

Affidavit of Mailing

DATE:

STATE OF OREGON)
)
Washington County)

I, Ben Altman, representative for the 15665 Sw Willamette St. proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on August 30, 2021.



Representatives Name: **Ben Altman**
Name of the Organization: **Pioneer Design Group**

2S132AB01501
KIMBERLEY WALTERS
22367 SW LINCOLN ST
SHERWOOD OR 97140

2S132AB01801
BILL YOUNG
22465 SW LINCOLN ST
SHERWOOD OR 97140

2S132BD05301
ELLEN DALINGER
29149 SW COSTA CIR E
WILSONVILLE OR 97070

2S132CA01501
MARCIA ANN MURPHY
REVOCABLE LI
15620 SW DIVISION ST
SHERWOOD OR 97140

2S132AC02001
PETER FODOR
22763 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02002
ANTON B BELOV
22741 SW LINCOLN ST
SHERWOOD OR 97140

2S132BD04901
JASON LINTNER
22986 SW MAIN ST
SHERWOOD OR 97140

2S132BD04902
ROBERT MAUZ
15953 SW DIVISION ST
SHERWOOD OR 97140

2S132BA00201
NEW LIFE ASSEMBLY OF GOD
PO BOX 878
SHERWOOD OR 97140

2S132AC02101
LINDY LEWIS
22651 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02102
JONATHAN FOSTER
22719 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02103
SANDRA ARNOLD
22729 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02104
ERIC HUNT
22677 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02105
JENKINS FAMILY TRUST
22627 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02106
JULIE REEDER
22639 SW LINCOLN ST
SHERWOOD OR 97140

2S132BC01701
JAMES KLUSER
22441 SW MAIN ST
SHERWOOD OR 97140

2S132BD06700
SANDRA OTIS
22960 SW MAIN ST
SHERWOOD OR 97140

2S132BD06800
GERHARD ANDREW & MARGARET
22940 SW MAIN ST
SHERWOOD OR 97140

2S132BD00402
JON BRADEN
15623 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AB01601
SCOTT TIRRAL
22389 SW LINCOLN ST
SHERWOOD OR 97140

2S132BB01600
MARK GREEN
16057 SW 2ND ST
SHERWOOD OR 97140

2S132AC09800
MICHAEL HERRETT
17251 SW NOBLE FIR CT
SHERWOOD OR 97140

2S132AC09900
SOUTH WILLAMETTE RENTAL LLC
PO BOX 2018
OREGON CITY OR 97045

2S132AC10100
KELSEY WILDE
22742 SW LINCOLN ST
SHERWOOD OR 97140

2S132BD06900
CITY OF SHERWOOD
22560 SW PINE ST
SHERWOOD OR 97140

2S132BD05501
JOHN KANDIK
16045 SW COLUMBIA ST
SHERWOOD OR 97140

2S132CA12300
JAIME MARROQUIN
23104 SW CINNAMON HILLS PL
SHERWOOD OR 97140

2S132BD02001
MOORE DEVELOPMENT GROUP
LLC
4248 GALEWOOD ST
LAKE GROVE OR 97035

2S132BD03001
ALLERUZZO, JUDITH A TRUST
22953 SW PINE ST
SHERWOOD OR 97140

2S132BD05601
JILL BLAND
22825 SW MAIN ST
SHERWOOD OR 97140

2S132BA01701
RUSSELL GRIFFIN
15717 SW 1ST ST
SHERWOOD OR 97140

2S132BD07000
THEODORE HILLIARD
22813 SW MAIN ST #A
SHERWOOD OR 97140

2S132BD07100
AMY SCHLAPPER
22809 SW MAIN ST
SHERWOOD OR 97140

2S132BA04400
MOUNTAIN HIGH APARTMENTS
LLC & TSL SHERWOOD TIC LLC
401 NE EVANS ST
MCMINVILLE OR 97128

2S132BD04101
NEIL BERNARD
22933 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD05003
JOSEPH HARKNESS
PO BOX 1224
SHERWOOD OR 97140

2S132BD05004
CARRIE FLEISCHMAN
22911 SW PARK ROW AVE
SHERWOOD OR 97140

2S132BD05005
RONALD JOHNSON
15996 MADRONA LN
SHERWOOD OR 97140

2S132BD01901
HOMER GROB
22924 SW WASHINGTON ST
SHERWOOD OR 97140

2S132AC10300
JOSEPH SORENSEN JR
15462 SW VISTA DR
SHERWOOD OR 97140

2S132AC10400
JEREMIAH MATHEWS
15434 SW VISTA AVE
SHERWOOD OR 97140

2S132BD04702
TREVOR PENIUK
22831 SW PARK ROW AVE
SHERWOOD OR 97140

2S132BD07200
REUBEN T MORALES
15548 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD07300
BRADEN MCGEE
15540 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD07400
ROSA TOFTE
15532 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AB15200
DEBORAH LEAKE
15431 SW DARLA KAY CT
SHERWOOD OR 97140

2S132AB15300
CUONG NGUYEN
15149 SW DARLA KAY CT
SHERWOOD OR 97140

2S132BC90000
MCCORMICK CONDO OWNERS OF
ALL UNITS
OR

2S132BC90012
KEITH WEEKS
PO BOX 743
LAKESIDE MT 59922

2S132BC90022
RICHARD HANSON
22582 SW MAIN ST #2
SHERWOOD OR 97140

2S132BC90032
EMMA UTTI
22582 SW MAIN ST #203
SHERWOOD OR 97140

2S132BC90042
GERALD VOELKER
22582 SW MAIN ST #4
SHERWOOD OR 97140

2S132BC90053
JEFFREY KRAMER
22582 SW MAIN ST APT 305
SHERWOOD OR 97140

2S132BC90063
CHILDS, JOHN & CAROL REV
TRUST
238 E JEFFERSON ST
MADISON GA 30650

2S132BC90073
BRADLEY HARRISON
22582 SW MAIN ST #307
SHERWOOD OR 97140

2S132BC90083
PATRICIA LEGACY
22582 SW MAIN ST #308
SHERWOOD OR 97140

2S132BC90091
JLO INVESTMENT LLC
16869 SW 65TH AVE
LAKE OSWEGO OR 97035

2S132BC11100
MEGAN CRANE
16165 SW COLUMBIA ST
SHERWOOD OR 97140

2S132BC11300
LEGACY HOMES INC
18025 SW BROOKMAN RD
SHERWOOD OR 97140

2S132CA16000
CHAD MCKAY
15784 SW DIVISION ST
SHERWOOD OR 97140

2S132CA16100
THOMAS LANNING
905 W B ST
DIXON CA 95620

2S132CA16200
JOHN MAZZUCA
14260 SW 164TH AVE
TIGARD OR 97224

2S132AB15500
THOMAS GUTHRIE
22316 SW FOUNDRY AVE
SHERWOOD OR 97140

2S132AB15600
THOMAS MILLER
17340 SW CHEYENNE WAY
TUALATIN OR 97062

2S132BD07500
ARTHUR COLE
22993 SW PINE ST
SHERWOOD OR 97140

2S132BD07600
AARON CHARRIERE
15579 SW DIVISION ST
SHERWOOD OR 97140

2S132BC04500
US BANK
PO BOX 460169
HOUSTON TX 77056

2S132BD09200-M1
UNION PACIFIC RAILROAD CO
1400 DOUGLAS ST MS 1640
OMAHA NE 68179

2S132BB01701
EDUARDO CONTRERAS
PO BOX 1013
SHERWOOD OR 97140

2S132BB02000
ELEANOR SIMON
16027 SW 2ND ST
SHERWOOD OR 97140

2S132BB02100
MARTHA IHORI
16033 SW 2ND ST
SHERWOOD OR 97140

2S132BD04703
HPA BORROWER 2016 ML LLC
180 N STETSON AVE STE 3650
CHICAGO IL 60601

2S132BD04704
WILLIAM BURRIS
22843 SW PARK ROW AVE
SHERWOOD OR 97140

2S132BD09300
CIARAN CANNING
22810 SW MAIN ST
SHERWOOD OR 97140

2S132BD09400
THEODORE FLATT
22812 SW MAIN ST
SHERWOOD OR 97140

2S132BD09500
CONSTANTIN PREDOAICA
22824 SW MAIN ST
SHERWOOD OR 97140

2S132BD09600
PAUL THAYER
22836 SW MAIN ST
SHERWOOD OR 97140

2S132BD09700
BRADLY HAYS
22848 SW MAIN ST
SHERWOOD OR 97140

2S132BD09800
TRAM TRAN
22850 SW MAIN ST
SHERWOOD OR 97140

2S132BD09900
JAMES WALCHENBACH
22892 SW MAIN ST
SHERWOOD OR 97140

2S132BD10000
TARA WILSON
22910 SW MAIN ST
SHERWOOD OR 97140

2S132BC03601
VOXIA COMMUNITY LH LLC
22461 SW PINE ST
SHERWOOD OR 97140

2S132BC11500
JB CUSTOM HOMES LLC
22464 SW PINE ST
SHERWOOD OR 97140

2S132BC01901
MICHELSON HERITAGE LLC
15607 SW HIGHPOINT DR
SHERWOOD OR 97140

2S132BA90001
JDR LLC
23225 NE DILLON RD
NEWBERG OR 97132

2S132BD90001
MATTHEW MORRIS
15654 SW WILLAMETTE ST UNIT 1
SHERWOOD OR 97140

2S132BD90002
CHRISTINA MORRIS
15654 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AB00501
SNYDER, BARRY & ARDIS REV
LIVING TRUST
PO BOX 93
SHERWOOD OR 97140

