

Exhibit H



October 24, 2016

Subject: Notice of a proposed subdivision at 13333 Rusk Road

Dear Property Owner:

You are cordially invited to attend a neighborhood meeting on **Thursday, November 3 at 6:00 PM.**

The purpose of this meeting is to discuss a proposed subdivision located at 13333 SE Rusk Road adjacent to the Turning Point Church. The subject tax lots are: 22E 06AD 600, 700, 900 and 901. The site is approximately 18 acres and is zoned R-3 and R-10 by the City of Milwaukie. A vicinity map showing the site location is attached to this letter.

The proposed subdivision will include single-family attached (row house) lots. The applicant is proposing to use the City's Planned Development provisions, which allow flexibility to preserve natural resources on the site while maximizing development potential.

The Turning Point Church will remain in place, and natural resources that exist on the site will be preserved.

A preliminary site plan is attached to this letter.

The purpose of this meeting is to provide an opportunity for the applicant and surrounding property owners to meet and discuss the proposal, including any potential concerns.

The meeting is scheduled for:

**Thursday, November 3, 2016
6:00 – 7:30 PM
Turning Point Church
13333 SE Rusk Road
Portland, OR 97222**

Please note that this is an informational meeting on preliminary plans. These plans may change slightly before the application is submitted to the City. We look forward to discussing this proposal with you. Please feel free to contact me if you have questions.




