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DESIGN DRIVEN | CLIENT FOCUSED

August 26, 2016

Re: Neighborhood Meeting
Project Number 2150650.00

Dear Neighbor:

You are cordially invited to attend a neighborhood meeting on Monday, September 12, 2016, at 6:30 PM at the Sherwood Center for the Arts (22689 SW Pine Street).

The purpose of this meeting is to discuss a proposed mixed-use development, located at 16770 SW Edy Road and 21235 and 21305 SW Pacific Highway (see attached conceptual plans). The 13-acre site is near the southwest corner of the intersection at SW Edy Road and SW Pacific Highway and is zoned Retail Commercial. The applicants, Deacon Development Group and Rembold, are proposing to build one of the following options (see attached preliminary plans):

Option "A"	Option "B"
<ul style="list-style-type: none">▪ A 3-story, 144,000-square-foot assisted living facility, with a mixture of memory care and assisted living units;▪ A mixture of approximately 73,000 square feet of office, retail, and restaurant uses; and▪ Reconfiguration of the existing Providence Medical Group office parking lot	<ul style="list-style-type: none">▪ A 3-story, 144,000-square-foot assisted living facility, with a mixture of memory care and assisted living units;▪ A 4-story hotel with 80 guest rooms;▪ A mixture of approximately 43,000 square feet of office, retail, and restaurant uses; and▪ Reconfiguration of the existing Providence Medical Group office parking lot

Access to the project would occur from SW Edy Road, SW Pacific Highway, and SW Madiera Terrace. Among the transportation improvements proposed is the installation of a new traffic signal at the intersection of SW Edy Road and SW Borchers Drive.

Several land use approvals are required from the City of Sherwood for either option, including: Conditional Use for the assisted living facility, Site Plan Review, and Lot Line Adjustments. Submittal of these applications to the City of Sherwood is anticipated before the end of 2016.

We look forward to sharing the development concepts with you and hearing your thoughts. If you have any questions, please contact me at (503) 224-9560.

