

# Cedar Creek Gardens

A 41-Lot Single Family Residential Subdivision of Tax Lots 102 & 107,  
Tax Map 3S1 06

City of Sherwood Casefile LU 2021-023 SUB

August 3, 2022



# Project Team

## **Applicant:**

Westwood Homes, LLC. – 12700 NW Cornell Road Portland, OR 97229  
Contact: Bill Wagoner & Todd Boyce

## **Applicant's Representatives:**

### **Planning/Survey/Engineering/Landscape Architecture**

Pioneer Design Group, Inc. – 9020 SW Washington Square Road, Suite 170, Portland, OR 97223  
Contact: Matthew Sprague, Wayne Hayson, Brent Fitch P.E., & Ben Holmes P.L.A

### **Arborist**

Todd Prager & Associates, LLC – 601 Atwater Road, Lake Oswego, Oregon 97034  
Contact: Todd Prager

### **Attorney**

David. C. Allen, Attorney at Law – 212 SW 4<sup>th</sup> Avenue, Suite 304, Madras, OR 97741  
Contact: David Allen

### **Biologist**

Environmental Science and Assessment, LLC – 4831 NE Fremont Street, Suite 2B, Portland OR 97213  
Contact: Jack Dalton

### **Traffic Engineering**

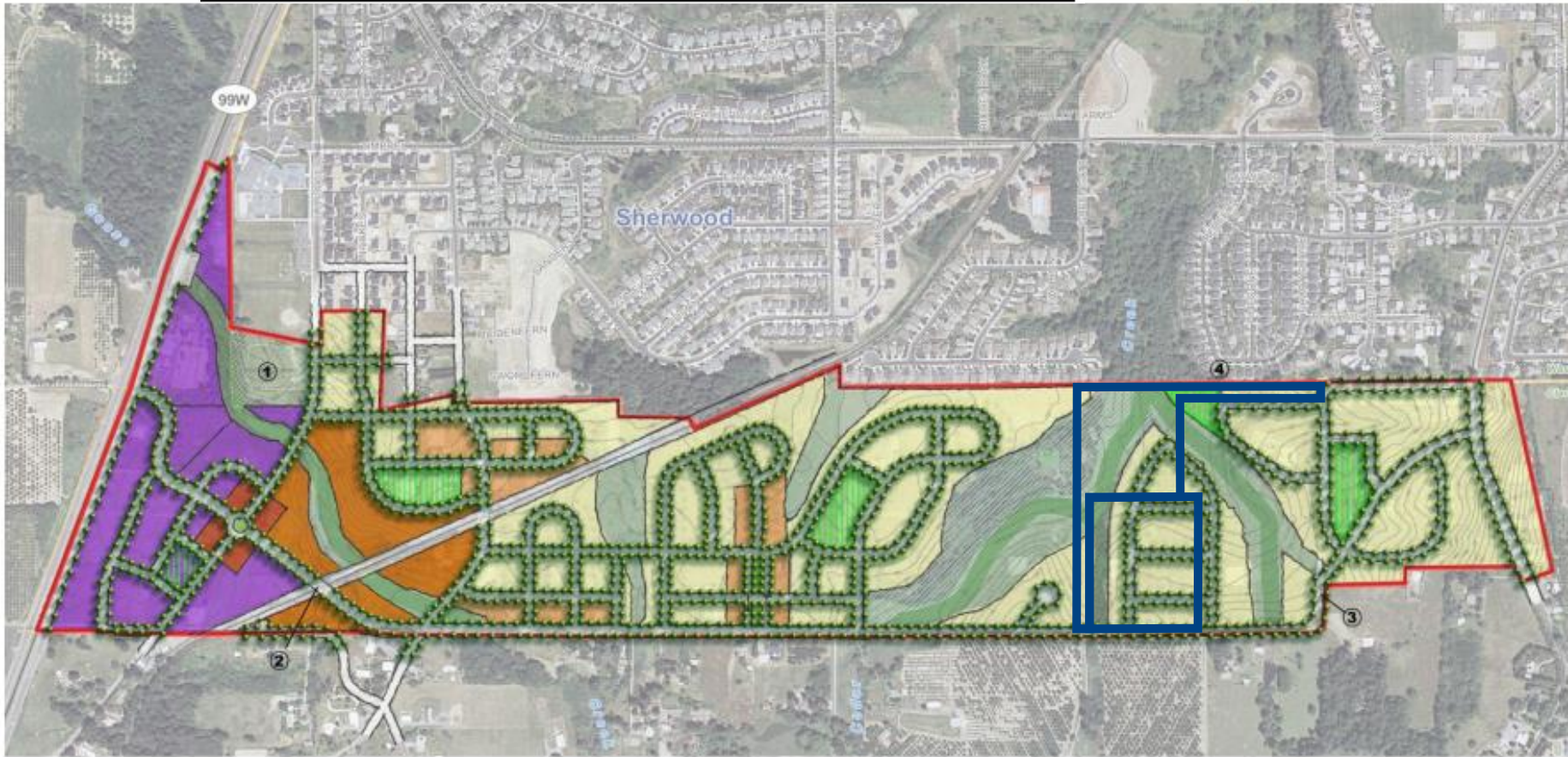
Lancaster Mobley - 321 SW 4th Avenue, Suite 400, Portland, OR 97204  
Contact: Todd Mobley & Jennifer Danziger