Sincerely,

Scott Emmens
DOWL Senior Project Manager

Attachment(s): Vicinity Map and Preliminary Site Plan



Legend

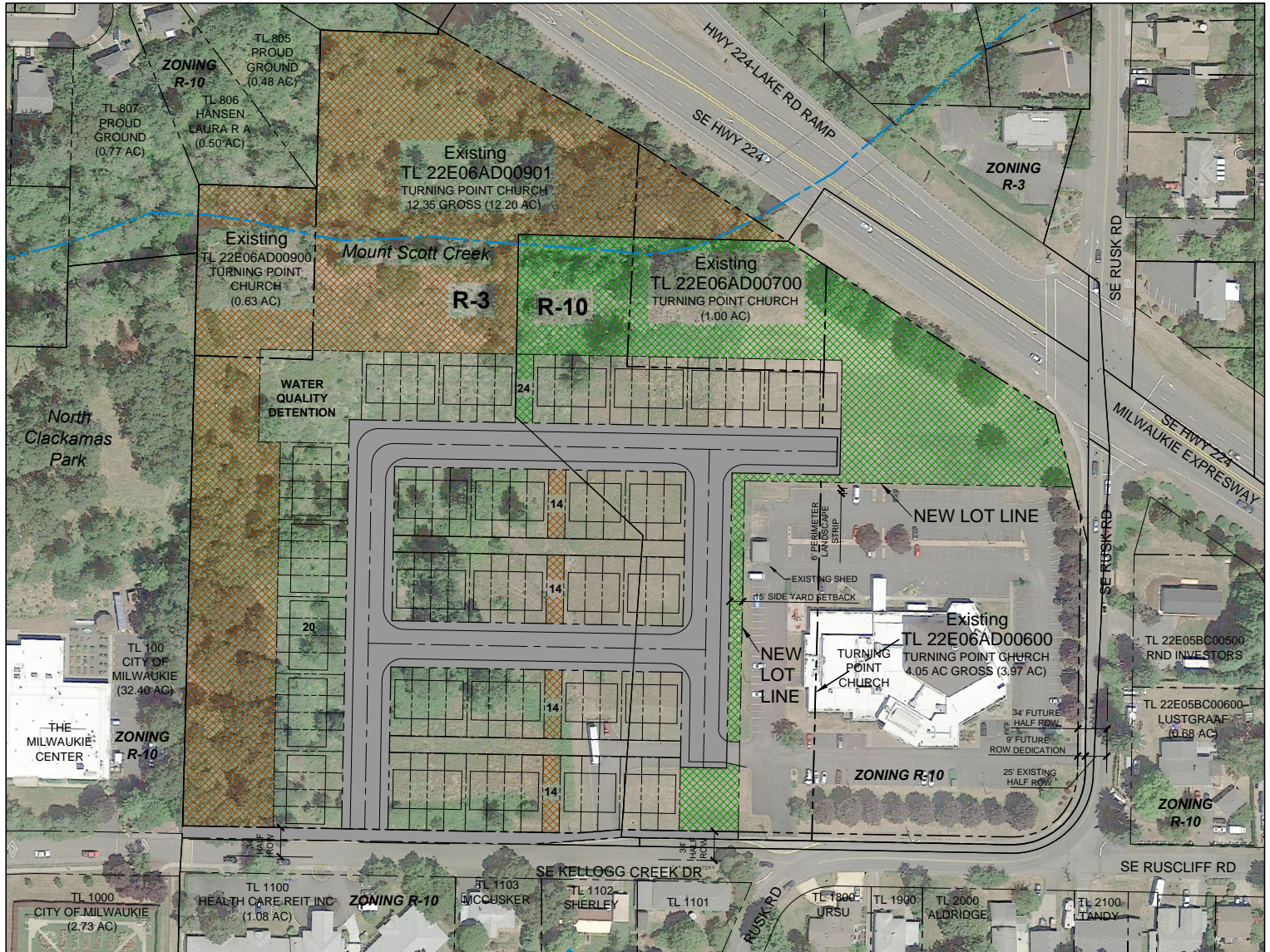
-  Site
-  taxlots
-  City Limits



Vicinity Map
 Kellogg Creek
 Milwaukie, Oregon



Project # 2322.1414258.01



Kellogg Creek

Conceptual Site Plan

Development Information

Total Gross Area	= 14.22 ac
Total Dwelling Units Proposed	= 99 du
Zoning R-3:	= 9.63 ac
Open Space (1/3 Total Gross Area)	= - 3.21 ac (Providing 4.51 ac)
(Floodplain 2.8 ac + Open Space 0.41 ac)	
ROW (Kellogg + On-site)	= - 1.32 ac
Net Area	= 5.10 ac
Max Dwelling Units (14.5 du/ac)	= 74 du
PUD Density Increase (20 %)	= 89 du
Zoning R-10:	= 4.59 ac
Open Space (1/3 Total Gross Area)	= - 1.53 ac (Providing 2.87 ac)
(Floodplain 1.73 ac + Open Space 1.07 ac)	
ROW (Kellogg + Rusk + on-site)	= - 0.91 ac
Net Area	= 2.15 ac
Max Dwelling Units (4.4 du/ac)	= 9 du
PUD Density Increase (20%)	= 11 du
Density Total:	
Max Dwelling Units Total	= 83 du
Max PUD Density Increase Total	= 100 du

- Development Standards - City of Milwaukie**
- Notes:**
1. Base map information based on data from a variety of sources including Metro GIS, City of Milwaukie GIS, and Microsoft Bing Aerials. No survey information was used to create this map and all areas shall be considered approximate.
 2. This drawing originated as imported GIS coverages from RLIS Metro data dated May 2016. The original projection was maintained: NAD 1983 North State Plane OR North 3601 / 2913 Intl Feet.
 3. GIS coverages for Habitat Conservation Area and Vegetated Corridors were imported from City of Milwaukie data dated June 2016. Vegetated Corridors were modified at west property line per PHS on-site evaluation 7/7/2016.
 4. Future ROW dedication requirements along SE HWY 224 were unknown at time of plan preparation and may impact total allowed Maximum Dwelling Units.

Legend

- - - Existing Property Lines
- - - Proposed Property Lines
- - - City of Milwaukie Boundary
- 500 Existing Contours - 5' Interval
- Existing Stream
- Existing FEMA 100 Year Floodplain
- Existing Buildings
- Zoning**
- Low Density Residential R-10
- Medium Density Residential R-3
- Open Space R-3
- Open Space R-10

10/5/2016

0 30 60 120

DOWL
www.dowl.com

720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641
Project No. 2322.14258.01
Contact: Ben Williams, PE

