

MACKENZIE.

You Are Invited to a Virtual Neighborhood Meeting

March 15, 2021

Re: Neighborhood meeting for Sherwood Industrial Park, Phases 3 and 4

Dear Interested Party:

You are cordially invited to attend a neighborhood meeting to learn about the proposed Phases 3 and 4 of the Sherwood Industrial Park on SW Century Drive south of Tualatin-Sherwood Road, identified on the attached map as tax lots 2S129D000150 and 2S129D000151. The proposed development consists of three buildings in Phase 3 (totaling 104,880 SF) and two buildings (totaling 23,200 SF) in Phase 2 with associated site improvements as shown in the attached exhibit. The buildings will primarily be for industrial use but the site is being designed with the flexibility to incorporate up to 20,000 SF of retail/commercial space, with tenant spaces no greater than 5,000 SF each is anticipated, as allowed under City of Sherwood zoning. All buildings are proposed to have access from SW Century Drive.

Prior to applying to the City of Sherwood for the necessary land use approvals, the owner (ORWA Sherwood LLC) and its consultant team would like to discuss the proposal in more detail with neighboring property owners and interested parties.

To comply with applicable federal, state, and local health and safety regulations, this meeting will be held virtually instead of at a physical meeting place. **If you are interested in attending, please respond by email so that we may forward you a link and a call-in phone number for the Neighborhood Meeting.** Those who may not wish or be able to participate in the virtual meeting are invited to request a copy of materials presented at the meeting by providing an email address. You may also submit comments via email to sh@mcknze.com or by postal mail to Mackenzie, Attn: Sid Hariharan, 1515 SE Water Avenue, Suite 100, Portland, OR 97214.

You are invited to attend a virtual (online) meeting:

**Tuesday, March 30, 2021
6:00 PM – 7:00 PM**

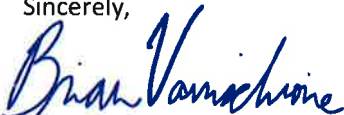
Please RSVP by email to sh@mcknze.com for instructions to join the meeting using a computer or smartphone.

- Please include "Sherwood Industrial Park Meeting" in your email subject.
- Please include your contact information in the body of your email to satisfy the City of Sherwood's requirement that we obtain attendee contact information.

A digital copy of this letter (including the attached graphics) is available at <https://bit.ly/30t4Uvc>

Please note that this will be an informational meeting based on preliminary plans in process. These plans may be altered prior to submittal of the application to the City. We look forward to more specifically discussing the proposal with you. Please call Brian Varricchione at 971.346.3742 if you have any questions.

Sincerely,



Brian Varricchione
Land Use Planner

Enclosure: Attachment A – Aerial photo, preliminary site plan

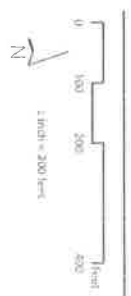


P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM • RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
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Sherwood Industrial Park Phase 3 & 4 Sherwood, Oregon

- LEGEND**
- Subject Site
 - Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard
 - Tax Lots