# Site Location

BROOKMAN ADDITION CONCEPT PLAN—FINAL REPORT

Figure 1 Land Use Concept Plan



**Request:** A 41-Lot Single Family Residential Subdivision

**Address:** 16871 & 17033 SW Brookman Road, Sherwood, OR 97140

**Tax Lots:** 3S1 06 102 & 106

**Site Size:** 19.99 Acres

**Zoning:** Medium Density Residential Low (8 du/ac)

## Brookman Addition Concept Plan

- Notes:**
1. Existing Cemetery (Constrained Land)
  2. Railroad Crossing (Grade Separated)
  3. All street alignments are conceptual.
  4. Redline connection is pedestrian, bicycle and emergency access only.



Final-May 2008

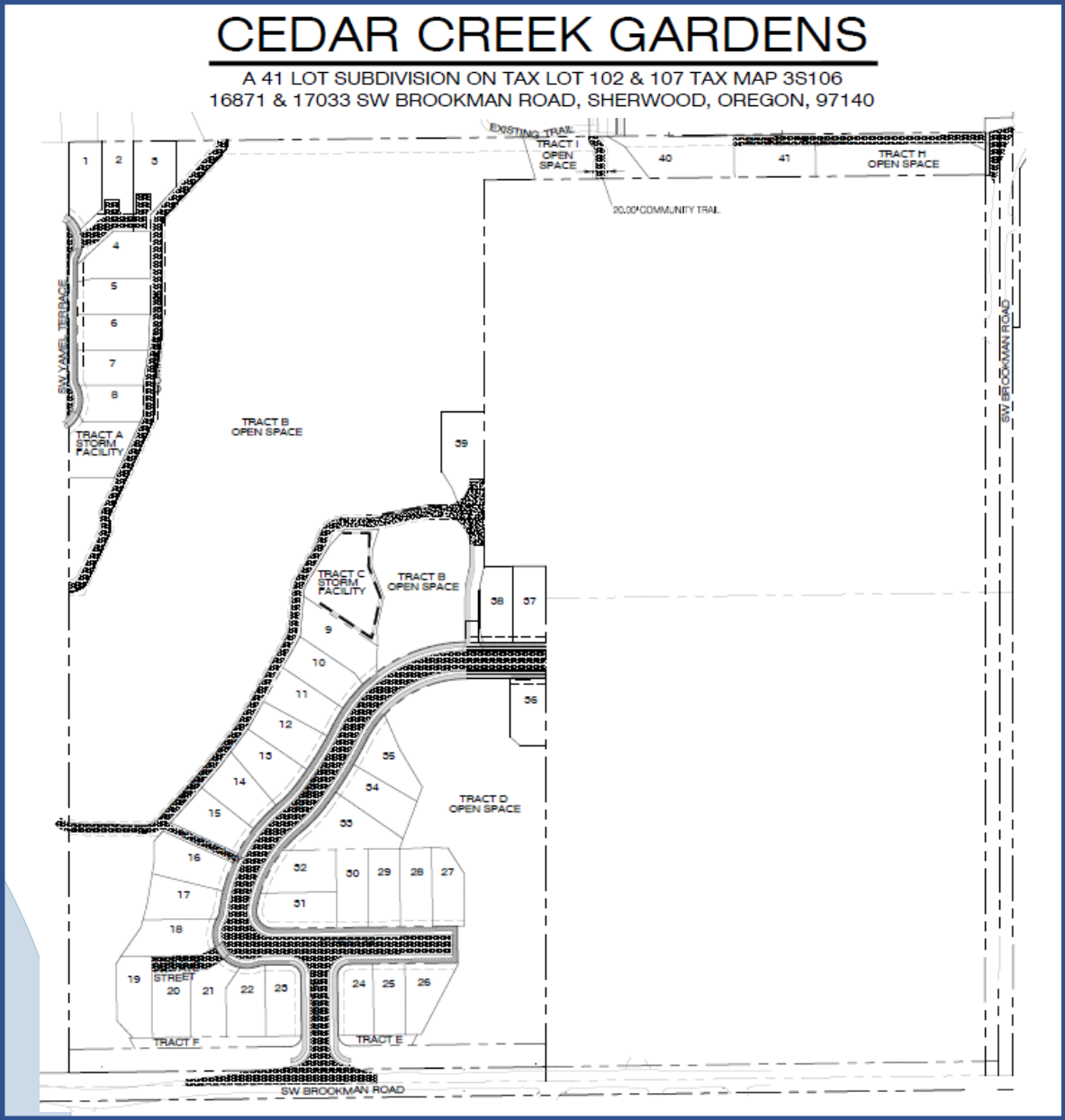
### Legend

High Density Residential 24 du/ac			Neighborhood Parks (Locations are conceptual)
Medium Density Residential- High 11 du/ac			Constrained Lands (Goal 5 resource lands, subject to on-site verification)
Medium Density Residential- Low 8 du/ac			Constrained Lands (Vegetated corridor proxy, subject to on-site verification)
Commercial / Mixed Use			Constrained Lands (Potential wetlands, subject to on-site verification)
Employment			

