



Date: April 11, 2022
Leslie Jones
15895 SW 72nd Ave
Portland, OR 97224

Re: VIRTUAL NEIGHBORHOOD REVIEW MEETING
Proposed Development: **Morse – Sherwood Retail**

Dear Property Owner/Resident:

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

CIDA Inc. is assisting Pacific-Sherwood Land Co., LLC in the development of a new building on a currently vacant lot north of SW Tualatin-Sherwood Rd. between Pacific Hwy and SW Langer Farms Pkwy. Interested community members are invited and encouraged to attend this meeting.

The purpose of this VIRTUAL meeting is to provide a forum for the applicant and surrounding property owners and residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the City. This meeting also gives you the opportunity to share with us any specific information you might have about the property involved. During the meeting, we will strive to answer questions relevant to meeting development standards consistent with the City of Sherwood's Community Development Code and the respective Community Plan.

The development property is Tax Lot 1500 on tax map 2S129B; and is zoned General Commercial. The 1.03 acre site is currently without address and is paved with no existing structure. Access improvements are underway as part of the Tualatin – Sherwood Road Improvement Project by Washington County. Access to the site will be from the northern extension of SW Baler Way on the east side of property, and an access easement on the north side of the property. The proposed, approximately 8,300 square foot speculative retail building, will consist of four (4) tenant spaces approximately 2,000 SF each and a 500 SF outdoor patio space.

Date & Time: Tuesday, April 26th, 2022 at 6:00 pm

Microsoft Teams Conference ID: 392 672 659#

Toll Free Number: [+1 207-352-4038](tel:+12073524038), [392672659#](tel:+12073524038)
United States, Portland

Please email lesliej@cidainc.com to request an emailed link to the meeting and/or the Neighborhood meeting materials for easier access. URL's are noted below.

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

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.

Virtual Meeting Web Location: https://teams.microsoft.com//meetup-join/19%3ameeting_YjU0MjhjZDktY2M3ZC00MjE0LThlMzAtYzBhMDNjMzViYTQ4%40thead.v2/0?context=%7b%22Tid%22%3a%2297748716-de5f-46a3-a99b-e87079552b5d%22%2c%22Oid%22%3a%22e678bb9a-e7f4-4cbe-a9a4-b18f92c59c65%22%7d

URL for Meeting Materials: https://cidainc-my.sharepoint.com/:f/p/lesliej/Eor_-V8aKnIHh8bEN8cHE2IB2Z-Sr4QgXJSc4PGq70ARAg?e=SoAWOj

We look forward to more specifically discussing the proposal with you. Contact us at 503.226.1285 or lesliej@cidainc.com if you have questions.

Sincerely,



Leslie Jones, LEED AP BD+C
Associate Architect
CIDA, Inc.