2S132AB00601
DEAN KERN
PO BOX 222
SHERWOOD OR 97140

2S132AB01600
DONALD SCHELLER
23137 SW SCHAMBURG DR
SHERWOOD OR 97140

2S132AB01700
DANIEL STANDKE
22417 SW LINCOLN ST
SHERWOOD OR 97140

2S132AB01800
LACEY RAMPERSAUD
22429 SW LINCOLN ST
SHERWOOD OR 97140

2S132AB01900
ROME, MARILYN G REV LIVING
TRUST
14645 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AB01901
BRITTANI JOHNSON
15467 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AB02000
JOAN HENRY
15493 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AC00800
JULIE RUTLAND
PO BOX 62
SHERWOOD OR 97140

2S132AC00901
EDWARD STORMONT
22648 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC00902
SCOTT WALLER
22691 SW NORTON AVE
SHERWOOD OR 97140

2S132AC01001
KEEGAN, SHANNON MARIE REV
LIVING TRUST
22694 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC01600
KIMBERLEY CHADWICK
15489 SW VISTA AVE
SHERWOOD OR 97140

2S132AC01700
SHERWOOD METHODIST CHURCH
PO BOX 127
SHERWOOD OR 97140

2S132AC01808
KELLY MELILLO
15427 SW VISTA AVE
SHERWOOD OR 97140

2S132AC01809
FELD RENTALS LLC
PO BOX 506
NEWBERG OR 97132

2S132AC01810
ERIC BLACKBURN
14954 SW COCHRAN ST
SHERWOOD OR 97140

2S132AC01900
BEYMER-DORN ENTERPRISES
LLC
15043 SW GINGKO CT
SHERWOOD OR 97140

2S132AC01901
MICHELE HAGER
22795 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02000
NICHOLAI KELTON
22775 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02200
SARA FARELL
22571 SW LINCOLN ST
SHERWOOD OR 97140

2S132AC02300
JEANETTE FELDMAN
15462 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132AC02400
JOHN BOULTON
22515 SW LINCOLN ST
SHERWOOD OR 97140

2S132BA00200
ST FRANCIS CATHOLIC CHURCH
15651 SW OREGON ST
SHERWOOD OR 97140

2S132BA00800
SHERWOOD SCHOOL DIST #88J
23295 SW MAIN ST
SHERWOOD OR 97140

2S132BA01400
JEFFREY RUBLE
PO BOX 4354
SUNRIVER OR 97707

2S132BA01500
AMG PROPERTIES LLC
23649 SW HERON LAKES DR
SHERWOOD OR 97140

2S132BA01502
VIOLET KIMBER
22248 SW LINCOLN ST
SHERWOOD OR 97140

2S132BA01600
MOLLER JOINT TRUST
13980 SW TOOZE RD
SHERWOOD OR 97140

2S132BA01700
CAVANAUGH, KERN M & SHARON
D JOINT REAL ESTATE TRUST
3350 SW HAZELBRUSH CT
WILSONVILLE OR 97070

2S132BA01800
CHARLES HARBICK
10350 SW AMANDA CT
TIGARD OR 97224

2S132BA01900
MATTHEW FISHER
15818 SW 2ND ST
SHERWOOD OR 97140

2S132BA02000
CASA DEI BAMBINI MONTESSORI
SCHOOL
22444 SW OAK ST
SHERWOOD OR 97140

2S132BA02100
KENNETH BASTIAN
15859 SW 1ST ST
SHERWOOD OR 97140

2S132BA02200
DIANE M BROWN
1920 GLEN CREEK RD NW
SALEM OR 97304

2S132BA02300
ROBERT ZOBRIST
21595 SW 110TH PL
TUALATIN OR 97062

2S132BA02301
JSJ INVESTMENTS LLC
14919 SE BROOKE CT
SHERWOOD OR 97140

2S132BA02400
TIMOTHY HACKETT
15908 SW 2ND ST
SHERWOOD OR 97140

2S132BA02500
SJ RENTALS LLC
18075 SW PEARL ST
SHERWOOD OR 97140

2S132BA02600
SHERWOOD HALL LLC
PO BOX 1698
BEAVERTON OR 97075

2S132BA02700
JB1 LLC
PO BOX 220
SHERWOOD OR 97140

2S132BA02900
TAYLOR HILL
22455 SW OAK ST
SHERWOOD OR 97140

2S132BA03100
ARGONNE POST NO.56 OF THE
AMERICAN LEGION
PO BOX 532
SHERWOOD OR 97140

2S132BA03300
CASLER JENNIFER A LIVING
TRUST
15804 SW 1ST ST
SHERWOOD OR 97140

2S132BA03400
BRIAN AMER
15824 SW 1ST ST
SHERWOOD OR 97140

2S132BA03500
JOYCE MARSHALL
15850 SW 1ST ST
SHERWOOD OR 97140

2S132BA04200
JESLYN A HERINCKX
15526 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BB01800
D & C INVESTMENT PROPERTIES
LLC
PO BOX 3768
WILSONVILLE OR 97070

2S132BC01200
AMANDA STANAWAY
16103 SW 2ND ST
SHERWOOD OR 97140

2S132BC01900
JASON GARDNER
PO BOX 279
SHERWOOD OR 97140

2S132BC02000
GARDNER TEAM INC
16227 SW 1ST ST
SHERWOOD OR 97140

2S132BC02100
RALPH GREGG
8221 QUAIL ARROYO AVE
LAS VEGAS NV 89131

2S132BC02200
JOHNSON, NANCY A LIVING
TRUST
22463 SW MAIN ST
SHERWOOD OR 97140

2S132BC02300
DOUGLAS TOLLEN
22427 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BC02400
DARCI VANDENHOEK
16114 SW 2ND ST
SHERWOOD OR 97140

2S132BC02600
STEVEN MUNSTERMAN
23371 SW SHERK PL
SHERWOOD OR 97140

2S132BC02700
OREGON CARE GROUP LLC
302 9TH ST
WENATCHEE WA 98801

2S132BC02900
22463 SW WASHINGTON STREET
LLC
22463 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BC02901
PILOTHOUSE 60 LLC & JENSEN,
ROBERT
25705 SW LABROUSSEE RD
SHERWOOD OR 97140

2S132BC03100
22415 SW PINE STREET LLC
22415 SW PINE ST
SHERWOOD OR 97140

2S132BC03200
M T ALLRED
16044 SW 2ND ST
SHERWOOD OR 97140

2S132BC03300
190 WASHINGTON LLC & CACH,
JOAN L & SHERWOOD OLD TOWN
PROPERTIES LLC
6003 4TH AVE NE
SEATTLE WA 98115

2S132BC03500
HYDE INVESTMENTS LLC
16017 SW 1ST ST
SHERWOOD OR 97140

2S132BC03900
BETTY HELENIUS
7581 SW APPLGATE DR
BEAVERTON OR 97007

2S132BC04000
SHERWOOD MASONIC TEMPLE
ASSOC
22536 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BC04100
SHERWOOD LODGE I O O F 222
22556 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BC04200
1023 LLC & COOPER PROPERTIES
LLC
19430 SW LEBEAU RD
SHERWOOD OR 97140

