

Hugo Hamblin-Agosto

From: Planning Mailbox
Sent: Tuesday, October 28, 2025 7:53 PM
To: Hugo Hamblin-Agosto
Cc: Eric Rutledge; Sean Conrad
Subject: FW: Public Comment re: proposed Rock Point multifamily project

From: Jim <righttowalk@gmail.com>
Sent: Thursday, October 16, 2025 2:23 PM
To: Planning Mailbox <planning@sherwoodoregon.gov>
Subject: Public Comment re: proposed Rock Point multifamily project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

I am writing regarding the proposed Rock Point multifamily project Project ID: LU 2025-007 SP/VAR. I am a Sherwood resident and homeowner, located within the Old Town overlay district.

The project appears to be consistent with City objectives for higher density new development to be near our single transit corridor. It is also consistent with what has been presented with the ongoing Old Town strategic planning process of adding higher density housing near the commercial district. The project as presented Oct. 14, 2026 at a meeting of the Planning Commission appears to also have visual and aesthetic components to blend with the existing community.

One area of concern at the Oct. 14 meeting was the inevitable loss of existing trees within the project footprint. There was also concern about water management and impact on neighbors.

Stormwater management at the site is potentially quite challenging, and it was not clear to me at the meeting about the process for ensuring that impacts to surrounding property owners will be minimized. This could be clarified -- is this all done through CWS permitting at a later date?

Returning to vegetation and existing conditions, I would like to emphasize and/or add several points for consideration:

a. The attention paid to, and language to avoid construction impacts on the identified (native) 35" fir tree on the property line near the southeastern corner and SW Willamette St. (Attachment-A-Appendix-B-Storm-Calcs-Sherwood.pdf, p. 11 [2021 survey]) is applauded. Note that the adjacent 10" fir tree appears to do nothing to increase canopy cover, and does not appear to me, on inspection, to be an asset to the community or homeowner. It could be removed (or stay) with no concerns whatsoever.

b. There are several apple trees located just west of the fir trees which might be appropriate to keep.

c. There is an attractive cherry-plum on the border with SW Willamette St. which appears clear of proposed basketball court and playground structures which could be preserved.

d. There is a not insignificant pin oak tree almost bordering the city well property near the southwest corner of the proposed development. While intertwined with several cottonwood trees, it appears to be well outside the parking lot and access footprint, and possible to preserve without too much effort. My personal experience and a quick look at habitat identifies this (non-native) species as appropriate for "moist, poorly-drained bottomland soils [and] floodplains" which would seem to describe the location well.

A second pin oak can be seen southeast of this site, and might similarly be a candidate to keep, though it may also be too near or on the parking.

e. Several (native) big leaf maples are present on the site. One of interest might be near the northwestern project boundary adjacent the city property abutting Columbia and Pine.

I note trees in (b) - (e) primarily as a heads up to what might be possible during construction by the developer. Points (a) and (e) may involve trees literally on property boundaries.

There are many willows and cottonwoods on site which likely would not be compatible with the project footprint or intended uses (e.g. adjacent the playground). I believe there is also a substantial (native) ash tree on site; even if it were possible to keep (seems unlikely due to the project footprint) it seems likely we will lose our ash trees to the emerald ash borer so preservation would be of little importance.

Please feel free to contact me if clarifications are needed.

James Booker
15824 SW 1st St.
Sherwood
518-708-5326