



CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503 643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

August 30, 2021

RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING

PROPOSED DEVELOPMENT: 3-Parcel Partition for 24 New Apartment Units and 2 Single-Family Townhomes

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of property identified on the attached map (“the site”) as Tax Map 2S132BD00400, otherwise known as 15665 SW Willamette Street, Sherwood. The site is located in the City of Sherwood’s High Density Residential (HDR) zone, within the Old Town Overlay District (Old Cannery Area).

The applicant is proposing a 3-parcel partition for 24 new apartment units in 4 buildings, and 2 single-family detached homes on the 1.18-acre site. The site has frontage on three public streets including SW Pine Street (collector), SW Willamette Street (neighborhood route), and SW Columbia Street (local). Primary access to the site is proposed from Columbia Street for the apartment units, with the two single-family homes having individual access to SW Willamette Street. Emergency vehicle access will be provided to SW Pine Street. Prior to applying for Land Use approval from the City, we would like to take the opportunity to discuss the proposal in more detail with you.

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

Pursuant to the City of Sherwood Covid-19 Virtual Neighborhood Meeting Requirements dated May 11, 2020, you are invited to attend a virtual meeting on:

September 14, 2021 at 6:00 pm

Online at: <https://bit.ly/112026meeting>; or

Phone at: 971-358-1930, Conference ID: 457 520 83#

A copy of the meeting materials can also be found online at: <https://bit.ly/112026materials>

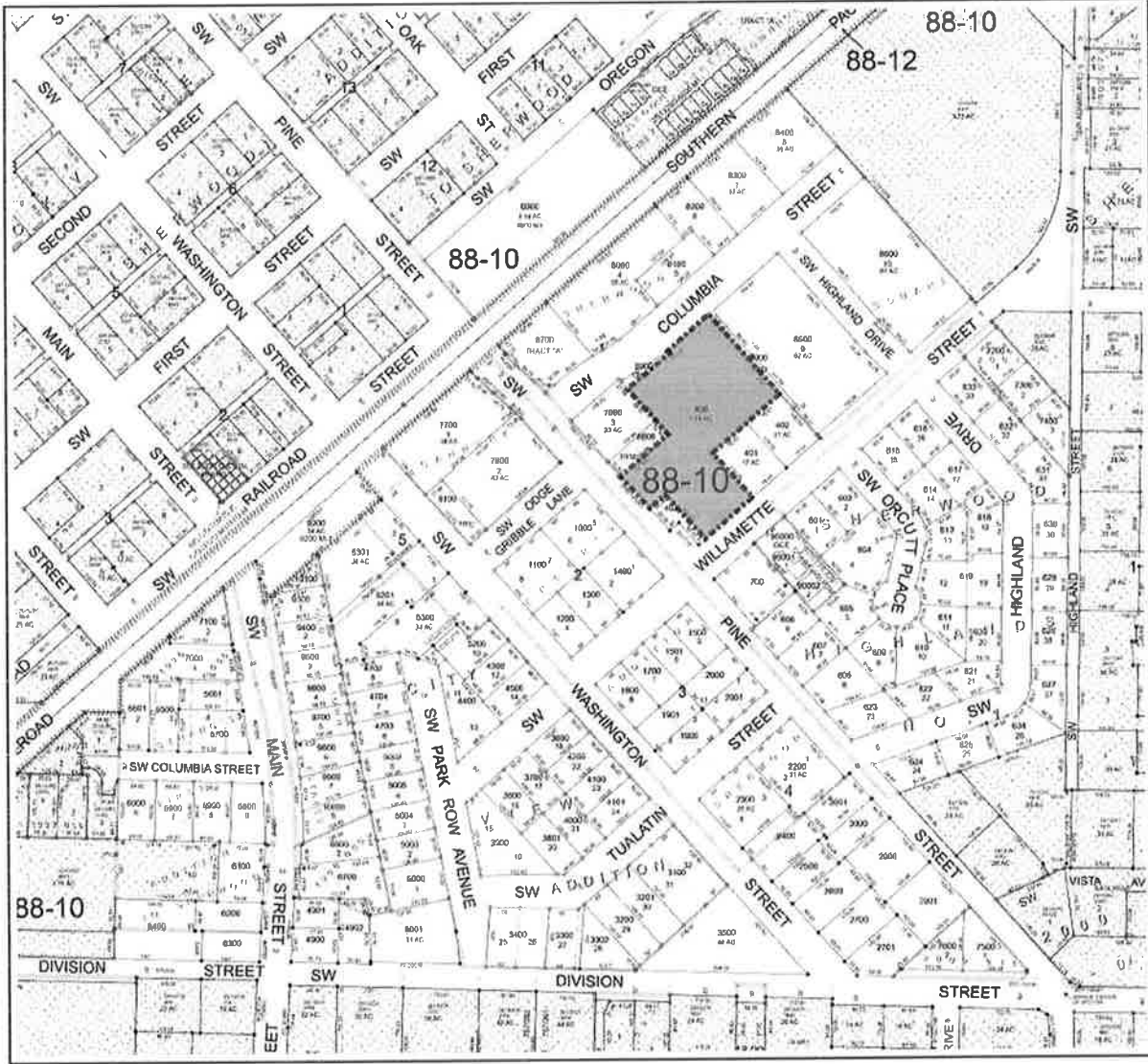
Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City for you to participate with written comments and/or an opportunity to attend a public hearing. The meeting may be recorded for the purpose of preparing minutes for submittal with a Land Use Application.

