



PLANNING DEPARTMENT NEIGHBORHOOD MEETING PACKET

(Required for all Type III, IV or V projects)

Submit the following with land use application materials to the City of Sherwood Planning Department, 22560 SW Pine St., Sherwood, OR 97140: (503) 625-5522.

The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development per Sherwood Zoning and Community Development Code 16.70.020. The meeting must be held in a public location **prior** to submitting a land use application.

☒ Affidavits of mailing to adjacent property owners that are within 1,000 feet of the subject application.

☒ Sign-in sheet(s)

☒ Summary of the meeting notes

(Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in 16.72.020.)

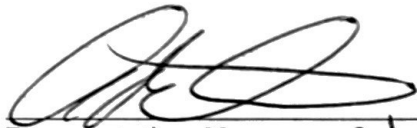
Affidavit of Mailing

DATE: 8/9/2025

STATE OF OREGON)

Washington County)

I, Adrian Oltean, representative for the Sherwood Group LLC - LW-2025-00798 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 8/9/2025.



Representatives Name: Adrian Oltean
Name of the Organization: Rock Point Construction

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: 32 unit apartment
 Proposed Project Location: 15665 SW Willamette St., Sherwood
 Project Contact: Adrian Oltean
 Meeting Location: 15665 SW Willamette, Sherwood
 Meeting Date: 8/23/25

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
James Baker	15824 SW 1st St.	right2walk@gmail.com	✓			
Judy Allerruzzo	22953 SW Pine St	j.allerruzzo@frontier.com				
Jon Braden	15623 SW Willamette	jono.braden@comcast.net				
Cindy Rakowski	15824 SW 1st St.	duct.tape.queen@gmail.com	✓			
Nate Sayyah	Ecofloors	nate@ecofloors.net	✓		✓	

Updated October 2010

Old Town Strategic Plan, public meeting/presentation
 Tues, Aug 26, 6:30 - 8pm #2 (or 3?)
 Sherwood Center for the Arts

Neighborhood Meeting Summary

Project: Sherwood 32 Apartments

Case File: LU-2025-007 SP

Date & Time: August 23, 2025 – 11:00 AM to 12:00 PM

Location: 15665 SW Willamette Street, Sherwood, OR

Presenter: Adrian Oltean, Rock Point Construction LLC

Attendance: 5 attendees (sign-in sheet attached)

Purpose of the Meeting

This neighborhood meeting was held in accordance with Sherwood's notice requirements to provide nearby residents with information about the proposed 32-unit multifamily project and to gather community input prior to public hearings.

Presentation by Applicant

Adrian Oltean presented the Sherwood 32 Apartments project, providing details on:

- Overall Development: 32-unit multifamily apartment community.
- Design Features: Hardie panel siding with solid brick, quartz countertops, LVT flooring, and energy-efficient HVAC.
- Site Elements: On-site parking with EV charger availability, lobby with amenities, and potential play structure/basketball court.
- Compliance: The project is being processed under LU-2025-007 SP, meeting applicable clear and objective design standards.

Summary of Attendee Questions and Comments

1. Building Design & Scale

- Several attendees asked about how the building's size and height would fit with nearby homes and existing commercial buildings in Old Town Sherwood.
- The applicant explained that the building height and massing are within zoning allowances and comply with Sherwood's objective design standards.
- The façade will use a mix of Hardie panel siding and solid brick to create visual interest and to reflect architectural character consistent with Sherwood's downtown guidelines.
- The design incorporates window rhythm, roofline articulation, and pedestrian-friendly frontage to avoid a "box-like" appearance.
- The applicant emphasized that while the project adds density, it was designed to blend in with the neighborhood's evolving character and provide a transitional edge between commercial and residential uses.

2. Construction Impacts

- Questions on noise, dust, and timing.
- Applicant committed to following DEQ and City standards for dust and noise, and to coordinating construction staging.

Conclusion

The applicant thanked neighbors for attending, emphasized a commitment to delivering quality housing in Sherwood, and noted that feedback will be considered during project finalization. The overall reception of the project and its design was positive, with attendees expressing appreciation for the project details and willingness to address concerns. The meeting was adjourned at 12:00 PM.