



MEMORANDUM

<i>To:</i>	City of Sherwood	<i>Date:</i>	11/16/2022
<i>From:</i>	Colby Anderson, VLMK	<i>Project:</i>	Sherwood C.C.
<i>Subject:</i>	Land Use Modification Clarification	<i>Project Number:</i>	20210190

Dear City of Sherwood,

This memo is intended as a clarification in follow up to our land use Minor Modification and Conditional Use Permit application submitted on October 13, 2022. In light of our subsequent conversations regarding the sequencing of the project and the complexity of the related approvals, we would like to request that the Minor Modification (for the site plan updates) be processed separately from the Conditional Use Permit (which serves to incorporate the roadway scope for Laurelwood Way extension and the E/W Road).

The Minor modification includes several minor adjustments to the site plan, including a small building square footage increase, minor parking adjustments, and adjustments to some landscaping buffers around the perimeter of the site (particularly on the South end). These changes have been outlined in greater detail in the narrative associated with the previously submitted land use application referenced above.

As a point of clarification, the Traffic Impact Analysis (TIA) that was included in our land use approval (dated Feb 23, 2022, Appendix G) indicates that our current interim access to Oregon St. is adequate for up to 468,000 square feet of building, which exceeds the newly proposed square footage increase to 445,000 SF. No changes to site access are being proposed as a part of the minor modification.

Additionally, all of the utilities required to serve the Phase 1 site and buildings will continue to be included in the scope covered by this minor modification, with a couple minor adjustments:

1. The utilities outboard of the site, to the South and West, will be built to public standards and public easements will be provided upon final acceptance of the completion of construction of the utilities and maintained until the necessary right-of-way dedications are completed.
2. The applicant and city have coordinated the Sanitary Sewer and Water lines and are proposing to make the following changes:
 - a. Remove the sanitary line previously conditioned to run up the West side of the property (North of East/West Road) and crossing along the Oregon St. frontage to serve properties to the North and East. This will be replaced with a public line along the Southern border of our property (under future East/West Road), which will provide service to the other surrounding properties. See attached exhibit for additional clarity on this item.
 - b. Additionally, the waterline previously conditioned along the Northern boundary of the property is proposed to be removed from our site and relocated to be within the City project for Ice Age Drive. Our understanding is that this would be a favorable change for the City as well as the applicant. See attached exhibit for additional clarity on this item.

Finally, we propose that the included Conditional Use Permit (CUP) be processed separately from the Minor Modification, and to include the remainder of the information contained within our application - including the roadway scopes proposed for E/W Road and the Southern extension of

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Laurelwood Way. The intent behind this approach is to keep the conditions of approval for the roadways separate from those required for our phase 1 on-site development, which will allow release of on-site phase 1 permit(s) while the remaining roadway approvals are being completed.

I hope this helps provide clarity and allow us to process these applications and associated approvals in a streamlined manner. Please don't hesitate to reach out with any further questions.

cc: Ryan Schera, Schnitzer Properties
John Niemeyer

Attachments: Sherwood CC Minor Mod. Utility Exhibit, Dated 11-16-2022

SHERWOOD COMMERCE CENTER LAND USE MODIFICATION EXHIBIT

UTILITY LEGEND	
STORM	
SANITARY	
SANITARY (REMOVED)	
WATER	
WATER (REMOVED)	

GENERAL NOTE:
THE SCOPE CONTAINED WITHIN THIS EXHIBIT IS INTENDED TO REFLECT THE EXTENT OF WORK CONTAINED WITHIN THE MINOR MODIFICATION TO THE SHERWOOD COMMERCE CENTER PHASE 1 ON-SITE DEVELOPMENT LAND USE APPROVAL.

THE REMAINDER OF THE ROADWAY SCOPE FOR LAURELWOOD WAY AND EAST/WEST ROAD IS INTENDED TO FOLLOW IN A CONDITIONAL USE PERMIT (PROCESSED SEPARATELY) AS OUTLINED IN THE MEMO ATTACHED TO THIS EXHIBIT.