Due to the nature of the virtual meeting, we may have limited opportunity to respond to live questions. After reviewing these materials, if you have questions you would like answered during the meeting, please forward via email to whayson@pd-grp.com, or via mail marked to my attention at 9020 SW Washington Square Road, Suite 170, Portland OR 97229. All questions received prior to 4 pm on September 14, 2021 will be answered during the meeting.

Sincerely,

Wayne Hayson
Planning Manager

Attachments: Vicinity/Tax Map
Preliminary Plan
Virtual Meeting Instructions



2S132BD

WASHINGTON COUNTY OREGON
SE 1/4 NW 1/4 SECTION 32 T29 R1W W.M.
SCALE 1" = 100'

36	31	33	33	34	35	36	31
1	2	3	4	5	6	7	8
12	7	8	9	10	11	12	7
19	14	15	16	17	18	19	14
24	19	20	21	22	23	24	19
29	24	25	26	27	28	29	24
34	29	30	31	32	33	34	29
1	2	3	4	5	6	7	8

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

SECTION 32

Compassed Tolerances: 0.012500
 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.10 0.11 0.12 0.13 0.14 0.15 0.16 0.17 0.18 0.19 0.20 0.21 0.22 0.23 0.24 0.25 0.26 0.27 0.28 0.29 0.30 0.31 0.32 0.33 0.34 0.35 0.36 0.37 0.38 0.39 0.40 0.41 0.42 0.43 0.44 0.45 0.46 0.47 0.48 0.49 0.50 0.51 0.52 0.53 0.54 0.55 0.56 0.57 0.58 0.59 0.60 0.61 0.62 0.63 0.64 0.65 0.66 0.67 0.68 0.69 0.70 0.71 0.72 0.73 0.74 0.75 0.76 0.77 0.78 0.79 0.80 0.81 0.82 0.83 0.84 0.85 0.86 0.87 0.88 0.89 0.90 0.91 0.92 0.93 0.94 0.95 0.96 0.97 0.98 0.99 1.00