2S132BC04300
GOLDEN BOAR INVESTMENTS LLC
16043 SW RAILROAD ST
SHERWOOD OR 97140

2S132BC04400
STEWART-MAPLETHORPE
PROPERTIES LLC
22595 SW PINE ST
SHERWOOD OR 97140

2S132BC04600
CONLEY 1998 TRUST
14750 NE RICHARD LN
NEWBERG OR 97132

2S132BC04900
WALTER KORB ENTERPRISES LLC
15043 SW DIVISION ST
SHERWOOD OR 97140

2S132BC05000
CSK SHERWOOD LLC
11013 SW 111TH PL
TIGARD OR 97223

2S132BC05100
LUNDY, DANIEL WAYNE &
BARBARA JO REV LIVING TRUST
874 NW 22ND AVE
CANBY OR 97013

2S132BC05500
CHRISTOPHER A KISH
13108 SW FORAN HILLS CT
TIGARD OR 97224

2S132BC05600
OLIVE GRIBBLE
16237 SW RAILROAD ST
SHERWOOD OR 97140

2S132BC05700
DON WASHINGTON
15774 SW THRASHER WAY
SHERWOOD OR 97140

2S132BC05900
STACEY KRAMER-KEATING
22583 SW PARK ST
SHERWOOD OR 97140

2S132BD00400
KAY ELTON
856 E HAWKS REST DR
MAPLETON UT 84664

2S132BD00401
MATTHEW SCHIEWE
7630 SW 89TH AVE
PORTLAND OR 97223

2S132BD00601
LUIS ESPINOZA
22370 SW CHAPMAN RD
SHERWOOD OR 97140

2S132BD00602
WILLIAM MILLINGTON
22707 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00604
APK OREGON LLC
3347 PAKANU PL
HONOLULU HI 96822

2S132BD00605
ANGI FORD
22769 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00606
ALEX MILES
22918 SW PINE ST
SHERWOOD OR 97140

2S132BD00607
ALEJANDRO C SHERWOOD
22936 SW PINE ST
SHERWOOD OR 97140

2S132BD00608
WILLIS NOAH K & MOLLY
22942 SW PINE ST
SHERWOOD OR 97140

2S132BD00609
JEFFERY HENRICKSON
22781 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00610
CLIFFORD LILES
22796 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00611
ALEXANDER GRAHAM
22793 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00613
KENNETH STICKEL
22750 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00614
ADAM OSTER
22738 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00615
LORI RANDEL
22710 SW ORCUTT PL
SHERWOOD OR 97140

2S132BD00617
JENNIFER FITCH
22655 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00618
PATRICK BAILEY
22735 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00619
ETHEL SIMPSON
22749 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00621
MARIKAY ROSS
22805 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00622
CONWAY SCOTT B & SARA R
22845 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00623
BRUCE BROOKENS
22950 SW PINE ST
SHERWOOD OR 97140

2S132BD00624
JANENE ALVAREZ
PO BOX 722
SHERWOOD OR 97140

2S132BD00625
SOMMERS DUSTIN & MEAGAN
22846 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00627
STATES, WILLIAM A & STATES,
DARLA C
22808 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00628
ROBERT BROUSE
22794 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00629
STEPHEN PALM
22754 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00630
CAMILA CIRONE
22742 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00631
TROY HAFFNER
22692 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00632
PAMELA MAJOR
22650 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00633
LISA MOLER
16741 SW HARGIS RD
BEAVERTON OR 97007

2S132BD00634
LINDA HUOTARI
22834 SW HIGHLAND DR
SHERWOOD OR 97140

2S132BD00700
ROBERT ZOBRIST
22467 SW ASH ST
SHERWOOD OR 97140

2S132BD01000
KATHY COLE
22870 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD01200
PAULA CONNOLLY
PO BOX 953
SHERWOOD OR 97140

2S132BD01300
KRZANI AZJUURA
15753 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD01400
CHRISTOPHER FLADWOOD
15715 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD01500
HEATHER WARD
15712 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD01501
RYAN DELUCA
15734 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD01700
BETHANY NABHAN
15758 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD01800
THORNTON, RODERICK HILL
LIVING TRUST
PO BOX 1356
SHERWOOD OR 97140

2S132BD01900
DAVID GANDER
22932 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD02000
PINE STREET LLC
10175 SW BARBUR BLVD #214B
PORTLAND OR 97219

2S132BD02200
HOPPE FAMILY TRUST
15746 SW TUALATIN ST
SHERWOOD OR 97140

2S132BD02300
ERIC D OCHS
15760 SW TUALATIN ST
SHERWOOD OR 97140

2S132BD02400
TINA ROSENQUIST
22944 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD02500
DONALD WOOD JR
22956 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD02600
DAVID TURNER
22966 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD02700
MARY SWAN
22978 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD02701
HEATHER MCGRAW
22986 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD02900
HEATHER MCFARLAND
22977 SW PINE ST
SHERWOOD OR 97140

2S132BD02901
NANCY MCDONALD
22981 SW PINE ST
SHERWOOD OR 97140

2S132BD03000
ANGELA YACKEY
22965 SW PINE ST
SHERWOOD OR 97140

2S132BD03100
FRANK VEHAFRIC
15826 SW TUALATIN ST
SHERWOOD OR 97140

2S132BD03200
ERIC FAHLAND
15880 SW TUALATIN ST
SHERWOOD OR 97140

2S132BD03300
KATIE A CANALES
15891 SW DIVISION ST
SHERWOOD OR 97140

2S132BD03400
DONIA BRADEN
22990 SW PARK ROW AVE
SHERWOOD OR 97140

2S132BD03500
HALL LIVING TRUST
PO BOX 331
SHERWOOD OR 97140

2S132BD03600
PATRICK MASSIE
15820 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD03700
MARINA ADL
15832 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD03800
CLARK, TIMOTHY M & CLARK,
HARVEY E & EDITH M REV LIVING
TRUST
15850 SW WILLAMETTE ST
SHERWOOD OR 97140

2S132BD03801
JIMMY MORTON
25153 NE BUTTEVILLE RD
AURORA OR 97002

2S132BD03900
SIECKMAN CLARICE K
22936 SW PARK ROW AVE
SHERWOOD OR 97140

2S132BD04000
SCOTT COPELAND
15865 SW TUALATIN ST
SHERWOOD OR 97140

2S132BD04100
ANTHONY CLARK
22921 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD04200
CHRISTINA FERGUSON
22915 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD04300
KERRY FITCH
PO BOX 701
SHERWOOD OR 97140

2S132BD04400
ERK M OLSON
45845 SW WILLAMETTE ST
AZALEA OR 97410

2S132BD04500
CLARK, HARVEY E & EDITH M REV
LIVING TRUST
22897 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD04900
JOEL JOHNSON
16625 SW PARRETT MOUNTAIN
RD
SHERWOOD OR 97140

