



November 25, 2020

RE: VIRTUAL NEIGHBORHOOD MEETING NOTICE
Design Review Application for Attached Single-Family Dwellings at Brookside at Pleasant Valley

Dear Property Owner/Neighbor:


Pacific Community Design, Inc. is holding a virtual neighborhood meeting regarding design review for 71 single-family attached dwellings (three or more) to be developed on Phase 4 (Parcel 1S3E20D Tax Lot 01000) and Phase 5 (Parcel 1S3E20A Tax Lot 01200) of Brookside at Pleasant Valley. The subject properties are located at SE 190th Dr. and 7240 SE 190th Dr. Gresham, OR within the Gresham Pleasant Valley Neighborhood Association, more specifically shown on the attached map (Attachment A). Prior to applying for Design Review with the City of Gresham, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for the applicant, surrounding property owners and residents, and neighborhood association representatives to review the proposal and identify issues so that such issues may be considered before the formal application is submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Gresham's Development Code.

You are invited to attend the virtual meeting on:

Tuesday, December 15, 2020 at 6:00 PM
See attached instructions to join the meeting.

The website for viewing the pre-application meeting notes, Pre-Application Number: PAM 20-26000290 is <https://egov.greshamoregon.gov/Click2GovPZ/>.

Given the advent of the COVID outbreak and at the direction of Gresham City staff, an in-person meeting will not be held. Instead, City staff have set up a remote meeting through Zoom Video Communications, which is a remote conferencing system to allow for the ENN meeting while also maintaining the social distancing protocol. The Zoom meeting can be accessed by video or phone conference. To access the meeting, please go to <https://greshamoregon.gov/Neighborhood-Associations/>. Then, under the section of the page labeled "Association resources" locate the section labeled "Early Neighborhood Notification Meetings". Click on the  symbol to locate the Meeting Date or Project Name for the project you are interested in. Once you have located the project meeting, you will find a link with instructions on how to access the remote Zoom meeting and a link to register for the Early Neighborhood Notice meeting. You will also find the password needed to access the meeting.

To maintain an orderly meeting, the following sequence will occur:

- Attendance: any person who accesses the meeting shall state their name, address, and phone number/email address once they join the meeting.
 - This is for our ENN record that is required for development permit submittal.
- Project presentation: at the time indicated in this letter, the project team will present the project.
- Question and answer: at the conclusion of the presentation, we will ask that any person with a question to state their name.
 - After all names of those who wish to speak have been identified, we will go down the list of names and answer questions.
- Conclusion: at the conclusion of the question and answer segment, we will confirm all meeting attendees and then conclude the meeting.

For more information about Zoom, you can visit [Frequently Asked Questions](https://support.zoom.us) page, <https://support.zoom.us>, where you can learn more about the system.

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 City. Depending upon the type of land use action required, you may receive official notice from City of Gresham for you to either participate with written comments and/or an opportunity to attend a public hearing.

We look forward to more specifically discussing the proposal with you. Please feel free to call me at (503) 941-9484 if you have questions.

Sincerely,




Stacy Connery, AICP

Encl:

*Property Vicinity Map
Instructions for Joining and Participating in the Neighborhood Meeting*

