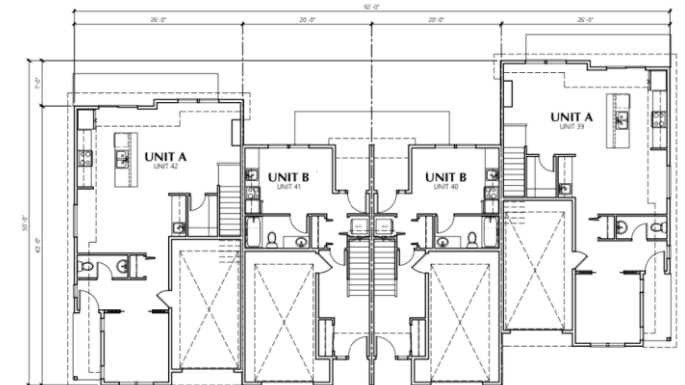
THIRD FLOOR PLAN
LOT 8



4 PLEX

1/8" = 1'-0"

SECOND FLOOR PLAN
LOT 8



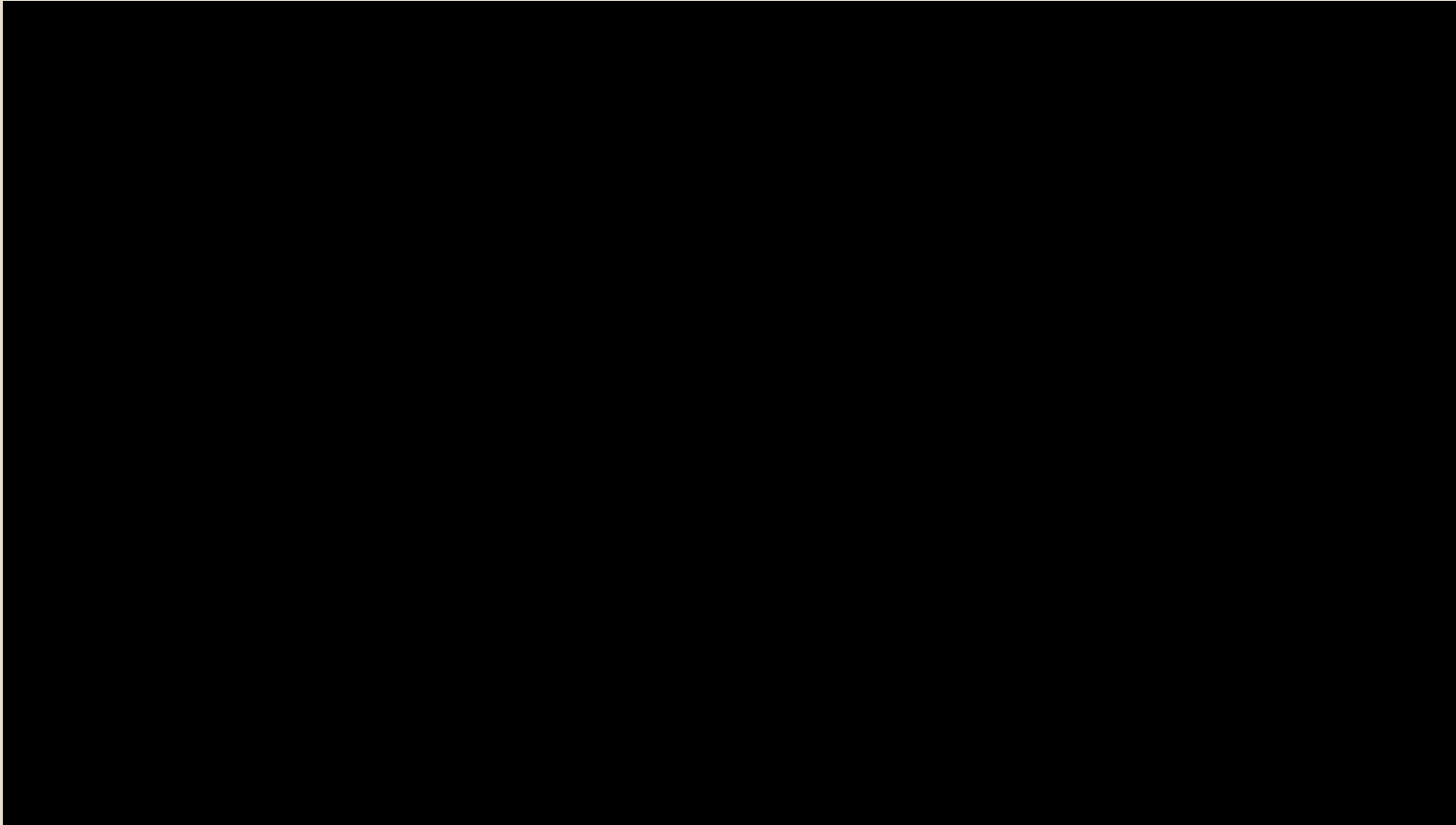
4-PLEX

1/8" = 1'-0"

FIRST FLOOR PLAN
LOT 8

Joined Neighbors at the Rassekh Park Grand Opening

October 18th, 2025 @ 18011 Stafford Road, Lake Oswego



Rassekh Park Grand Opening 2025



Next Steps

Q4 2025

MHLD Planning Application Submittal 1
Design Review Commission Meetings
PD & Subdivision Planning Application Approval

Q1 2026

MHLD Planning Approvals
Final Engineering Application Submittal 1

Q2 2026

Site Construction Start & Demo
Final Engineering Approvals

Q3 2026

Building Permit Application(s) Submittal 1

Q4 2026

Building Permit Approvals
Home Build Start





Q&A Session



Thank you



Ken Allen

Director of Development

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October 23rd, 2025

HAZELIA LIVING



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