PAC 2021-017
Morse Retail



2S129B001500

Legend

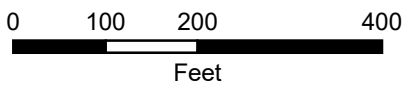


Subject_Site

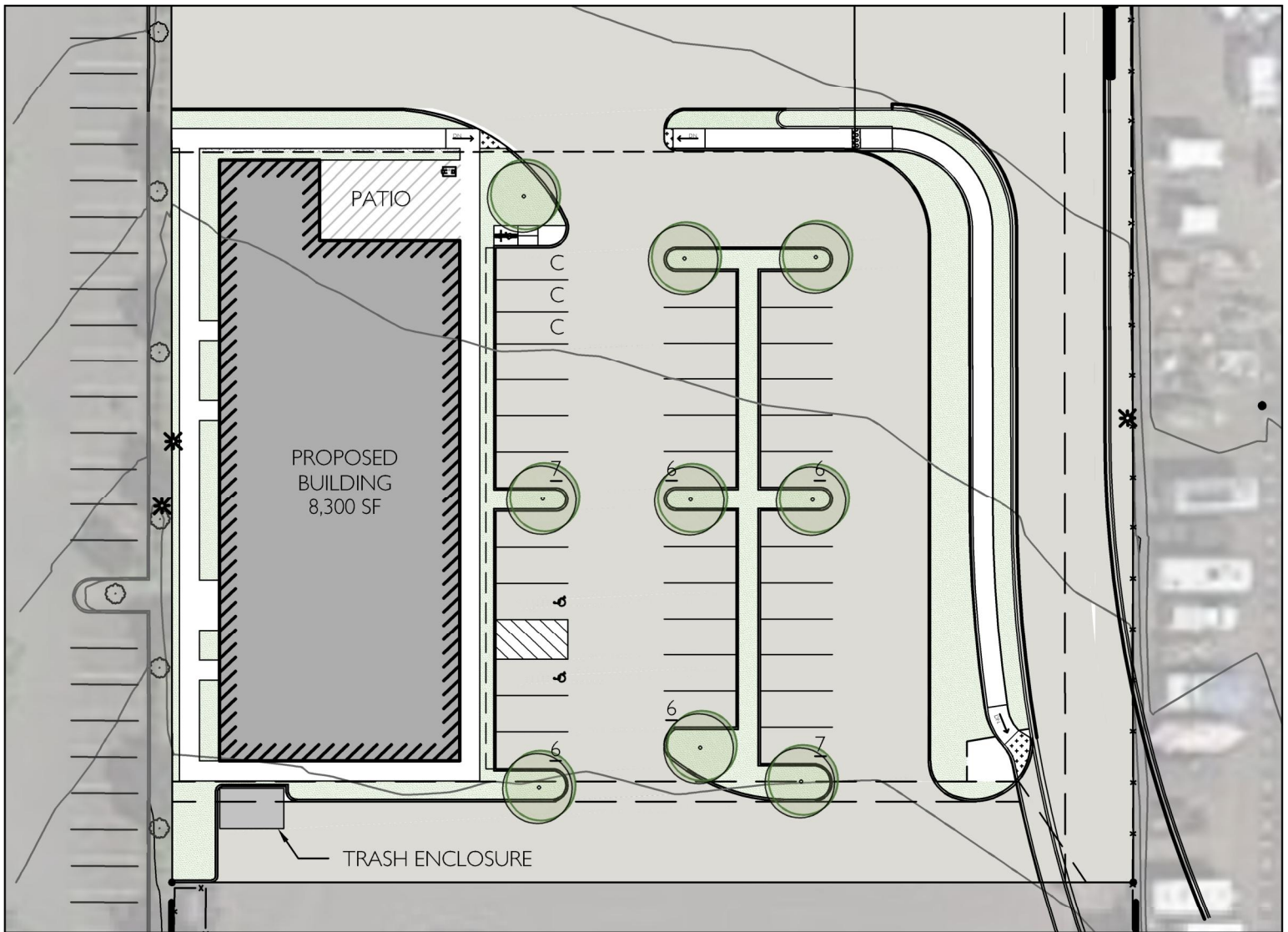


Tax_Lots_November_2021

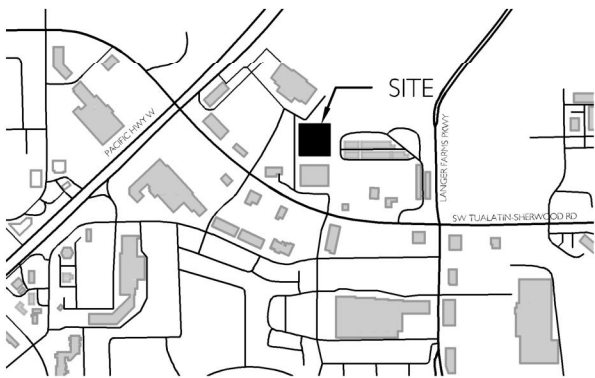
Date: 2/16/2022 Created by: Eric Rutledge



Map data provided by METRO and the City of Sherwood. The City of Sherwood's infrastructure records, drawings, and other documents have been gathered over many years, using many different formats and standards. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not guaranteed.



OWNER: PACIFIC-SHERWOOD LAND CO. LLC
APPLICANT: LESLIE JONES



VICINITY MAP

NO SCALE

MORSE - SHERWOOD RETAIL
SHERWOOD, OREGON

15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670



PROJECT SITE PLAN

04.11.2022
 AMJ

1" = 40'-0"
 210230.02

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