CITY OF GRESHAM

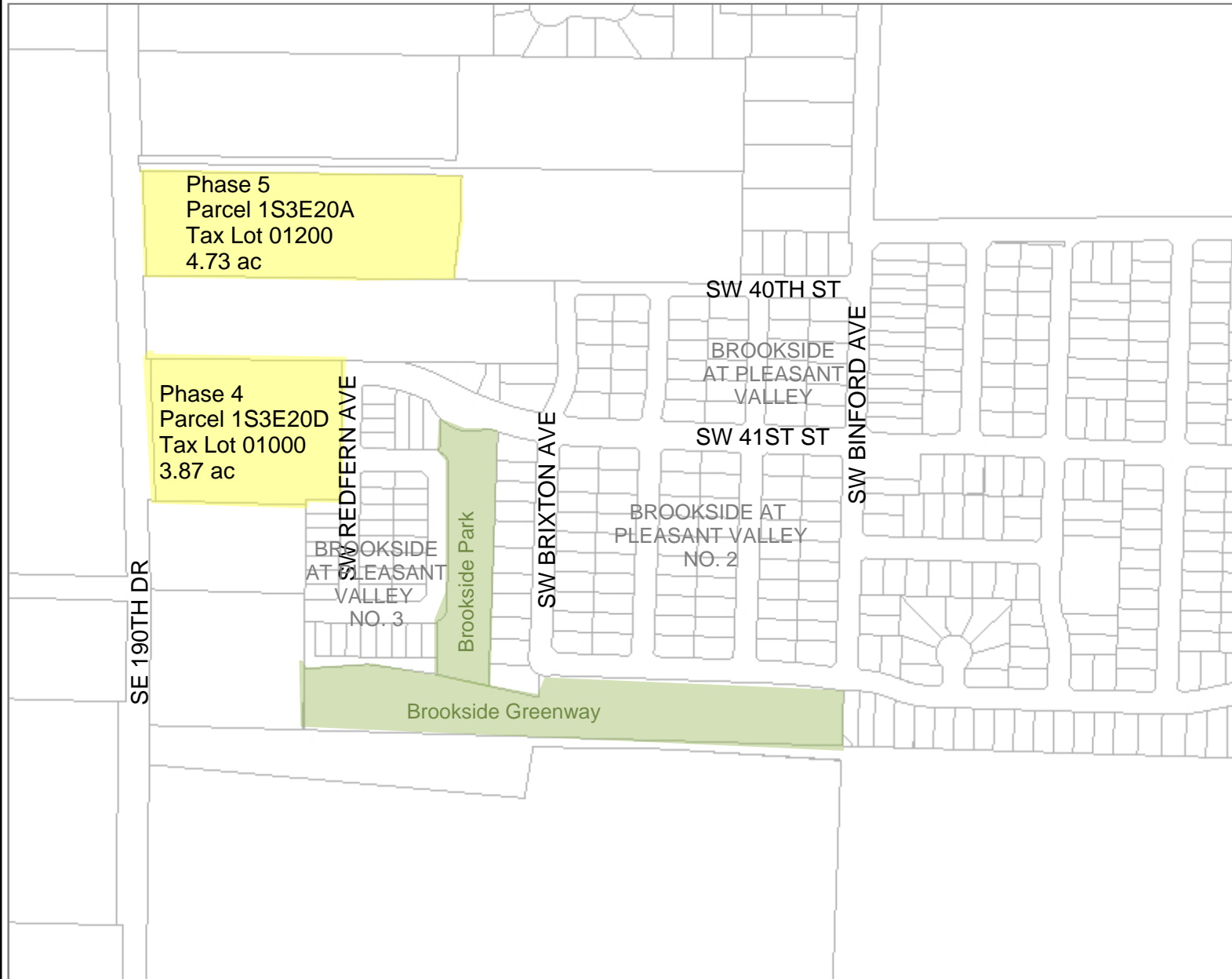
Zoom Meeting Instructions

- 1) Whether you plan on attending the meeting via computer or by phone you will first need to register for your meeting by selecting “Meeting Registration” under your project’s name and date.
- 2) Once you have registered, you’ll receive an email from Zoom that will provide you with:
 - a. A link to the meeting if you plan on attending via computer. **(Note: This link is specific to you, so do not share your link with anyone)**
 - b. A list of phone numbers for you to call to attend the meeting via phone. **(Note: You will receive a list of phone numbers, but we generally suggest using the phone number that starts with area code 253.)**
- 3) The day of the meeting you will either use the link that Zoom provided you in the email if you plan on attending via your computer or you will call in using one of the phone numbers provided in the email.
 - a. Remember if you call into the meeting, we suggest that you use the phone number with the area code 253 and you will need to have the meeting ID number provided to you in the email.
 - b. If you are planning on attending the meeting using your computer, you will need to enter the meeting password.
 - i. To find the password for your projects meeting please go to <https://greshamoregon.gov/Neighborhood-Associations/> .
 - ii. Then locate the portion of the page labeled “Early Neighborhood Notification Meetings” and select the 
 - iii. Then locate the project name of the meeting you are wanting to attend
 - iv. Then select the “Password” Icon and that will provide you with the password for your project
- 4) If you want additional resources about how Zoom Meeting works, please visit these two resource pages:
 - a. [Frequently Asked Questions](#)
 - b. <https://support.zoom.us>

- 5) If you have any support questions you can contact Noah Myhrum-Urban Design and Planning at 503-618-2222 or Noah.Myhrum@GreshamOregon.gov or you can contact Michael Gonzales-ONCE at 503-618-2482 or Michael.Gonzales@GreshamOregon.gov

ATTACHMENT A VICINITY MAP

Multnomah County, Oregon



Legend

Taxlots

Zoning

Phase 4: Zoned predominantly Moderate Density Residential - Pleasant Valley (MDR-PV) with exception of lots #1, #29, and #30, bordering SW Redfern Ave. that are zoned Low Density Residential - Pleasant Valley (LDR-PV)

Phase 5: The western end is mostly zoned High Density Residential - Pleasant Valley (HDR-PV) while a small corner on the south-east, is zoned Moderate Density Residential - Pleasant Valley (MDR-PV)

Notes



This map is provided for informational purposes only. Information used to develop this map has been obtained from many sources, and is not guaranteed to be accurate. Multnomah County assumes no responsibility for the accuracy of information appearing on this map.