**P206**  
PIONEER DESIGN GROUP

**WEST WOOD HOMES LLC**

# Preliminary Plat



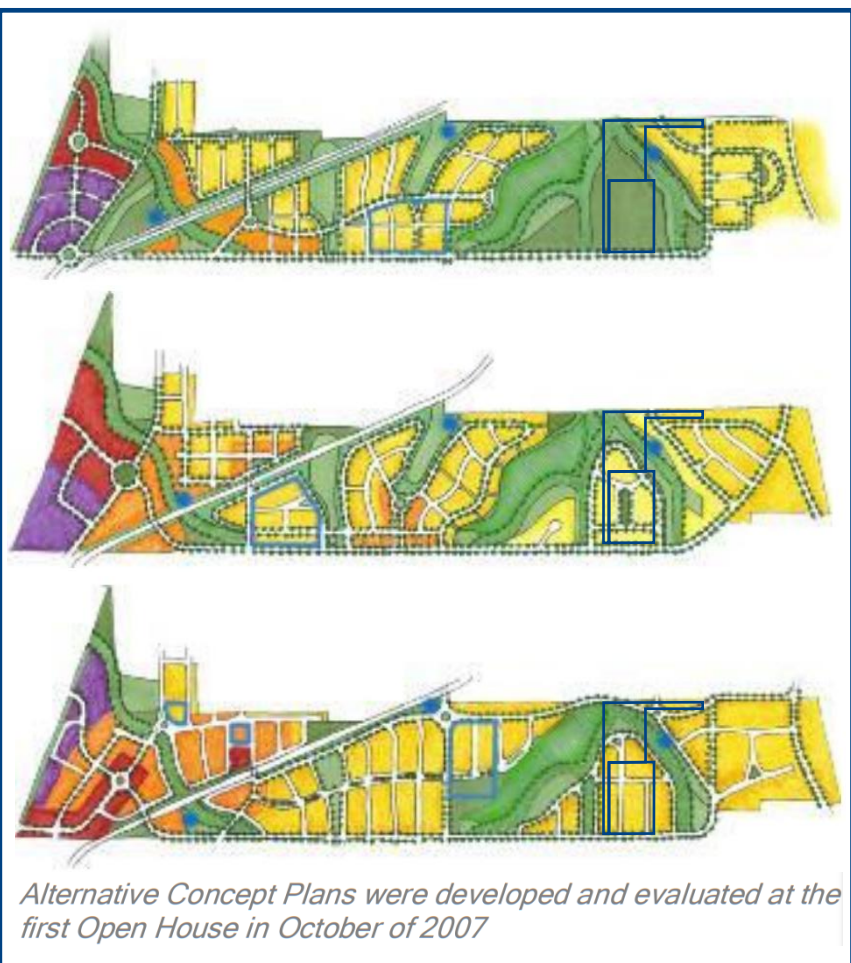
**PDG**  
PIONEER DESIGN GROUP

**WEST WOOD HOMES LLC**

# Brookman Road Concept Plan

## Purpose of the Concept Plan

*The purpose of this Brookman Addition Concept Plan is to provide a conceptual guide to the area's development as a new addition to Sherwood. As such, it articulates a clear and coherent vision for the area. The Concept Plan identifies future land uses, parks and trails, natural resource areas, transportation improvements, and public facilities – all guided by planning efforts developed with substantial public involvement.*



*Alternative Concept Plans were developed and evaluated at the first Open House in October of 2007*

- The Brookman Concept Plan was adopted by the City Council in June 2009, and became final on April 5, 2010.
- The Brookman Concept Plan Refinement adopted by the City Council in March 2021, and became final on April 15, 2021.
- Including the Cedar Creek Gardens subdivision, approximately 85 acres of the proposed 250 acre plan area are under proposed for or under development (Middlebrook; Reserve at Cedar Creek; Riverside at Cedar Creek).
- Approximately 273 units are currently approved or proposed within these developments, at an average density of 3.2 units per acre.
- The original Brookman Concept Plan identified Redfern Drive as an area of special concern, appropriate for bicycle/pedestrian/emergency access only.
- During the Brookman Concept Plan Refinement process it was noted that some participants had identified a potential connection to the area using Redfern Drive, however no changes were made.