NAME TO LOTS
 2S129D000151
 2S129D000150

DATE OF RECORDATION
 08/13/2008

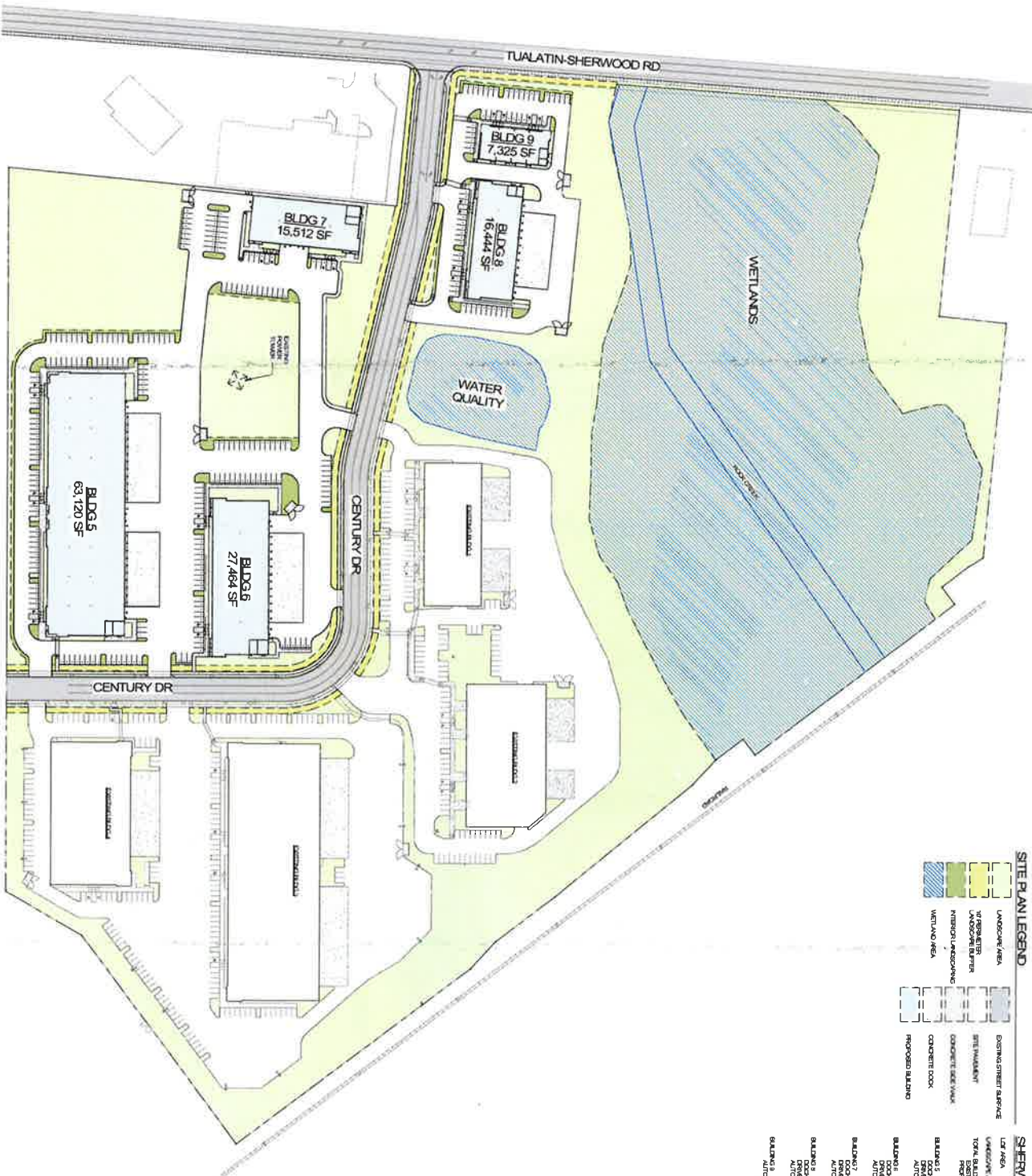
RECORD NUMBER
 2008000151

OWNER
 MACKENZIE, Inc.
 2020 Microsoft Corporation

MACKENZIE.

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SITE PLAN LEGEND

[Symbol]	LANDSCAPE AREA	[Symbol]	EXISTING STREET SURFACE
[Symbol]	VEGETATION	[Symbol]	SITE FURNITURE
[Symbol]	LANDSCAPE BUFFER	[Symbol]	CONCRETE SIDE WALK
[Symbol]	HYBRID LANDSCAPING	[Symbol]	CONCRETE DOOR
[Symbol]	WETLAND AREA	[Symbol]	PROPOSED BUILDING

SHERWOOD INDUSTRIAL PARK

LOT AREA	0.21 AC (2,280 SQ FT)
LANDSCAPE AREA	0.11 AC (12,000 SQ FT)
TOTAL BUILDING AREA	128,865 SQ FT
TOTAL PROPOSED AREA	128,865 SQ FT

BLDG 5	63,120 SF	16 STALLS	4
BLDG 6	27,464 SF	8 STALLS	2
BLDG 7	15,512 SF	4 STALLS	1
BLDG 8	16,444 SF	4 STALLS	1
BLDG 9	7,325 SF	2 STALLS	1





SITE PLAN LEGEND

	LANDSCAPE AREA		DISTRESSING STREET SYMBOL
	PROPOSED BUILDING		SITE PAVEMENT
	PROPOSED PARKING		CONCRETE SITE WALK
	WATERING AREA		CONCRETE DOCK

NOTE:
THIS IS A PRELIMINARY LAYOUT.
TREES AND LANDSCAPING ARE SUBJECT TO CHANGE

SHERWOOD INDUSTRIAL PARK WEST

LOT AREA	124,140 SQ. FT.
LANDSCAPE AREA	124,140 SQ. FT.
TOTAL PAVED AREA	124,140 SQ. FT.
PROPOSED PAVED AREA	124,140 SQ. FT.
PROPOSED BUILDING	63,128 SQ. FT.
PROPOSED PARKING	198 STALLS
PROPOSED CONCRETE DOCK	1 STALL
PROPOSED CONCRETE WALK	77 STALLS
PROPOSED CONCRETE DOCK	1 STALL
PROPOSED CONCRETE WALK	15,000 SQ. FT.
PROPOSED CONCRETE DOCK	4 STALLS

1 PARK SITE PLAN EAST
 50' T = 30"

NOTE:
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SHERWOOD INDUSTRIAL PARK EAST

LOT AREA	123,110 SQ. 238,800 SF
LANDSCAPE AREA	128,140 SQ. 288,000 SF
TOTAL LOT AREA	642,420 SQ. 1,416,000 SF
RECORDED AREA	128,140 SQ. 288,000 SF
BUILDING FOOTPRINT	16,444 SF
CONCRETE TROTK	21,000 SF
CONCRETE SIDE WALK	21,000 SF
LANDSCAPE BUFFER	7,325 SF
WETLAND AREA	31,000 SF
IMPROVED BUILDING	16,444 SF
CONCRETE SIDE WALK	21,000 SF
CONCRETE TROTK	21,000 SF
LANDSCAPE BUFFER	7,325 SF
WETLAND AREA	31,000 SF

