



PLANNING DEPARTMENT NEIGHBORHOOD MEETING PACKET

(Required for all Type III, IV or V projects)

Submit the following with land use application materials to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 625-5522.

The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development per Sherwood Zoning and Community Development Code 16.70.020. The meeting must be held in a public location **prior** to submitting a land use application.

- Affidavits of mailing to adjacent property owners that are within 1,000 feet of the subject application.
- Sign-in sheet(s)
- Summary of the meeting notes

(Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in 16.72.020.)

PUIS 14-02
SP 14-01
CUP 14-04

APR 23 2014

Affidavit of Mailing

DATE: March 19, 2014

STATE OF OREGON)
)
Washington County)

I, John Williamson, representative for the THE SPRINGS LIVING proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on MARCH 19, 2014

John Williamson
Representatives Name: JOHN WILLIAMSON
Name of the Organization: THE SPRINGS LIVING



Subscribed before me this 19th
day of March 2014.
By: Valerie Reynolds

Valerie Reynolds
Date of Commission Expiration: October 18, 2017

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: THE SPRINGS AT SHERWOOD
 Proposed Project Location: 15699 OREGON ST / ASH ST
 Project Contact: JOHN WILLIAMSON - LRS ARCHITECTS 503-221-1121
 Meeting Location: MARSORIE STEWART SENIOR CENTER
 Meeting Date: APRIL, 3RD 2014 6:30 pm

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Andrew Rice ^{St Francis Parish}	22086 SW 107 th Ave. Sherwood	ajrice@ajricepa.com				<input checked="" type="checkbox"/>
Sheila Polowicz ^{ST FRANCIS SHERWOOD}	15651 SW Oregon St Sherwood	sheila@stfrancissherwood.org				<input checked="" type="checkbox"/>
Chuck Archer ^{McMinnville}	640 NE 3 rd St. OR. 97128	carcher@TheSpringsLiving.com		<input checked="" type="checkbox"/>		
CHRIS SHELBY ^{McMinnville}	640 NE 3 rd St OR, 97128	CSHELBY@THESPRINGSLIVING.COM		<input checked="" type="checkbox"/>		
Jan Alvarez	Sherwood	julvarere.comcast.net				<input checked="" type="checkbox"/>

04/03/2014

Subject: Springs at Sherwood Neighborhood Meeting Notes

The Springs Living and Project Team introduction by Chuck Archer, The Springs Living.
Project introduction by John Williamson, LRS Architects.

- Presentation of overall proposed site plan.
- Existing and proposed zoning for the project is reviewed.
- The project will use the PUD process for the development.
- The PUD process requires public open space along Oregon Street.
- The existing building location on the site is reviewed.
- The proposed ALF addition and ILF addition are presented with digital model.
- Area of public open space viewed in digital model. Existing 'bollards' along Oregon Street noted as potentially removed.
- Existing and proposed unit mix of memory care, assisted living, and independent living reviewed.
- Proposed parking is reviewed.

Open the floor to questions from attendees:

- Member of adjacent Church Board states that the existing access easement between the proposed site and the Church provides for three driveways since it is a private driveway. Speaker suggests that the existing easements may impact the scope of the development. The Board Member requests a separate meeting with the Church to review the existing access easements and addendums to the easements.
- Member of Church Board is having issues with traffic cutting through their site and down the private drive to avoid the light at SW Oregon Street and SW Langer Farms Parkway. Some of the traffic is from the Springs as well they feel. Church considering putting up a gate at end of Private Drive.
- Member of Church Board also states that parking along the side of the access easement is a concern of the Church. Especially during high traffic times. Church is considering putting up no parking and tow away zone signage along private drive. The proposed parking is reviewed again. Chuck Archer from the Springs Living noted that the recent conversion of some existing units to memory care has reduced resident parking needs.
- Member of the Church Board reports to the group that the City of Sherwood had planned for a new street between SW Langer Farms parkway and the private drive along their property line. The neighbor did not believe that would still be a requirement. Board Member states that the City tried to get the previous Owner to do significant improvements to the private drive during previous additions.
- Member of the Church Board reports that the Church has a master plan to add additional athletic fields and parking across the private drive from the proposed project site.
- Chuck Archer asks the Church Board Member if the Springs could use parking on the Church site for events or to free up existing surface parking prior to the

Springs at Sherwood

Neighborhood Meeting Agenda

April 3, 2014

The Springs Living – Company Introduction and Mission statement **(Fee Stubblefield and/or Chuck Archer)**

Project Description (John Williamson)

Existing Site (aerial Photo):

1. Locate Project in relation to surrounding streets/landmarks)
2. Identify Exist Memory Care (31) /Assisted Living (36) , (21) Parking
3. Existing Homes to be Demolished

City of Sherwood

1. Comp Plan/Urban Renewal
Policy 1 – Higher Density Housing/Encourage PUD
Policy4 – Housing and Special Care for the Elderly
2. Zoning – HDR/MDRH