2S132BD05000
JOHN LAMB
22463 SW PARK ST
SHERWOOD OR 97140

2S132BD05001
MARK PELTIER
15937 SW DIVISION ST
SHERWOOD OR 97140

2S132BD05002
ANDREW J RYAN
22855 SW PARK ROW AVE
SHERWOOD OR 97140

2S132BD05200
THERESA KIES
22865 SW WASHINGTON ST
SHERWOOD OR 97140

2S132BD05201
TAYLOR, RICHARD L & KRISTIN W
REV LIVING TRUST & MCCORD
FAMILY TRUST
86 ENCINAL PL
VENTURA CA 93001

2S132BD05500
THOMAS HARRIS
16031 SW COLUMBIA ST
SHERWOOD OR 97140

2S132BD05700
WINDSOR PROPERTIES LTD
2245 NE CORNELL RD
HILLSBORO OR 97124

2S132BD05800
ANNIE MENDOZA
22907 SW MAIN ST
SHERWOOD OR 97140

2S132BD05990
WOOLLEY, VELMA A REV LIVING
TRUST
PO BOX 35
SHERWOOD OR 97140

2S132BD06100
CHARLES WHITE
13150 SW FIELDING RD
LAKE OSWEGO OR 97034

2S132BD06200
ERIC CROSSLAND
22981 SW MAIN ST
SHERWOOD OR 97140

2S132BD06300
CHELSEA GALLAGHER
22995 SW MAIN ST
SHERWOOD OR 97140

2S132CA01500
ROBERT EATON
23025 SW SCHAMBURG DR
SHERWOOD OR 97140

2S132CA01600
STEVEN SCHOENBRUN
23855 SW ROBSON TER
SHERWOOD OR 97140

2S132CA01800
BLANKENBAKER LIVING TRUST
PO BOX 1384
SHERWOOD OR 97140

2S132CA02000
MASON G HARTMAN
15836 SW DIVISION ST
SHERWOOD OR 97140

2S132CA02100
NESLUND, A FAMILY TRUST
508 BUCKLEY LN
NEWBERG OR 97132

2S132CA02200
OTTENBACHER, DALE G LIVING
TRUST
15910 SW DIVISION ST
SHERWOOD OR 97140

2S132CA02300
LUKE RONEY
15960 SW DIVISION ST
SHERWOOD OR 97140

2S132CA02400
ISAAC KIRKBRIDE
PO BOX 672
SHERWOOD OR 97140

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>

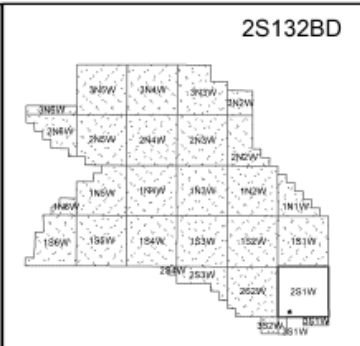
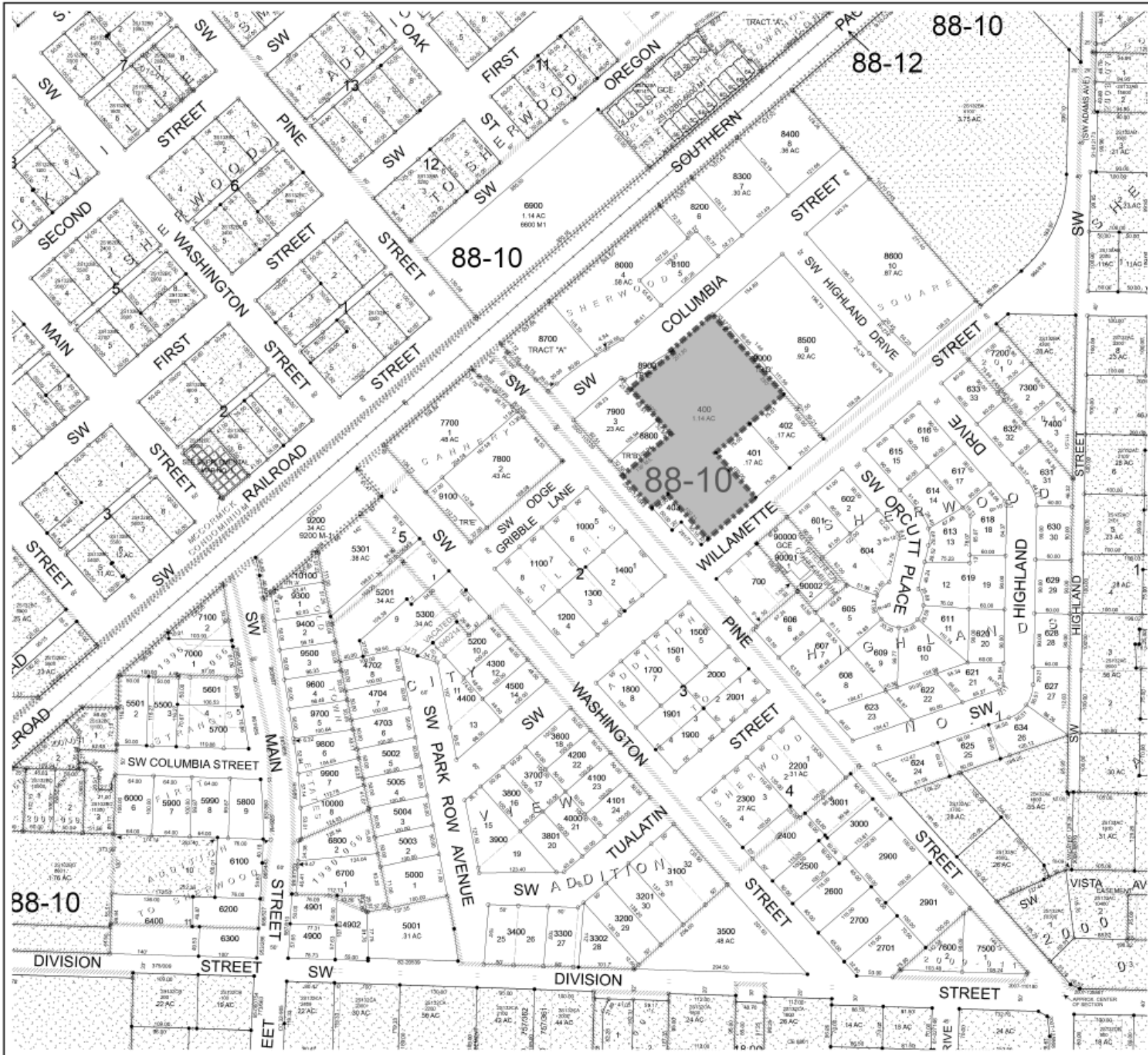
Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City for you to participate with written 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

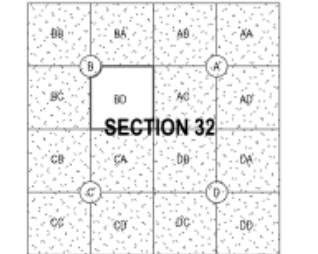


2S132BD

WASHINGTON COUNTY OREGON
SE 1/4 NW 1/4 SECTION 32 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	9	4	7	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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



Cancelled Taxlots For: 2S132BD
62K 1603 3301 5103 6950-A1 300 4801 4802 4850 4853 2100 190-A1,
603 6201 5600 5403 5001 612 100 2900 200 800 800 150 151 4600,
4700 4701 6902 6903



WASHINGTON COUNTY
ASSESSMENT
CARTOGRAPHY
TAXATION

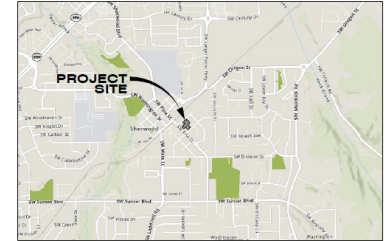
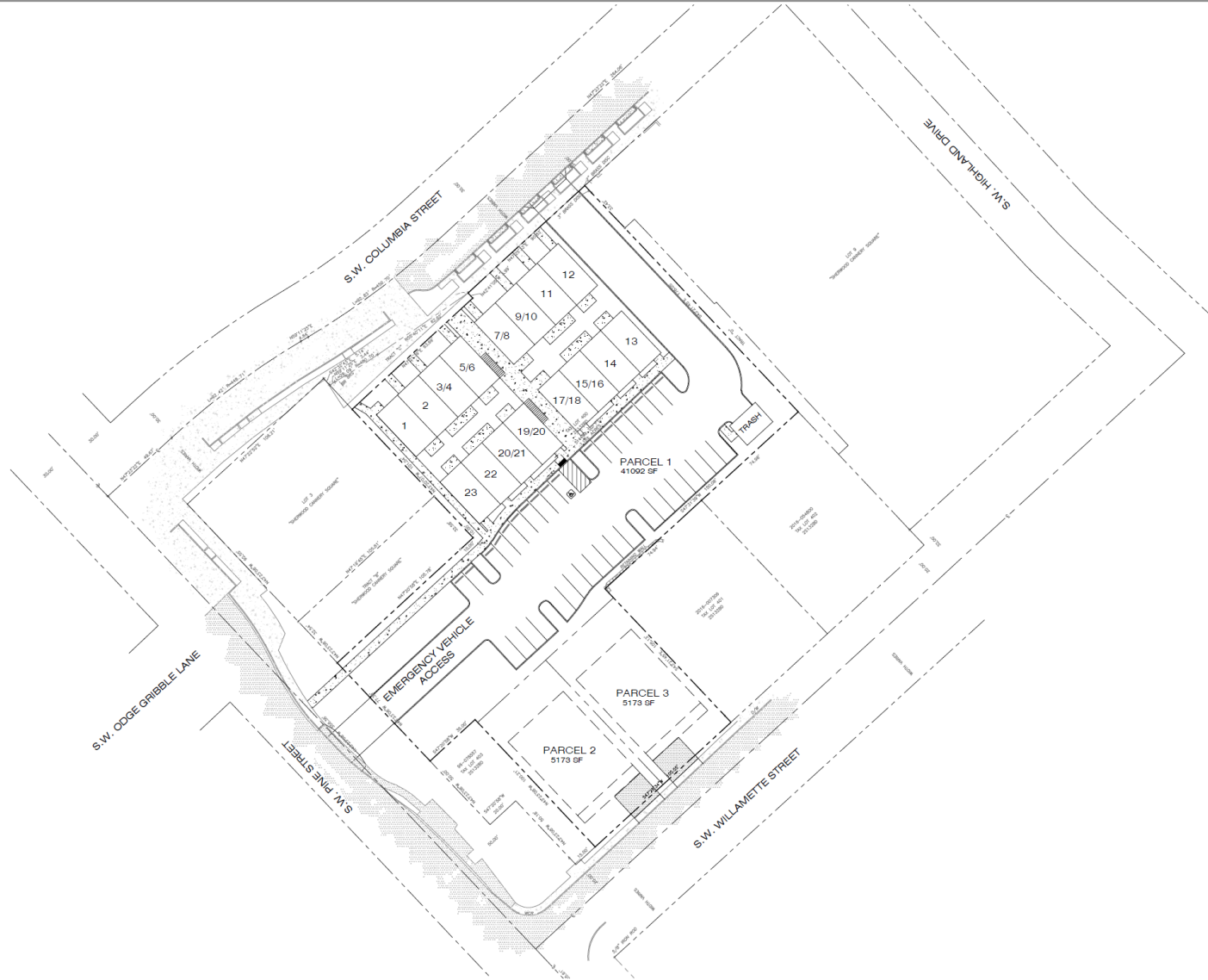
PLOT DATE: 2/23/2021
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
2S132BD