Scale: 1: 4,514

Printed: 11/19/2020

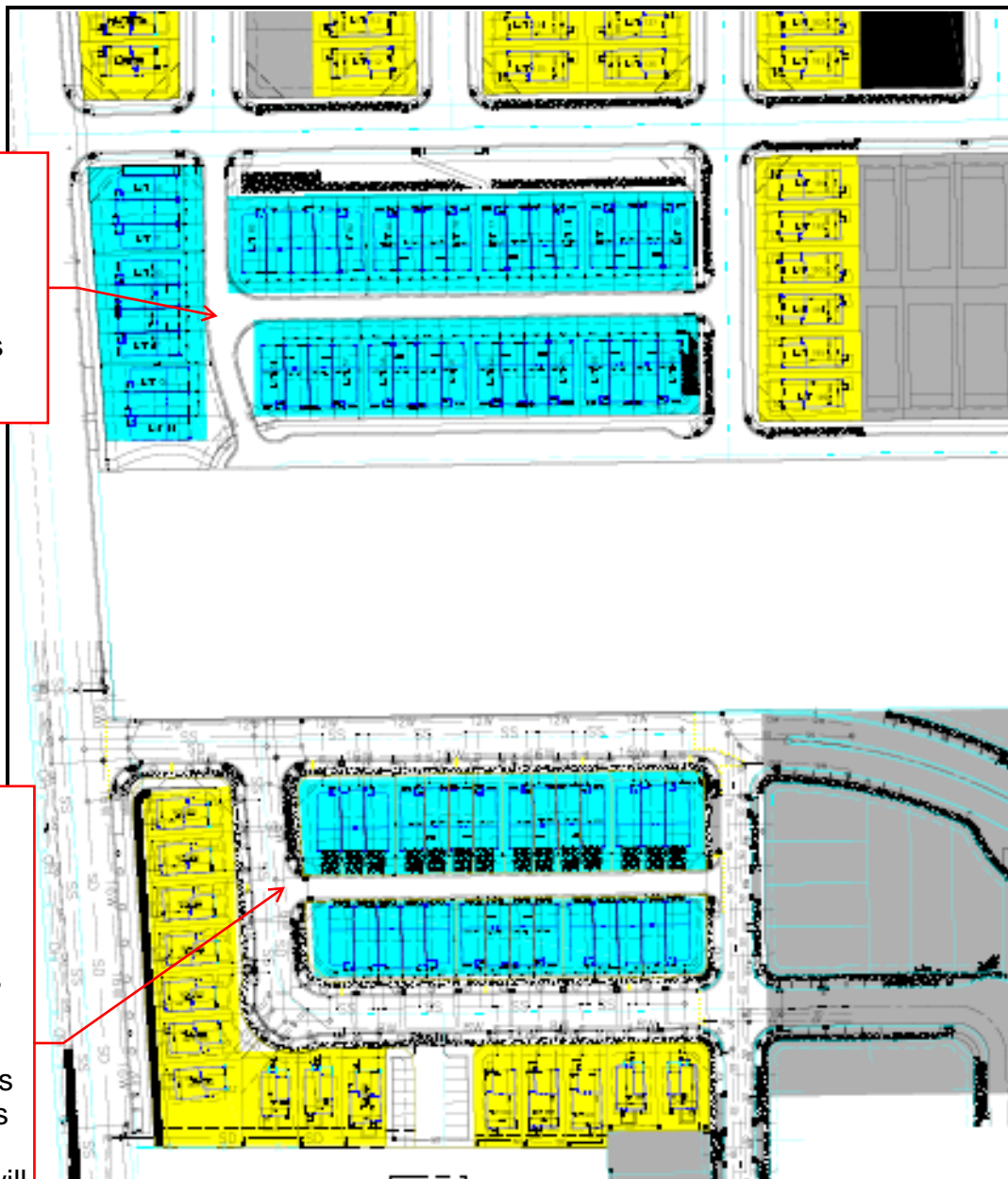
ATTACHMENT B SITE PLAN



DETACHED = 87

ATTACHED = 71

NOT D.R. HORTON



PHASE 5

43 Lots will be developed with single-family attached dwellings (3 or more)

PHASE 4

28 Lots will be developed with single-family attached dwellings (3 or more).

NOTE: The 15 Lots to be developed as single family detached homes will not be developed at this time.