Milwaukie, Oregon

22E05B 01000
SECHAN NEIL TRUSTEE
101 SCENIC DR
ASHLAND, OR 97520-2619

22E05B 01100
RANDALL INVESTMENT GROUP LLC
2 CENTERPOINTE DR STE 210
LAKE OSWEGO, OR 97035-8627

22E05B 01200
RANDALL INVESTMENT GROUP LLC
2 CENTERPOINTE DR STE 210
LAKE OSWEGO, OR 97035-8627

22E05B 01603
LAKE ROAD MEDICAL BUILDING LLC
6542 SE LAKE RD STE 104
MILWAUKIE, OR 97222-2245

22E05B 02600
ROBERTSON RANDALL W
12972 SE RUSK RD
MILWAUKIE, OR 97222-2106

22E05B 02602
SMITH CRAIG S
13012 SE RUSK RD
MILWAUKIE, OR 97222-2108

22E05B 02603
ENG JOHN
12992 SE RUSK RD
MILWAUKIE, OR 97222-2106

22E05B 02700
NBL PROPERTIES LIMITED
PARTNERSHIP
PO BOX 1741
LAKE OSWEGO, OR 97035-0578

22E05BC00100
HOVIS REBECCA M
13440 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00101
MCDONALD BRIAN SCOTT
13398 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2142

22E05BC00102
CLIFFORD ROBERT C & MARTHA L
13436 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00103
HOWARD TIMOTHY C & HOLLY M
13444 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00104
GERTON JUDITH A & RONALD E
13446 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00200
JACKSON RICHARD L & SHERI R
13420 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00300
CASTRO DOMINGO RAY JR
13410 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00400
STATE OF OREGON
TRANSPORTATION BLDG
SALEM, OR 97310-0001

22E05BC00500
RND INVESTORS INC
6486 SE VERNELDA ST
MILWAUKIE, OR 97267-3269

22E05BC00600
LUSTGRAAF JOY E & DARELL A
13312 SE RUSK RD
MILWAUKIE, OR 97222-3209

22E05BC00700
PASTOR JOAQUIN P & GABRIELA N
13400 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC00800
MARKWART KEITH A & A K LAUTT-
MARKWART
13430 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E05BC01000
GUNNARSON CHRIS
13387 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2104

22E05BC01100
LUCAS JUDITH M
13114 SE NIXON AVE
MILWAUKIE, OR 97222-6137

22E05BC01200
VAN BOCKEL DOROTHEA A &
JEBEDIAH
13391 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2104

22E05BC01300
BLACKBURN GLORIA R CO-
TRUSTEE
13465 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2148

22E05BC01400
MILLWARD G RICHARD A
13485 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2148

22E05BC01500
GREEN-HITE JOHN & TERESA
13575 SE BRIARFIELD CT
MILWAUKIE, OR 97222-3201

22E05BC01600
JOHNS LANA S TRUSTEE
7222 SE 29TH
PORTLAND, OR 97202-8732

22E05BC01700
ANDRUS SONIA L & STEVEN R
16897 SE TONG RD
DAMASCUS, OR 97089-8879

22E05BC01800
BRINKMAN SHARON M & GARRY D
6041 SE PARKVIEW TER
MILWAUKIE, OR 97222-3207

22E05BC01900
KILER KURTIS LEE
13555 SE BRIARFIELD CT
MILWAUKIE, OR 97222-3201

22E05BC02100
HALL LUREL DEAN & MARALYN S
6109 SE ERIC
MILWAUKIE, OR 97222-3206

22E05CB00303
HENNEBECK CAITLIN
13450 SE RUSCLIFF RD
MILWAUKIE, OR 97222-2143

22E06AA00300
MILLER SUSAN & PHIL
5800 SE WEIKO WAY
MILWAUKIE, OR 97222-2145

22E06AA00400
MASSEY LEROYCE J
13021 SE WEIKO WAY
MILWAUKIE, OR 97222-2145

22E06AA00401
MILLER SUSAN & PHIL
5800 SE WEIKO WAY
MILWAUKIE, OR 97222-2145

22E06AA00402
MILLER SUSAN & PHIL
5800 SE WEIKO WAY
MILWAUKIE, OR 97222-2145

22E06AA00501
TIEN FRANK & KAREN
9249 SE HUNTERS BLUFF AVE
HAPPY VALLEY, OR 97086-9131

22E06AA00502
SATIS PROPERTIES LLC
5939 SE IRIS CT
MILWAUKIE, OR 97267-1852

22E06AA00504
TIEN FRANK & KAREN
9249 SE HUNTERS BLUFF AVE
HAPPY VALLEY, OR 97086-9131

22E06AA00600
MASSEY TERRY
8625 SE JENNINGS AVE
MILWAUKIE, OR 97267-5458

22E06AA00601
OFFICE OF OVERSEER & HIS
SUCCESSORS
800 NE TENNEY RD STE 110-318
VANCOUVER, WA 98685-2831

22E06AA00700
KING TONY C
12951 SE RUSK RD
MILWAUKIE, OR 97222-2105

22E06AA00800
JOHNSON LORI C
13001 SE RUSK RD
MILWAUKIE, OR 97222-2107

22E06AA00900
BRUNEAU CAROLINE J TRUSTEE
12942 SE RUSK RD
MILWAUKIE, OR 97222-2106

22E06AB00610
OLEARY MICHAEL J & MARY JEAN
5440 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2115