Dignap

OLD TOWN APARTMENTS



PLANNING

PIONEER DESIGN GROUP, INC.
 9020 SW WASHINGTON SQ RD., SUITE 170
 PORTLAND, OR 97223
 PHONE: (503) 643-8296
 CONTACT: MATT SPRAGUE

APPLICANT

EDGE DEVELOPMENT
 2233 NW 23rd AVENUE
 SUITE #100
 PORTLAND, OR 97210
 P: (503) 292-7733
 E: ed@edgevelop.com
 CONTACT: ED BRUIN

SITE INFORMATION

TAX MAP: 2S132BD400
 TAX LOT: 400
 SITE ADDRESS: 15665 SW WILLAMETTE STREET
 SHERWOOD, OREGON, 97140
 SITE SIZE: 1.14 ACRES
 ZONING: HDR & RC
 OLD TOWN OVERLAY DISTRICT
 (OLD CANNERY AREA)

PRELIMINARY PLAT

TAX LOT 400, TAX MAP 2S132BD
 15665 SW WILLAMETTE STREET, SHERWOOD, OREGON, 97140





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**

Date: August 30, 2021

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 these materials can also be found online at: <https://bit.ly/112026materials>

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

**Neighborhood Meeting Notes
Columbia Street Apartments
15665 SW Willamette Street, Sherwood
September 14, 2021
6:00 PM**

Wayne Hayson, Pioneer Design Group posted live the introductory screen slide at 5:46 PM. The slide explains how to sign-in for the record.

Note: All Screen Slides presented during the meeting are attached with these summary notes.

At 6:03 PM Wayne introduced himself, Ben Altman, Pioneer Design Group, taking notes, and Ed Bruin, Edge Development. Wayne then explained the purpose of the meeting and outlined the agenda. He noted that some questions had been submitted prior to the meeting and he will provide responses as part of the presentation, as well as in writing, which will be posted on the information page, <https://bit.ly/112026materials>. Time will be provided after the summary of the Project for additional questions.

Wayne then posted a summary of the City's Land Use Review Process, and explained how this development will be reviewed. This project will be review by the Planning Commission in a public hearing.

Wayne then posted an aerial photo, to provide visual orientation of the Site location.

Wayne then posted a Zoning Map showing the Site and Surrounding zoning.

The Site is identified 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).

Wayne then posted the Site Plan and described the proposed development.

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.

A Slide showing additional development details was also posted, noting that the project will provide mitigation for the existing wetland area. A Slide of the 3-Lot Partition was posted, noting that the oversized lot will be divided into one large parcel fronting on SW Columbia Street and SW Pine Street (Lot 1), and two smaller lots fronting on SW Willamette Street (Lots 2 & 3). The north lot will be developed for 24 apartment units fronting on SW Columbia Street,

with parking in the rear. The two southern lots fronting on SW Willamette Street are proposed for single family residences.

Wayne then introduced Ed Bruin, Edge Development, who provided more details about the planned development, including Screen Slides of the Site Plan and Building Architecture. Ed explained that they had looked at different development scenarios before selecting this layout. He noted that they had considered extending the apartments to the south, but ultimately felt that put the building too close to the rear property line. The conclusion was that it was a better design to have the single family units at the south moving the apartments to the north edge.

A lot of the layout is driven by the City's design objectives for the Old Cannery Area. Such as, the City wants an "active urban frontage" on Columbia Street, that is why the apartment building is pushed close to the street. There are private courtyards for each unit, which front right on the sidewalk. The Building is designed with a combination of 2 and 3 stories. The 3 story portion includes ground level one bedroom units, with upper level 2-story townhomes.

The parking is in the rear, but the rear units have similar design character, they just do not front on the street. Ed described the architectural details to provide a blend of private and public spaces and to provide visual interest for people walking along Columbia Street.

Wayne noted that one additional question had been posted.

1. How many trees and parking spaces will be provided?

Response: Ed noted that the City's general residential parking standard is 2 spaces per unit, which would be 48 for the apartments. However, for the Old Town Area that is reduced by 65%, or in this case 31 spaces. We are proposing 38 spaces, or 1.6/unit, which we believe is a good compromise.

Wayne noted that with no further questions, he would repost the meeting access information and leave it up for 15 minutes. He reminded everyone that the meeting notes and responses to the prior submitted questions would be posted on the web site within 7 days.

Wayne and Ed thanked everyone for participating. Ed noted they welcome feedback. Wayne noted he would forward any comments and questions submitted to Ed.

The meeting was closed at 6:48 PM.

Marilyn Mays, Matthew Schiewe
15649 SW Willamette Street
Sherwood, Oregon

Mailing address
7630 SW 89th Ave
Portland Or 97223

To: Wayne Hayson, Pioneer Design Group, Inc.,
cc: Erika Palmer, Planning Manager, Sherwood Planning Department

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

Date: 9/13/2021

We so appreciate the opportunity to respond to your plans for the 3 parcel partition at 15665 SW Willamette, Tax ID R0555633 in Sherwood, Oregon. We did notice a discrepancy in the size of the lot of .14 acres from the tax records.

We own an adjacent lot, 15649 SW Willamette Street with a small duplex on it.

We have some possible concerns we are hoping you can consider as you move forward.

1. The space you are developing has a small wetlands with a winter pond of 9-18 inches deep that has been occupied for the past few years by a pair of Mallards, bees, and other wild creatures. Our own property has water in the crawl space in the winter as the crawl space appears to be below the water table. We have two thoughts, the first being a concern about the loss of the wetland space and your plans for mitigating the several inches of water that are in wetland space throughout much of the winter. The second is that whatever you do to mitigate the water needs to not increase the water level elsewhere in the neighborhood.
2. Your proposal includes 24 units and two single residential homes. We already have issues with traffic in the neighborhood and are especially concerned about the increase this development may make in the number of cars on our street, Willamette, and going down Oregon Street and on Pine Street through Old Town Sherwood. 26 additional households in our small neighborhood seems like too many new residents and cars.
3. Finally, our hope is that the development will be pleasant to look at and experience for all, both the front streetscapes and the rear of the buildings that our properties face. The open large parking area currently in your plan and backing to our properties will not be pleasant to view and will be a source of noise, environmental degradation, and debris. We are hoping that the final design might include a central parking area with landscaping in the periphery that is pleasing to both the residents of your property and the surrounding neighborhood.

Thank you very much for considering our comments and concerns.