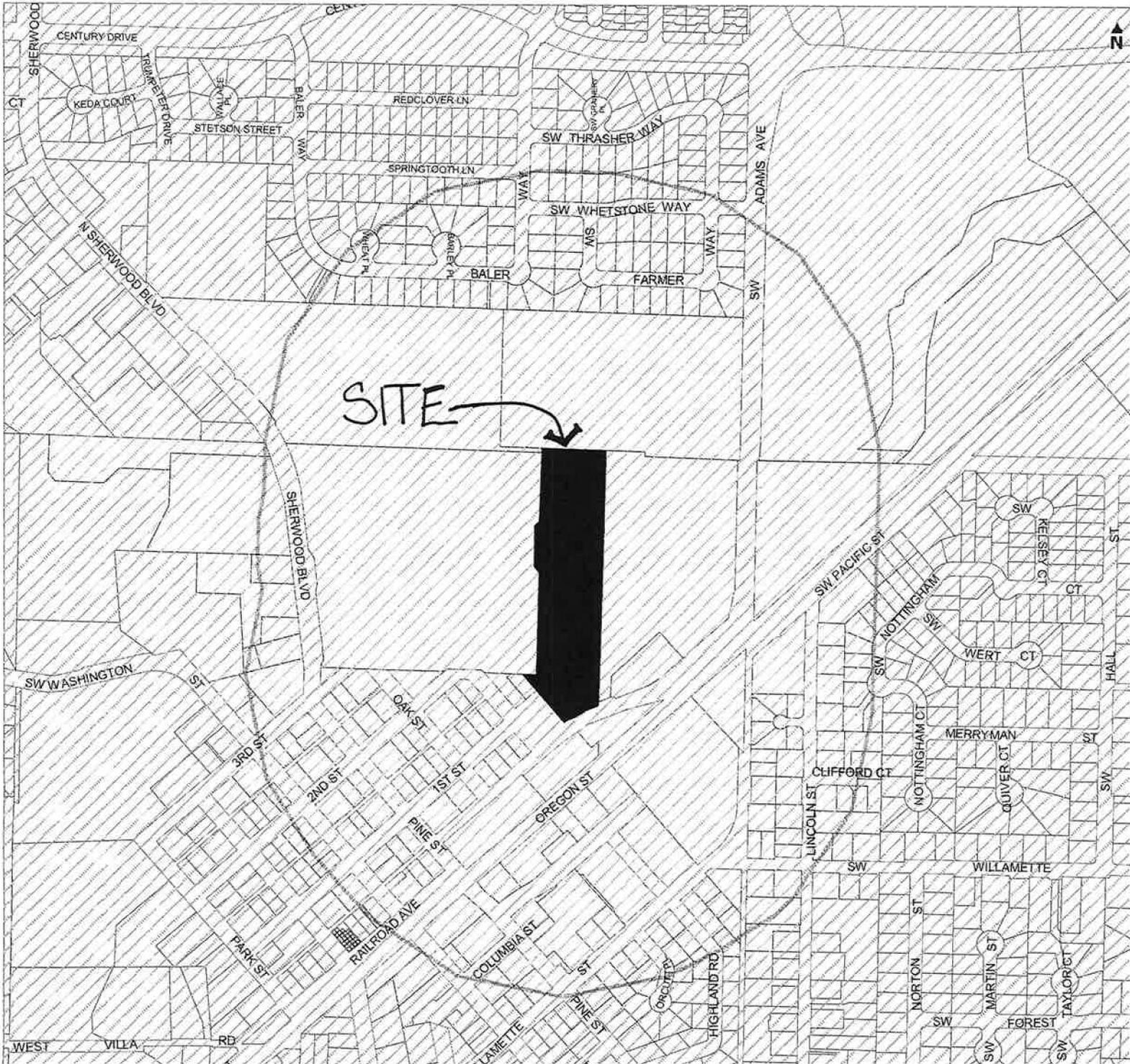
Project Description – Building Plans

1. Additions to Existing Bldg - 20 Units, (2) Story Assisted, 70 Units (3) story Independent Living, 62 (N), 13 (G) 21 (E) = 96 Total Parking Spaces.
2. Site Circulation
Entry Circle/Fire Access
3. Common Spaces –
Wellness Center, Beauty, Sisters, Dining/Kitchen, Fancho's, Movie Theater, Outdoor Meeting/Barbecue Area
4. Public Plaza
Important connection and Anchor
Historic connection

Project Tour – SketchUp Model

MAILING AREA 1000' FROM

2S132BA
400, 401, 402
600, 4300, 4400



1" = 500 feet

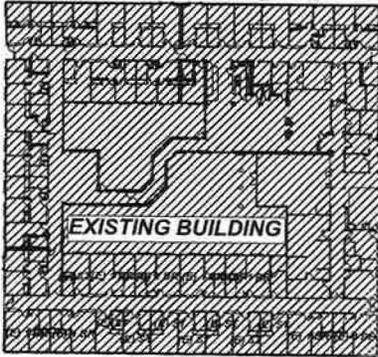


This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, notification of errors would be appreciated.

PRIVATE DRIVEWAY

(E) SITE ENTRY

(E) SITE ENTRY



2 SEC RES

1 SEC. ARY RES 1/2 VIS

19 SECONDARY RES (N) (N) (N) (N) (N)

21 (E) & 8 (N) PARKING = 29

1 VIS (N) (N) (N)

1 RES 1 VIS

4 VIS

48 RES SPACES

GARAGE 13 RES SPACES

FIRE ACCESS

SETBACK LANDSCAPE BUFFER

NE OREGON STREET

NE FIRST STREET