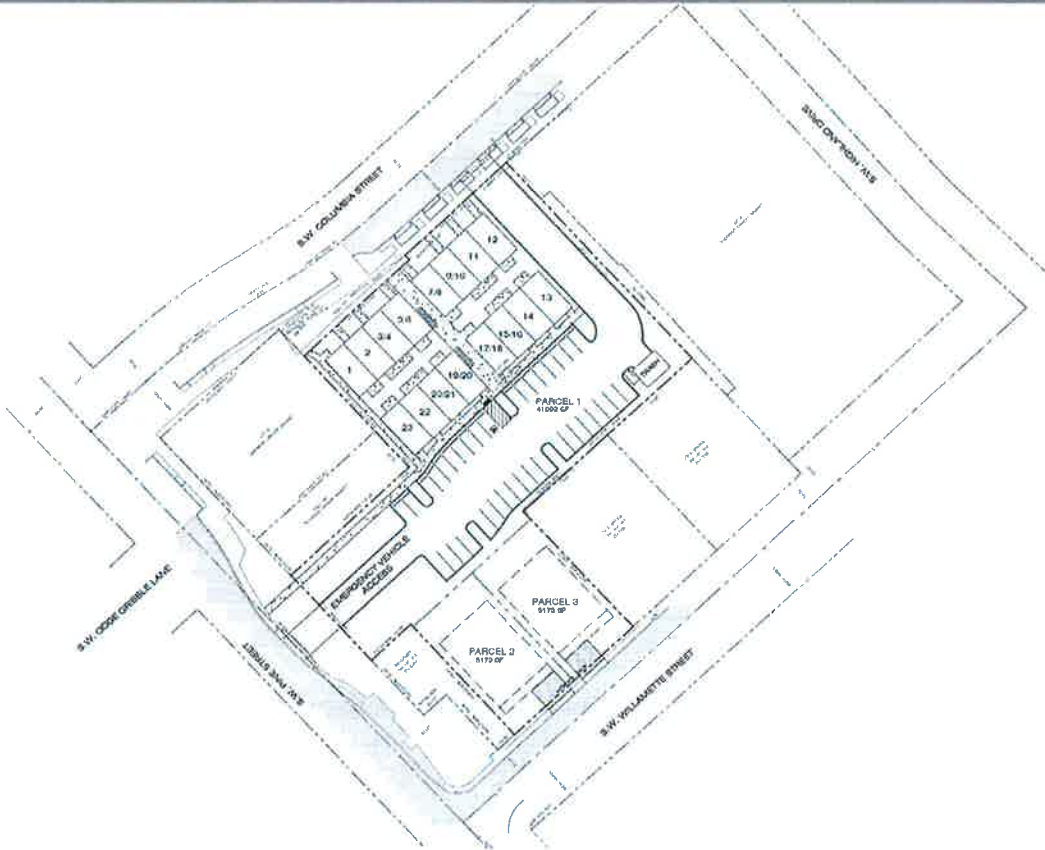
0 50 100 200 300 Feet

Assessment
CARTOGRAPHY
Information

PLOT DATE: 2/23/2011
 Intended
 FOR ASSESSMENT PURPOSES
 ONLY. DO NOT RELY ON
 FOR OTHER USE.

SHERWOOD
2S132BD

OLD TOWN APARTMENTS



PLANNING

PIONEER DESIGN GROUP, INC.
 3020 SW WASHINGTON SQ. RD., SUITE 170
 PORTLAND, OR 97225
 PHONE (503) 543-6286
 CONTACT: MATT GERRAQUE

APPLICANT

EDGE DEVELOPMENT
 2225 NW 25th AVENUE
 SUITE #100
 PORTLAND, OR 97210
 P: (503) 252-7723
 E: info@edgedev.com
 CONTACT: ED BRUN

SITE INFORMATION

TAX MAP: 2513200400
 TAX LOT: 400
 SITE ADDRESS: 15685 SW WILLAMETTE STREET
 SHERWOOD, OREGON 97149
 GTE SIZE: 1.34 ACRES
 ZONING: ORS & PD
 OLD TOWN OVERLAY DISTRICT
 (OLD GANNERY AREA)

PRELIMINARY PLAT

TAX LOT 400, TAX MAP 25132BD
 15685 SW WILLAMETTE STREET, SHERWOOD, OREGON, 97149





Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: 3-Parcel Partition for 24 New Apartment Units and 2 Single-Family Townhomes

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The meeting will be held using the Microsoft Teams Live Event feature. By entering the URL or phone number above, you will be directed to the Live Event. Access to the Live Event will begin at 5:50pm, and the meeting will start promptly at 6pm. You do not require a Microsoft Teams account to attend the meeting. The meeting may be recorded for the purpose of preparing minutes for submittal with a Land Use Application.

Due to the nature of the virtual meeting, we will have limited opportunity to respond to live questions. Please forward questions as directed below by September 14, 2021 at 4pm. All questions received prior to this time will be answered during the meeting.

Email: whayson@pd-grp.com

or

USPS: Pioneer Design Group
Attn: Wayne Hayson
9020 SW Washington Square Road, Suite 170
Portland OR 97229.

Pioneer Design Group Inc.

9020 SW Washington Square Rd. | Portland, OR | 97223 | 503.643.8286

EXPERIENCED

INNOVATIVE

COMMITTED