Sincerely

Marilyn Mays and Matthew Schiewe

Participant Id	Full Name	Action	Role
BAltman@pd-grp.com	Ben Altman	Joined	Event Team Member
whayson@pd-grp.com	Wayne Hayson	Joined	Event Team Member
Ed@edgedevelop.com	Ed Bruin	Joined	Attendee
		Joined	Attendee
JAlleruzzo@als-gardencenter.com	Judy Alleruzzo	Joined	Attendee
Ed@edgedevelop.com	Ed Bruin	Left	Attendee
JAlleruzzo@als-gardencenter.com	Judy Alleruzzo	Left	Attendee
		Left	Attendee
BAltman@pd-grp.com	Ben Altman	Left	Event Team Member
whayson@pd-grp.com	Wayne Hayson	Left	Event Team Member

Sherwood Oldtown - Residential Development

Per City requirements, and to be recognized as attending the meeting, please sign in virtually using the Live Event Q&A feature () on the right-hand side of your screen. Please include your name, address, email, and phone number.

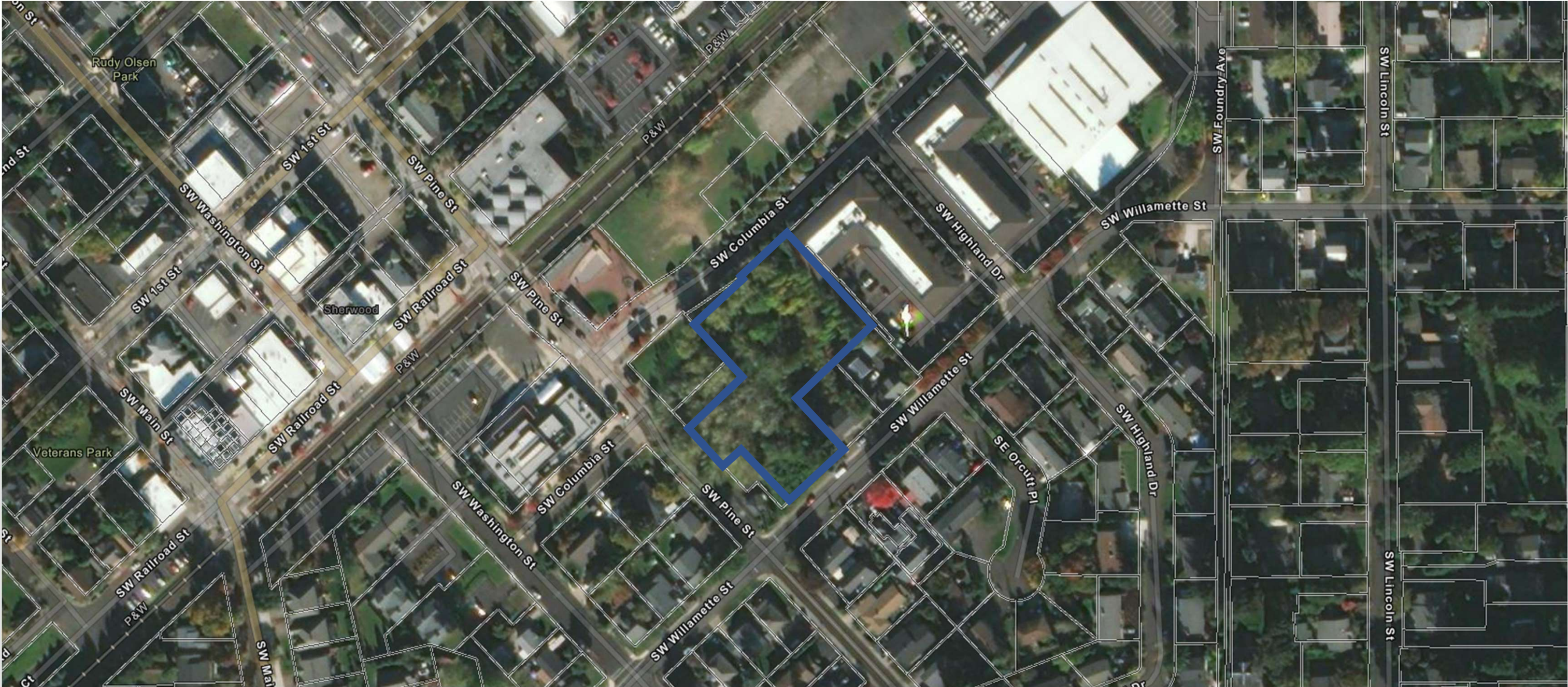
A number of email questions were received prior to 4pm today. We will respond to these questions during the project presentation. During and after the presentation, you may submit additional questions using the Live Event Q&A feature. You may also email questions to whayson@pd-grp.com



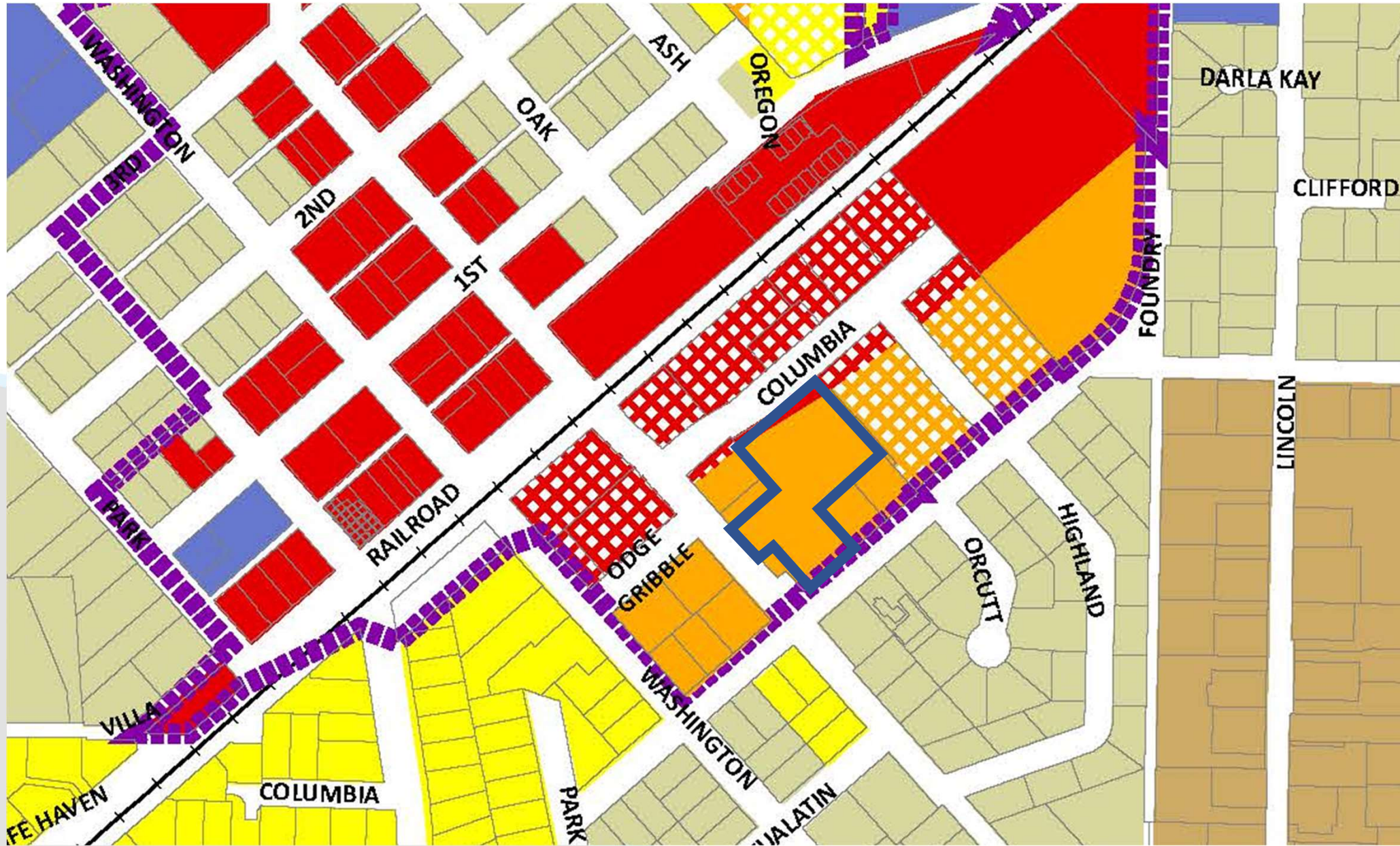
Chapter 16.72 - Procedures For Processing Development Permits

- Site Plan review in the Old Town Overlay District is a quasi-judicial action subject to a Type IV review process.
- The Type IV Hearing Authority is the Planning Commission & the Appeal Authority is the City Council.
- Key application Activities:
 - Pre-application conference
 - Neighborhood Meeting
 - Application submittal and completeness review
 - Hearing Notice
 - Notices of Type IV public hearings shall be published in a newspaper of general circulation
 - Notices of Type IV land use actions shall be posted by the City in no fewer than five (5) conspicuous locations within the City
 - Signage must be posted on the subject property
 - The City will send notice to owners of record of property within 1,000 feet of the site
- Recommended findings of fact & conditions of approval shall be made in writing in a City planning staff report published 7 calendar days in advance of the hearing.
- The City shall issue the decision within 7 calendar days of the Hearing.
- Final action on the application shall be taken within 120 days of the application submittal.