- Access to the north eastern corner of the site remains limited to Brookman Road, as shown in the Plan and TSP.



# Project Features



- 41-Lot Subdivision for single-family detached residential dwellings.
- Smallest lots in the subdivision (Lots 8 and 25) are 4,500 sf. while the largest lot (Lot 39) is approximately 11,033 sf. The average lot size is approximately 5,715 sf.
- As part of the development, the following land uses are proposed:

Vegetated Corridor	11.34 ac.	57%
Other Open Space (outside of VC)	1.31 ac.	6%
Right-of-way Dedication	1.96 ac.	10%
<u>Area Contained within Lots</u>	<u>5.38 ac.</u>	<u>27%</u>
Gross Site Area	19.99 ac.	100%

- Site design includes approximately 0.33 lineal miles of Community Trail, with trails on both sides of Cedar Creek connecting to approved trails within the Reserve at Cedar Creek Development.
- Of the 1,579 trees inventoried onsite, 881 (55.8%) will be retained, including 87 trees outside of environmentally constrained areas.
- In addition, 33 street trees will be planted adjacent to streets, while 195 trees and 2,100 shrubs are proposed within VC enhancement and mitigation areas. Additional trees will be located within the proposed WQ facilities.
- Including the retained trees outside of environmentally constrained and the proposed street trees, tree canopy is measured as site area, greatly exceeding the 40% requirement.

**P2G**  
areas  
PIONEER DESIGN GROUP  
56.8% of the net

**WEST WOOD HOMES LLC**



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