22E06AB00616
SILVERLEAF HOMEOWNERS
ASSOCIATION
5246 CAMPANARIO RD
MILWAUKIE, OR 97222

22E06AB00617
NORTH CLACKAMAS PARK & REC
DIST
150 BEAVERCREEK RD
OREGON CITY, OR 97045-4302

22E06AB00703
NOREN JOHN A & DONNA
12935 SE CARRIE LYN LN
MILWAUKIE, OR 97222-2166

22E06AB00704
BRUNNING VINCENT C &
GEORGIANNE
12963 SE CARRIE LYN LN
MILWAUKIE, OR 97222-2166

22E06AB00705
MCKEE GEORGE A TRUSTEE
5535 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2114

22E06AB00706
PERRY MICHAEL A
5455 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2116

22E06AB00707
ROGERS SALLY M
5454 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2115

22E06AB00708
HEINICHEN RICHARD J & CINDY I
5502 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2167

22E06AB00709
SAENZ SAMUEL & ROSIE
5550 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2167

22E06AB00710
LEFRANC YVES & GINA
MCMENAMIN
5606 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2117

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JONES SCOTT & TIFFANY
5648 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2117

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CHANEY DALE S & T BOATWRIGHT-
CHANEY
5649 SE CAMPANARIO RD
MILWAUKIE, OR 97222-2180