Sincerely,



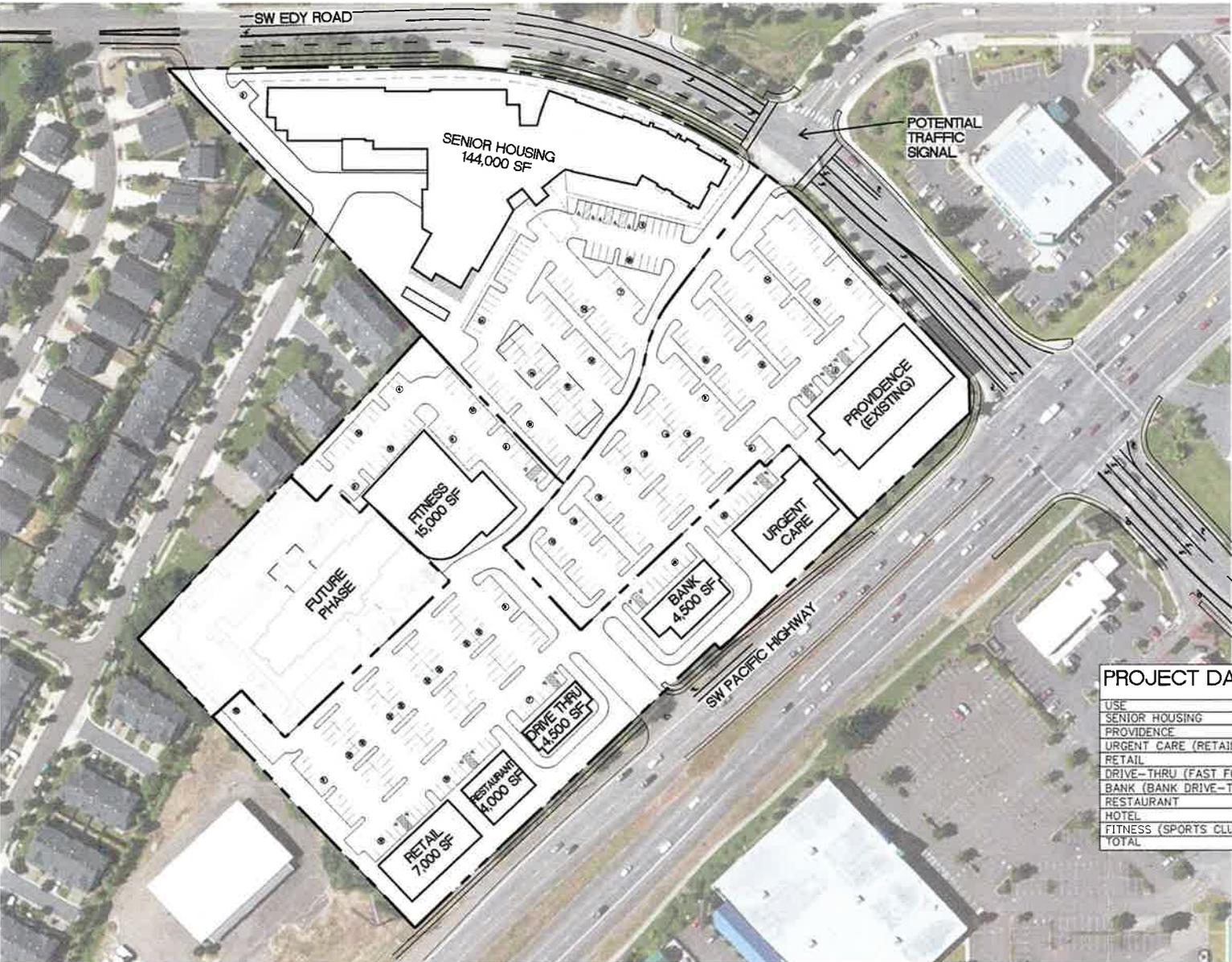
Eric Adams | Land Use Planner

Enclosure: Preliminary Site Plans

c: Kali Bader - Rembold
Ryan Schera - Deacon Development Group



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PROJECT DATA

USE	REQUIRED PARKING	PROVIDED PARKING
SENIOR HOUSING	---	121
PROVIDENCE	176 (EXISTING)	187
URGENT CARE (RETAIL)	33 (4.1/1000)	
RETAIL	31 (4.1/1000)	
DRIVE-THRU (FAST FOOD)	34 (9.9/1000)	
BANK (BANK DRIVE-THRU)	20 (4.3/1000)	312
RESTAURANT	62 (15.3/1000)	
HOTEL	80 (1/ROOM)	
FITNESS (SPORTS CLUB)	65 (4.3/1000)	
TOTAL	501+SENIOR HOUSING	499+121

CEDAR CREEK PLAZA - PRELIMINARY SITE PLAN (OPTION B)
SHERWOOD, OR

August 23, 2016
 Job # 2150650.00



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PROJECT DATA

SITE AREA:	
RETAIL:	280,876 SF (6.44 AC)
SENIOR HOUSING:	163,650 SF (3.76 AC)
OFFICE:	129,353 SF (2.97 AC)

BUILDING AREA:	
RETAIL:	72,900 SF
URGENT CARE	8,000 SF
RETAIL:	56,000 SF
RESTAURANT:	7,900 SF
SENIOR HOUSING:	144,000 SF
OFFICE:	EXISTING

PARKING STALLS:	
RETAIL:	302 STALLS
SHARED:	88 STALLS
SENIOR HOUSING:	110 STALLS
OFFICE:	92 STALLS

PARKING RATIO:	
RETAIL:	5.4/1000
SENIOR HOUSING:	0.85/1000
OFFICE:	EXISTING

SITE PLAN : OPTION A
CEDAR CREEK PLAZA - SHERWOOD, OREGON

M. MACKENZIE.
May 18, 2016
Job # 2150650.00



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