Site Location



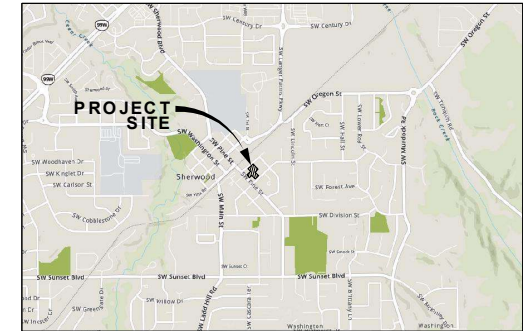
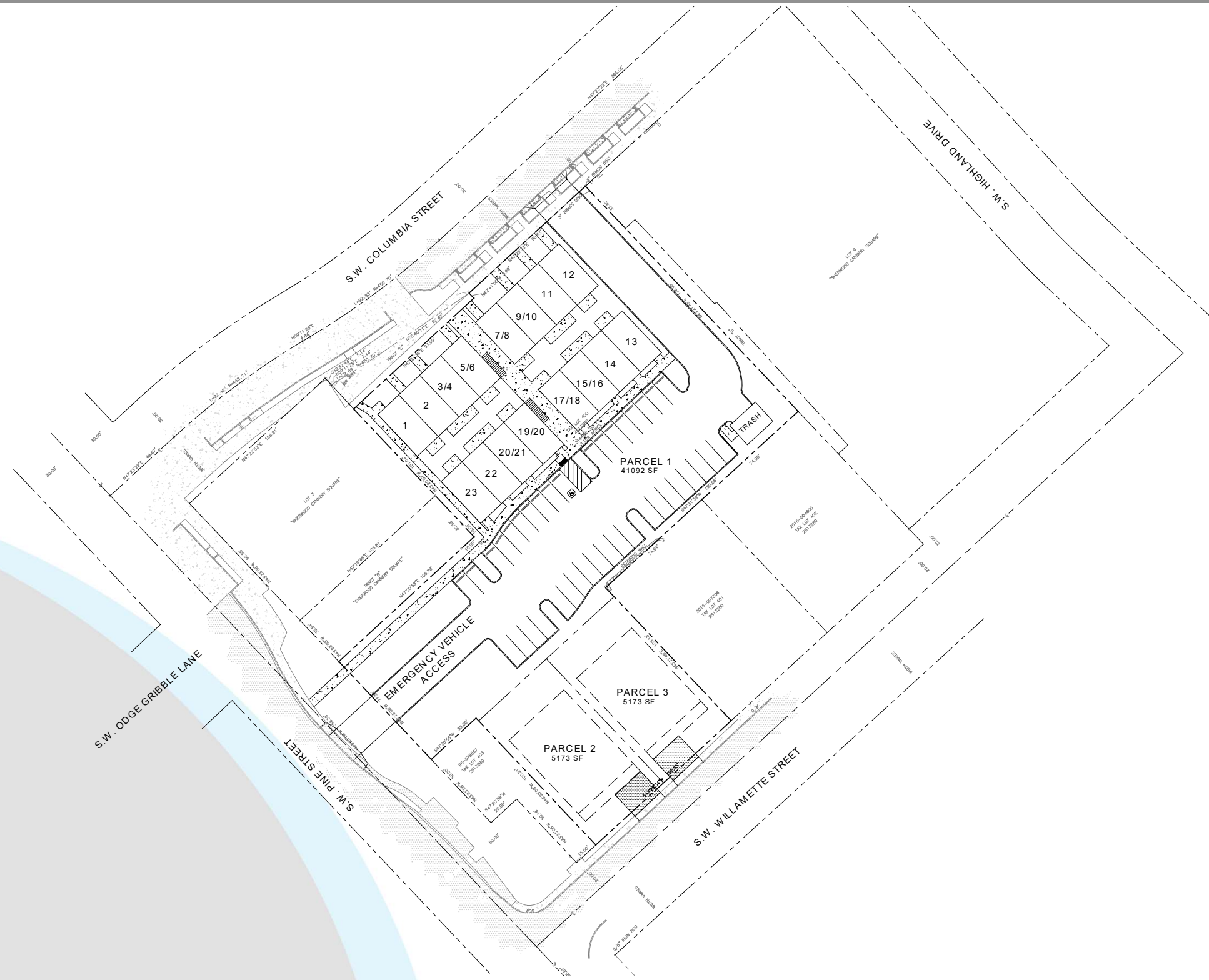
City of Sherwood Zoning



Legend

	Very Low Density Residential		Office Commercial PUD
	Very Low Density Residential PUD		Retail Commercial
	Low Density Residential		Retail Commercial PUD
	Low Density Residential PUD		General Commercial
	Medium Density Residential Low		Light Industrial
	Medium Density Residential Low PUD		LI_PUD
	Medium Density Residential High		Employment Industrial
	Medium Density Residential High PUD		General Industrial
	High Density Residential		Open Space
	High Density Residential PUD		Old Town
	Institutional Public		Urban Growth Area - Concept Plan Required
	Neighborhood Commercial		Unannexed Area - Inside UGB
	Office Commercial		City Boundary
			Urban Growth Boundary

OLD TOWN APARTMENTS



PLANNING

PIONEER DESIGN GROUP, INC.
 9020 SW WASHINGTON SQ RD., SUITE 170
 PORTLAND, OR 97223
 PHONE (503) 643-8286
 CONTACT: MATT SPRAGUE

APPLICANT

EDGE DEVELOPMENT
 2233 NW 23rd AVENUE
 SUITE # 100
 PORTLAND, OR 97210
 P: (503) 292-7733
 E: ed@edgedev.com
 CONTACT: ED BRUIN

SITE INFORMATION

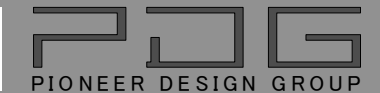
TAX MAP: 2S132BD400
 TAX LOT: 400
 SITE ADDRESS: 15665 SW WILLAMETTE STREET
 SHERWOOD, OREGON, 97140
 SITE SIZE: 1.14 ACRES
 ZONING: HDR & RC
 OLD TOWN OVERLAY DISTRICT
 (OLD CANNERY AREA)

PRELIMINARY PLAT

TAX LOT 400, TAX MAP 2S132BD
 15665 SW WILLAMETTE STREET, SHERWOOD, OREGON, 97140



SCALE
 0 15 30
 1 INCH = 30 FEET



Sherwood Oldtown - Residential Development

PROJECT INFORMATION

SITE ADDRESS: 15665 SW Willamette Street, Sherwood, OR 97140

EXISTING SITE AREA: 1.18 acres, or 51,448 s.f.