22E06AB00713
SLOBODA VASILY & TAMARA
12988 SE CARRIE LYN LN
MILWAUKIE, OR 97222-2176

22E06AB00714
BAILEY ARLENE F
12936 SE CARRIE LYN LN
MILWAUKIE, OR 97222-2176

22E06AB00715
CHRISTIANSON JOHN W & LOU ANN
5586 SE LAKE RD
MILWAUKIE, OR 97222-2169

22E06AB00716
NORTH CLACKAMAS PARKS & REC
DIST
150 BEAVERCREEK RD
OREGON CITY, OR 97045-4302

22E06AC00100
CITY OF MILWAUKIE
10722 SE MAIN ST
MILWAUKIE, OR 97222-7606

22E06AD00100
HACMAC PROPERTIES LLC
6026 SE EASTBROOK DR
MILWAUKIE, OR 97222-3237

22E06AD00200
THORPE JAMES STEVEN
13020 SE RUSK RD
MILWAUKIE, OR 97222-2108

22E06AD00300
GOFF DONALD EUGENE CO-
TRUSTEE
14980 SE RIVER FOREST DR
MILWAUKIE, OR 97267-2508

22E06AD00301
STATE OF OREGON
TRANSPORTATION BLDG
SALEM, OR 97310-0001

22E06AD00600
TURNING POINT CHURCH
13333 SE RUSK RD
MILWAUKIE, OR 97222-3208

22E06AD00700
TURNING POINT CHURCH
13333 SE RUSK RD
MILWAUKIE, OR 97222-3208

22E06AD00801
PROUD GROUND
5288 N INTERSTATE
PORTLAND, OR 97217-3767

22E06AD00802
PROUD GROUND
5288 N INTERSTATE
PORTLAND, OR 97217-3767

22E06AD00803
GESIK CHARLIE
5650 SE KAYLA CT
MILWAUKIE, OR 97222-6662

22E06AD00804
PROUD GROUND
5288 N INTERSTATE
PORTLAND, OR 97217-3767

22E06AD00805
PROUD GROUND
5288 N INTERSTATE
PORTLAND, OR 97217-3767

22E06AD00806
HANSEN LAURA R A
12978 SE MADEIRA DR
MILWAUKIE, OR 97222-6633

22E06AD00807
PROUD GROUND
5288 N INTERSTATE
PORTLAND, OR 97217-3767

22E06AD00900
TURNING POINT CHURCH
13333 SE RUSK RD
MILWAUKIE, OR 97222-3208

22E06AD00901
TURNING POINT CHURCH
13333 SE RUSK RD
MILWAUKIE, OR 97222-3208

22E06AD01000
CITY OF MILWAUKIE
10722 SE MAIN ST
MILWAUKIE, OR 97222-7606

22E06AD01100
HEALTH CARE REIT INC
4500 DORR ST
TOLEDO, OH 43615-4040

22E06AD01101
SUPPRESSED NAME
5824 SE KELLOGG CREEK DR
MILWAUKIE, OR 97222-2103

22E06AD01102
SHERLEY JUDY E
5804 SE KELLOGG CREEK DR
MILWAUKIE, OR 97222-2103

22E06AD01103
MCCUSKER JAMES P
5800 SE KELLOGG CREEK DR
MILWAUKIE, OR 97222-2103

22E06AD01200
HEALTH CARE REIT INC
4500 DORR ST
TOLEDO, OH 43615-4040

22E06AD01400
JOHNSON GARY C & SHERRIE L
13477 SE RUSK RD
MILWAUKIE, OR 97222-3210

22E06AD01500
BERESFORD TERRY
13502 SE RUSK RD
MILWAUKIE, OR 97222-3230

22E06AD01600
RIVELLI JOSEPH P & SUSAN M
6008 SE PARKVIEW TER
MILWAUKIE, OR 97222-3207

22E06AD01601
KEAGBINE ANTHONY TRUSTEE
6012 SE PARKVIEW TER
MILWAUKIE, OR 97222-3207

22E06AD01700
PIPER RONALD D & LINDA L
13468 SE RUSK RD
MILWAUKIE, OR 97222-3211

22E06AD01800
URSU IOAN
13460 SE RUSK RD
MILWAUKIE, OR 97222-3211

22E06AD01900
NEALEIGH DOUGLAS E
13360 SE RUSK RD
MILWAUKIE, OR 97222-3229

22E06AD02000
ALDRIDGE FAMILY TRUST
13340 SE RUSK RD
MILWAUKIE, OR 97222-3229

22E06AD02100
TANDY STEPHEN DOUGLAS &
KAREN LYNN
13330 SE RUSK RD
MILWAUKIE, OR 97222-3229

22E06AD02200
TANDY STEPHEN DOUGLAS &
KAREN LYNN
13330 SE RUSK RD
MILWAUKIE, OR 97222-3229

22E06AD02300
BRINKMAN GARRY D
6041 SE PARKVIEW TER
MILWAUKIE, OR 97222-3207

22E06AD02400
KEAGBINE ANTHONY TRUSTEE
6012 SE PARKVIEW TER
MILWAUKIE, OR 97222-3207

22E06AD02401
CLACKAMAS COUNTY
902 ABERNETHY RD
OREGON CITY, OR 97045-1165

22E06DA00100
HALL LUREL DEAN & MARALYN S
6109 SE ERIC ST
MILWAUKIE, OR 97222-3206

22E06DA00200
ELLS RICHARD H
6037 SE ERIC ST
MILWAUKIE, OR 97222-3205

22E06DA00300
WINTER JILL J TRUSTEE
6025 SE ERIC ST
MILWAUKIE, OR 97222-3205

22E06DA00400
SANDERS KELLI
6011 SE ERIC ST
MILWAUKIE, OR 97222-3205

22E06DA00500
BARNES SUSAN P & ABEDNEGO
5959 SE ERIC ST
MILWAUKIE, OR 97222-3204

22E06DA00600
PEREIRA MICHELLE M & JARROD A
5915 SE ERIC ST
MILWAUKIE, OR 97222-3204

22E06DA03601
PROVOST ERIC J & HOLLY M
6135 SE ERIC ST
MILWAUKIE, OR 97222-3206

22E06DB00400
EASTERN ORTHDX CH ANNUNCTN
PO BOX 22048
MILWAUKIE, OR 97269-2048

**KELLOGG CREEK PROJECT
NEIGHBORHOOD MEETING**
THURSDAY, NOVEMBER 3

WELCOME!

PROJECT TEAM

- Scott Emmens, Senior Project Manager, DOWL
- Serah Breakstone, Senior Planner, DOWL
- Kyle Glidden, Senior Civil Project Designer, DOWL
- John Van Staveren, Senior Scientist, PHS
- Zachary Horowitz, Senior Engineer, Kittelson & Assoc.

