

Glen Southerland

From: Jim Rose <jerose@sherwood.k12.or.us>
Sent: Friday, December 2, 2022 2:27 PM
To: Glen Southerland
Subject: Re: SSD Service Provider Letter Request

Categories: Filed by Newforma

EXTERNAL EMAIL: This email originated from outside AKS Engineering & Forestry.

Hi Glen,

The Sherwood School District can accommodate the additional students from the proposed complex.

Please let me know if you have any questions or need any additional information.

Thanks.

Jim

 **Jim Rose**
Chief Operations Officer

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On Fri, Dec 2, 2022 at 11:43 AM Glen Southerland <southerlandg@aks-eng.com> wrote:

Hello Jim!

I was hoping to get some input on a proposed development within the School District. I'm not sure who to direct those questions to, so I apologize if you are not the correct person. Please direct me to whoever could best address my request.

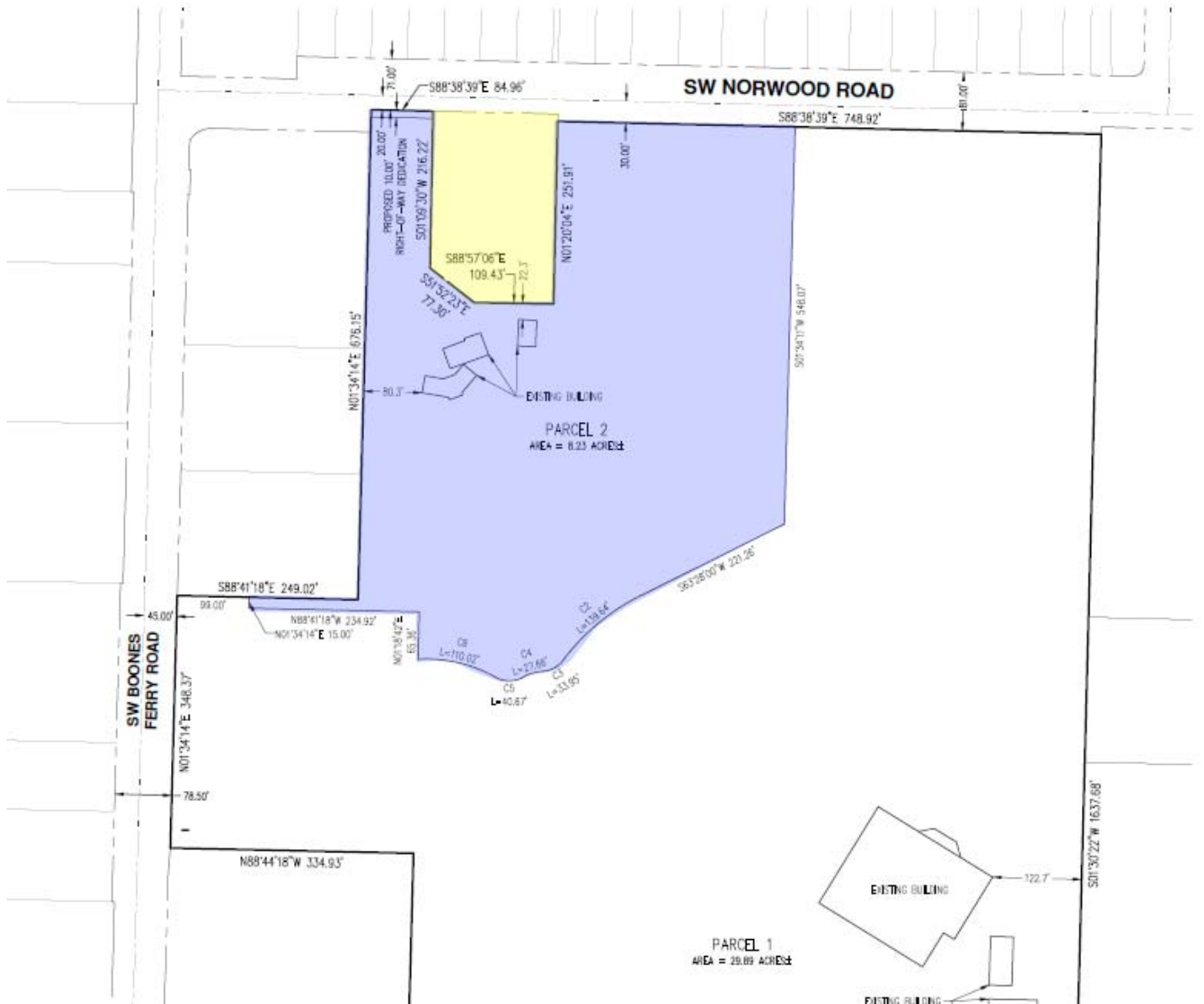
We are currently working on several applications for two properties within the City of Tualatin, including an annexation and plan and map amendment, and culminating in an architectural review application for a multifamily development.

The area is south of SW Norwood Road in Tualatin, east of SW Boones Ferry Road, and currently has the address of 9300 SW Norwood Road. I've included a map showing the property below to help provide context.

The first application for this project involved an annexation of approximately 1 acre of residential land (shown in yellow below) within the Basalt Creek Area. Once annexed, it would be zoned Medium Low Residential (RML).

A zoning text amendment application would propose to allow High Density High Rise zoning within the Basalt Creek Planning Area, which includes this project site. The area does not currently have this zoning designated and the text of the zone specifies where it can be applied (Central Tualatin). Those restrictions are proposed to be changed to allow the higher density zoning in this area.

That application would also re-zone the annexed property (in yellow) and the area shown below in blue from Medium Low Residential (RML) to High Density High Rise Zone (RH-HR). The blue area is currently zoned Institutional and is currently part of the Horizon Community Church and School campus.



A future application is planned to involve a multifamily project with approximately 276 dwelling units.

Does the School District have capacity to accommodate the number of additional students expected as part of this development? Does the School District have any other comments regarding the proposed zone change?

There are obviously quite a few facets to what's being proposed, so please feel free to contact me with any questions you may have. If there is any other information that would be helpful or you'd like to have a call to discuss, please let me know.

Thank you!

Glen Southerland, AICP



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