Proposed Site Area- **Lot 1**: 41,049 s.f. (Apartments)

Proposed Site Area- **Lot 2**: ~5,194 s.f. **Lot 3**: ~5,194 s.f. (Single Family Detached)

Zoning Code: Title 16

Applicable ZONING: **High Density Residential HDR-** Division II, Chapter 16.12

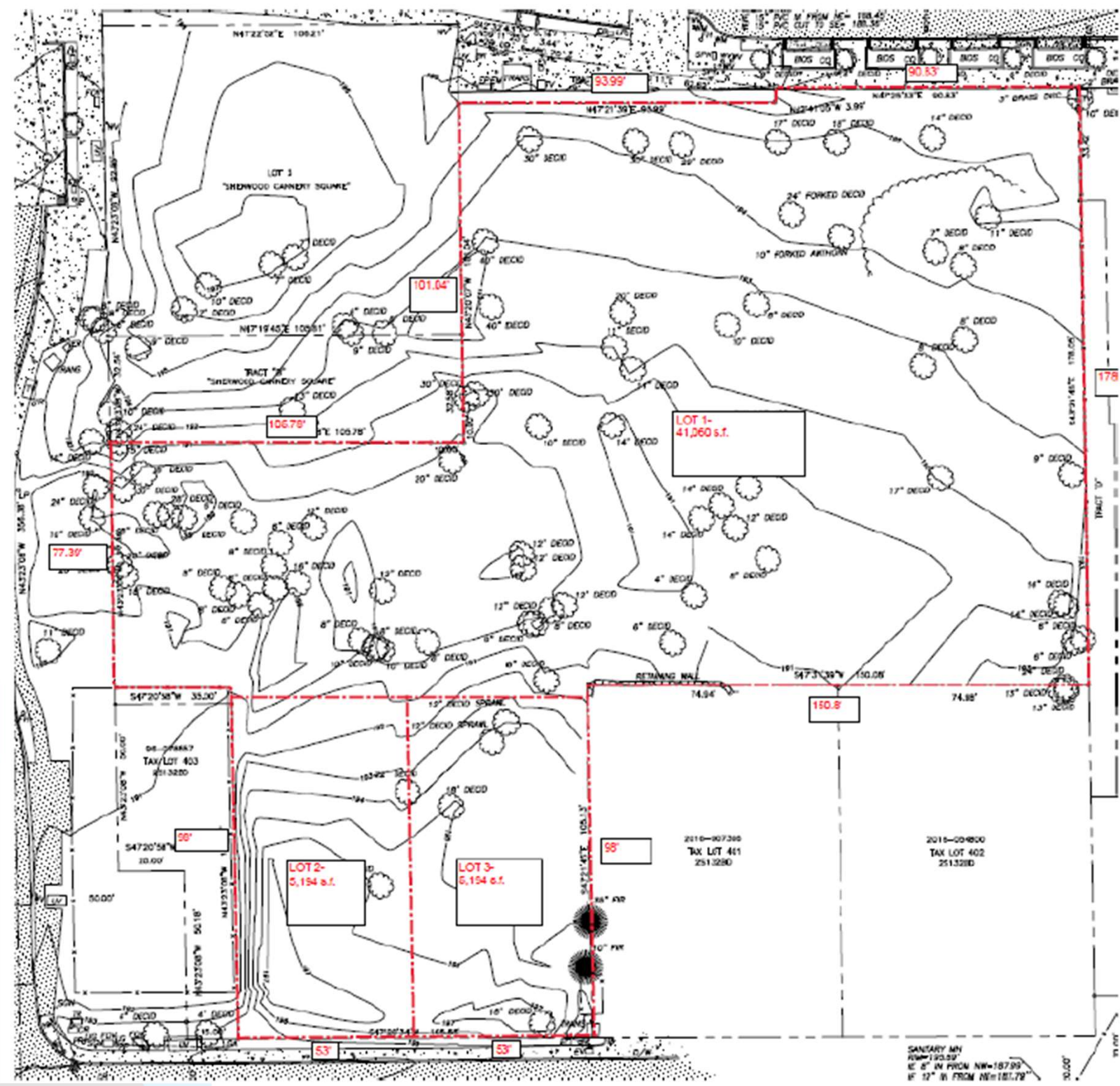
Overlay District: Old Town Division IV / Old Cannery Area 16.162.080



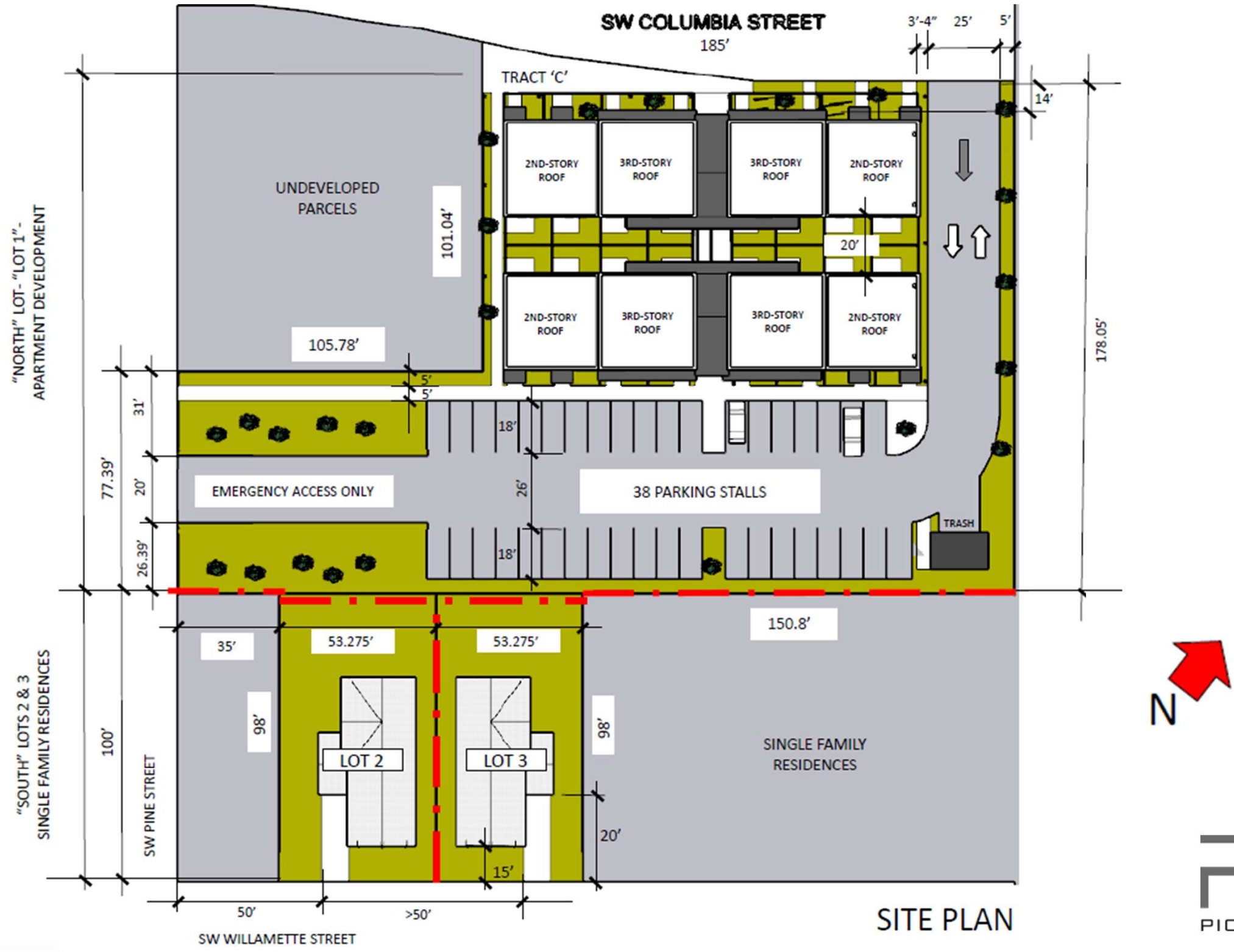
PROPOSED DEVELOPMENT:

- Mitigate the existing wetland area and fill the site for residential development. The oversized lot shall be divided into a large parcel fronting SW Columbia Street and SW Pine Street (Lot 1), and two smaller lots fronting SW Willamette Street (Lots 2 & 3).
- The north lot shall consist of a 24 unit multifamily structures fronting SW Columbia Street with rear parking.
- Residential parking accessed off of SW Columbia Street. Access to SW Pine Street limited to emergency vehicles.
- The two southern lots fronting SW Willamette Street proposed for single family residences.

3-Parcel Partition



Sherwood Oldtown - Residential Development



SITE PLAN

Sherwood Oldtown - Residential Development



Sherwood Oldtown - Residential Development



MAIN ENTRY AND ACCESS TO 2ND FLOOR LEVEL UNITS.




BREEZEWAY AND ELEVATED WALKWAY TO REAR STRUCTURE

Sherwood Oldtown - Residential Development



VIEW OF PARKING LOT AND REAR ENTRIES

Sherwood Oldtown - Residential Development

To submit questions at this time, use the Live Event Q&A feature () on the right hand side of your screen. Depending on the number and complexity of the questions received, responses to live questions may occur via email within 7 days following the meeting. You may also email questions to whayson@pd-grp.com . Notes from the meeting will be available at <https://bit.ly/112026materials> within 7 days of the meeting.

Thank you for attending.