Property owner: Turning Point Church
Developer: Brownstone Development, Inc.
Home Builder: DR Horton

PROJECT SITE



PROJECT OVERVIEW

- Subdivision with 99 lots
- Compact development to preserve natural areas
- Property line adjustment
- Church will remain
- Public open spaces and a greenway
- On-site stormwater treatment
- One primary access on Kellogg Creek Drive

CITY LAND USE APPROVALS

Package 1

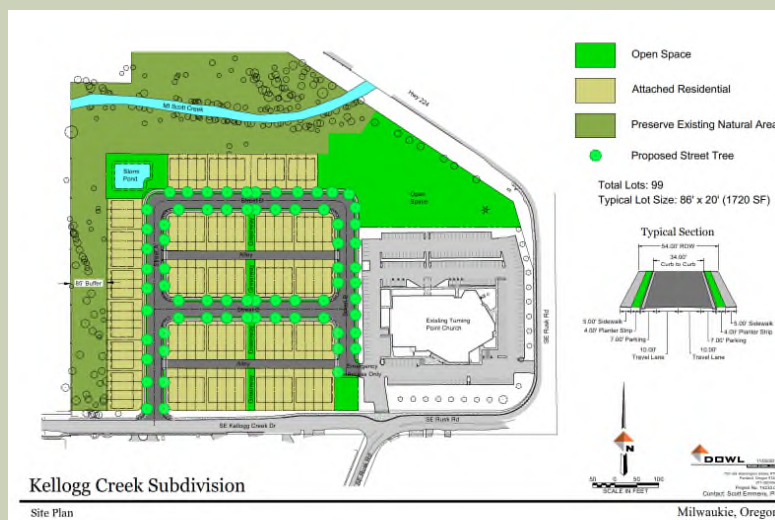
- Planned Development
- Zone Change

Package 2

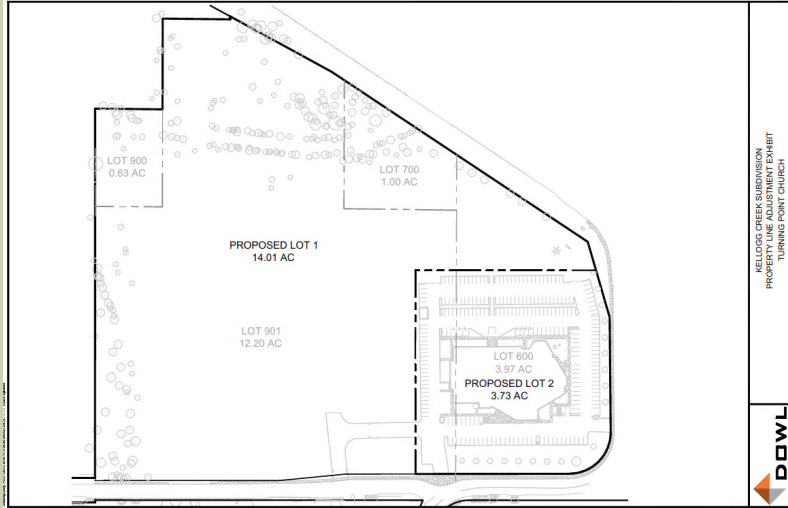
- Subdivision
- Natural Resources Review
- Transportation Facilities Review

Applications to be reviewed concurrently
One or two Planning Commission Hearings
One City Council hearing

PRELIMINARY SITE PLAN



LOT LINE ADJUSTMENT



EXAMPLE HOME TYPES



Sample: Front Loaded 4-Plex



Sample: Front Loaded 3-Plex



Sample: Alley Loaded

Kellogg Creek Subdivision
DR Horton Home Types

DOWL
DESIGN
17100 SW Parkway, Suite 100
Portland, Oregon 97224
Phone: 503.253.2424
Fax: 503.253.2425
Contact: Scott Entwistle, PE

Milwaukie, Oregon

PROJECT TIMELINE

- Submit application by November 30
- 30-days for completeness review
- About 5 months for review process
- Public hearings early spring (March)
- Construction August – November 2017

QUESTIONS & FEEDBACK

SBREAKSTONE@DOWL.COM

971.280.8661