

October 3, 2023



**RE: NEIGHBORHOOD MEETING NOTICE**  
**City of Sherwood Land Use Application for a Site Plan Review Application**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding an in-person neighborhood meeting regarding the potential submittal of a multi-family residential site plan review application. The property is located within the City of Sherwood, south of Highway 99W and west of SW Holland Lane, along SW Langer Drive (Tax Lot 400 of Washington County Assessor's Map 2S 1 29CB). The ±3.4-acre site is directly east of the Sherwood Plaza shopping mall and is currently vacant. The property is zoned High Density Residential (HDR) and envisioned to be improved with a multi-family residential community.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/neighbors to review the preliminary plans and to provide feedback so that it may be considered before a land use application is submitted to the City of Sherwood. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Sherwood Zoning and Community Development Code. You are invited to attend the meeting on:

**October 17, 2023 at 6:00 PM**  
**Marjorie Stewart Community Center**  
**21907 SW Sherwood Boulevard, Sherwood, OR 97140**

Please note this meeting will be an informational meeting on preliminary plans. These plans are conceptual and may be altered prior to submittal of the application to the City of Sherwood. I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at 503-563-6151.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

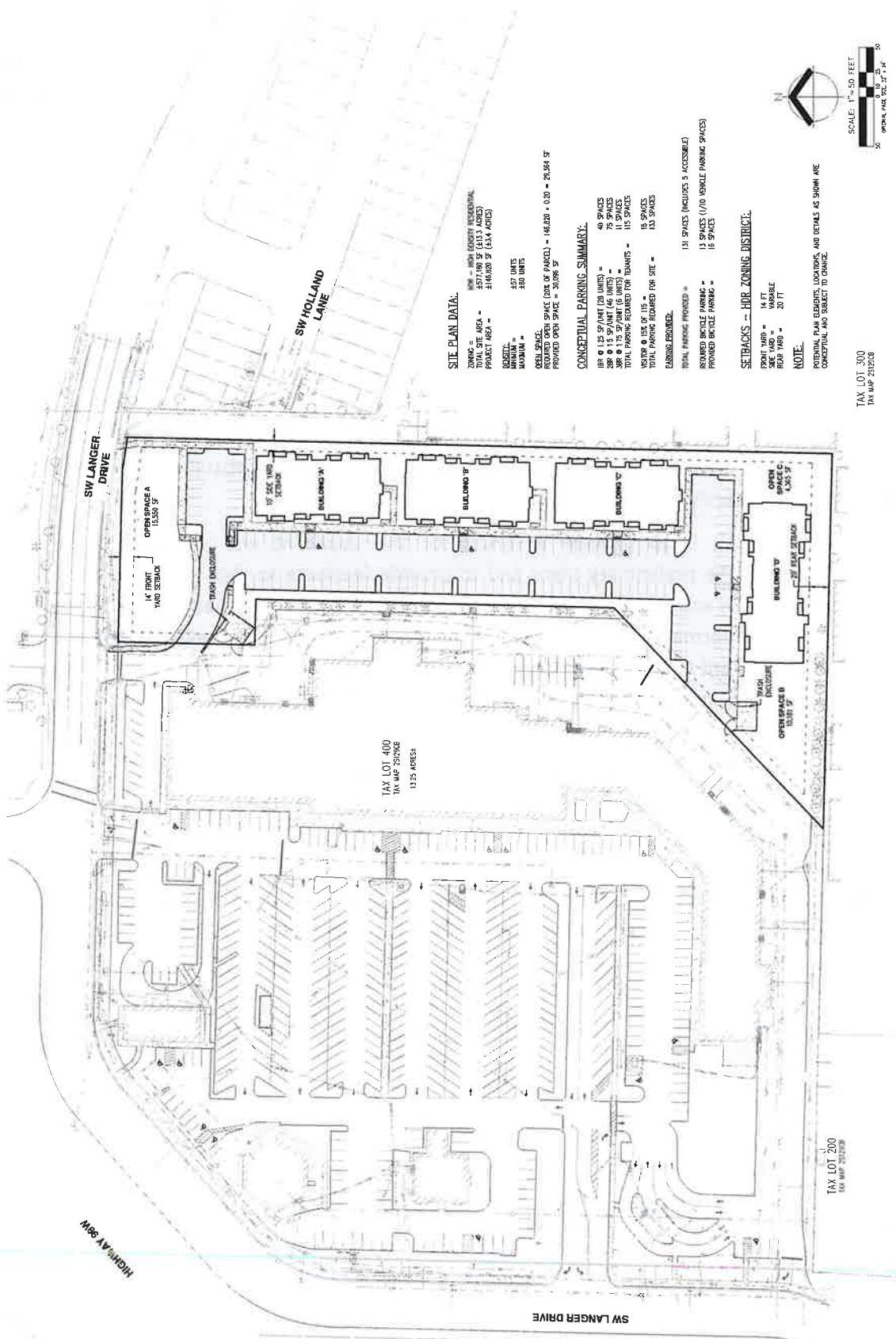
A handwritten signature in black ink, appearing to read 'MH' or 'Marie Holladay'.

**Marie Holladay**

**AKS ENGINEERING & FORESTRY, LLC**

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062  
P: 503.563.6151 | [www.aks-eng.com](http://www.aks-eng.com) | [HolladayM@aks-eng.com](mailto:HolladayM@aks-eng.com)

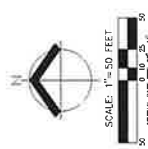
**Attached:**  
Conceptual Site Plan



**SITE PLAN DATA:**  
 TYPE - HIGH DENSITY RESIDENTIAL  
 TOTAL SITE AREA - 257,700 SF (5.113 ACRES)  
 PROJECT AREA - 214,600 SF (4.14 ACRES)  
 DENSITY:  
 MINIMUM - 157 UNITS  
 MAXIMUM - 250 UNITS  
 DESIRED UNITS - 200 UNITS  
 DESIRED UNITS PER ACRE (BASE ON 4.14 ACRES) - 146,200 ÷ 0.20 = 29,240 SF  
 PROVIDED OPEN SPACE - 30,000 SF

**CONCEPTUAL PARKING SUMMARY:**  
 IR # 112 SP/ANT (20 UNITS) = 40 SPACES  
 IR # 113 SP/ANT (20 UNITS) = 40 SPACES  
 IR # 114 SP/ANT (20 UNITS) = 40 SPACES  
 IR # 115 SP/ANT (20 UNITS) = 40 SPACES  
 TOTAL PARKING REQUIRED FOR TENANTS = 160 SPACES  
 VISITOR @ 15% OF 115 = 18 SPACES  
 TOTAL PARKING REQUIRED FOR SITE = 178 SPACES  
 PARKING PROVIDED:  
 TOTAL PARKING PROVIDED = 131 SPACES (INCLUDES 5 ACCESSIBLE)  
 ROUNDED BIKE PARKING = 13 SPACES (1/10 VEHICLE PARKING SPACES)  
 PROVIDED BIKE PARKING = 16 SPACES

**SETBACKS - HOR ZONING DISTRICT:**  
 FRONT YARD = 15 FT  
 SIDE YARD = VARIABLE  
 REAR YARD = 20 FT  
**NOTE:**  
 POTENTIAL PLAN ELEMENTS, LOCATIONS, AND DETAILS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.



TAX LOT 300  
 TAX MAP 201203

**SIX CORNERS, LLC  
 SHERWOOD, OREGON**

**CONCEPTUAL SITE PLAN  
 SHERWOOD PLAZA APARTMENTS**